



Taking your Business to a
New Corporate Horizon



NIRVANA
BUSINESS HUB

LUXURIOUS SHOPS & OFFICES

Welcome to the dawn of a new era in real estate.

SHIVAM DEVELOPERS presents its landmark project **NIRVANA BUSINESS HUB** - a **place** where opportunities convert into **profitability** and **prosperity**. Elegant facade and wide entrance ambience exploring incredible opportunities for all top brands to enter the market.

'**NIRVANA BUSINESS HUB**' it has been designed as a name synonymous with marked as a luxury, beauty - offering a unique experience where the accent is on exclusivity, space and aesthetics.

The nuances of shopping and business are going to be expressed at **NIRVANA BUSINESS HUB** in way found by offering just the right kind of tasteful and sublime ambience to attract value spenders.

Welcome to the landmark of **PLACE. PROFIT. PROSPERITY.**



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BUSINESS HUB



GROUND FLOOR PLAN



24.00 MT. WIDE T.P. ROAD

FIRST FLOOR PLAN



The growth channel of retail

Consistent and daily footfalls are of paramount importance for any retail establishment.



2nd, 3rd & 4th FLOOR PLAN



The space offices

The more space you have, the more products you can display and the more customers you can serve, at any given time.



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FIFTH FLOOR PLAN



The right place for your business

Taking your business to greater heights begins with an office space that makes the right impression.



24.00 MT. WIDE T.P. ROAD

12.00 MT. WIDE T.P. ROAD



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6th & 7th FLOOR PLAN



The booming businesses

Provides enough opportunities to talk care of that, with its unique design and strategic location.



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Space that create
Magical bounding.



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KEY ADVANTAGES

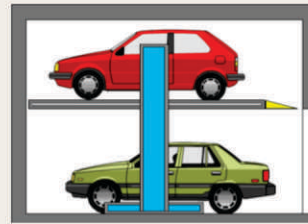
Prime Location: Its strategic location with already developed posh residential & commercial development shall attract added footfalls of high net-worth. Thus allowing you to benefit extra from day one

2-Side road Access: With 2-side road access the project offers better visibility for your brand thus attracting greater eyeballs for your business

Premium Elevation Finish: The stylish elevation of the complex attracts attention instantaneously. A clutter-free glass faced elevation, with unobstructed views of the show window allows you to display your merchandise for maximum visibility.

VALUE ADDITIONS

The Facilities at NIRVANA BUSINESS HUB are designed to enhance the business environment, with great attention to detail.



- ◆ High Finish Vitrified Flooring in Common Area for a plush look & easy Maintenance
- ◆ Branded Elevators for easy vertical movement
- ◆ Power Back-up for uninterrupted power supply to common amenities only
- ◆ Fire Fighting System and Solar Heating System
- ◆ Sufficient Common Parking in Ground Floor and Under Ground Double Basement Parking with One Under Ground Parking is **Mechanical Parking**
- ◆ 24X7 Professional Security
- ◆ Points for water & sanitation in shops & Offices
- ◆ Generator Power Backup for all Common Utilities

SPECIFICATIONS

Structure & Wall Construction

- ◆ Earthquake resistance RCC framed structure design, Internal & External masonry work with brick.
- ◆ Internal wall with putty finished and External wall with weather proof paint over double coat plaster.

Doors & Windows

- ◆ M.S Rolling shutter with colour in shops and flush door for Offices
- ◆ Powder coated aluminium sliding / glazing openable window.

