



ADDRESSES

HIGH END RETAIL



AN INTERSECTION THAT DEFINES RETAIL PRESTIGE



Positioned at a commanding nexus within the city's most sought-after address, this premium retail destination offers unmatched visibility, effortless accessibility, and constant footfall. Designed to attract discerning brands and high-value consumers alike, the space transforms location into a strategic advantage—where architecture, frontage, and movement converge to elevate brand presence. This is more than a retail address; it is a landmark where commerce gains stature and retail prestige is unmistakably defined.



A FRONTAGE THAT COMMANDS ATTENTION



GROUND
FLOOR PLAN



NO.	SIZE	C.A. IN SQ. FT.	S.B.A.: IN SQ. FT.	NO.	SIZE	C.A. IN SQ. FT.	S.B.A.: IN SQ. FT.	NO.	SIZE	C.A. IN SQ. FT.	S.B.A.: IN SQ. FT.	NO.	SIZE	C.A. IN SQ. FT.	S.B.A.: IN SQ. FT.
01	-	1313.08	2363.54	07	15'0" x 70'0"	1055.18	1899.32	13	12'1.5" x 20'3.5"	250.90	451.62	19	20'8" x 22'3.5"	469.80	844.74
02	19'4" x 60'0"	1166.59	2099.86	08	15'0" x 70'0"	1055.18	1899.32	14	12'1.5" x 20'3.5"	250.90	451.62	20	10'5" x 22'3.5"	236.48	425.66
03	16'7" x 60'0"	1000.18	1800.32	09	15'0" x 70'0"	1055.18	1899.32	15	13'1.5" x 45'3.5"	599.33	1078.79	21	10'5" x 22'3.5"	236.48	425.66
04	14'5.5" x 60'0"	871.00	1567.08	10	-	1797.