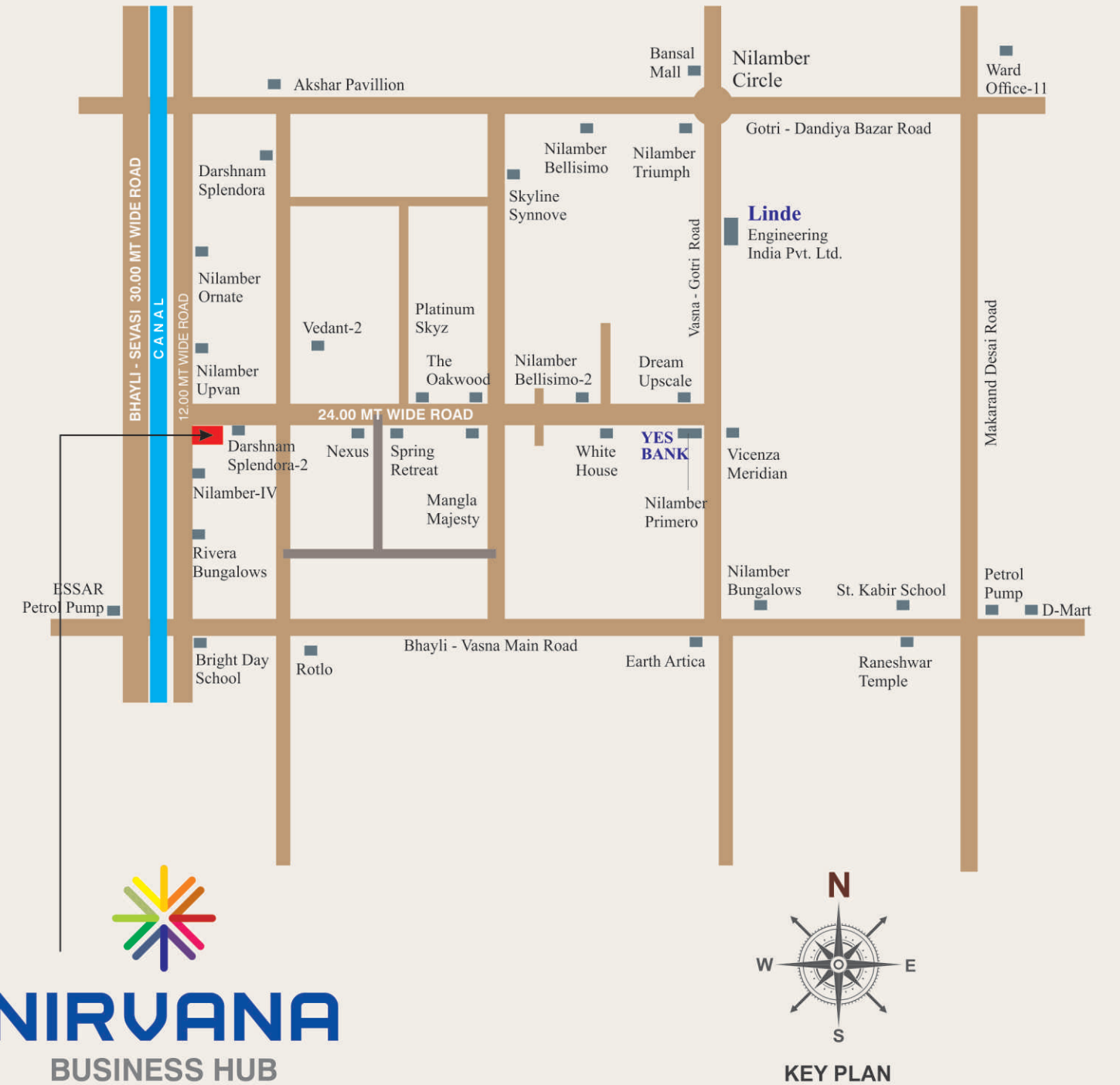
Flooring & wall Cladding

- ◆ Vitrified tile flooring in all units.
- ◆ Natural stone / Vitrified tile flooring in common area

Electrification

- ◆ No Concealed wiring in shop and offices, latest and convenient cable tray system, one MCB and Junction box for each office and shops.

Exterior glazing & ACP work as per architect's design



Developers :
Shivam Developers



NIRVANA
BUSINESS HUB

Project: 'Nirvana Business Hub',
Bhayli T.P.2, F.P. 117, Behind Bright Day School,
Near Darshanam Splendora-II, Vasna-Bhayli Road,
Vadodara - 390 007, Gujarat (INDIA).

Contacts:
+91 92288 05096, +91 79905 54946

E-mail : shivamdevelopers18@gmail.com

Architects
Era Architect & Associates
Mo.: 99981 98160

Structural Engineer
Zarna Associates
Ph.: 0265-2341278

Notes: (1) Possession will be given after one month of settlement of all accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Development charge and common maintenance charges should be paid extra, Electric meter connection charge shall be borne by client. (4) Stamp Duty, Registration Charge, GST or any new Central or State Govt. taxes, if applicable shall have to be borne by the client. (5) Continuous default payments leads to cancellation. (6) Architect / Developers shall have the rights to change or raise the scheme or any details herein and any change or revision will be binding to all. (7) Incase of delay in light connection, drainage work by authority, developers will not be responsible. (8) Refund (exclude tax) incase of cancellation will be made within 30 days from the date of booking of new client only. (9) Any plans, specifications or information in this brochure cannot form part of an offer, contract or agreement. (10) All members shall have to essentially be the part of the society formed by the association members and shall have to abide by the society laws. After completion of the work all the repair and the maintenance like drainage, watchman salary, gardening, electricity bill etc. shall be borne by society members. (11) The rights to the terrace shall remain with the developers. (12) Subject to Vadodara Jurisdiction.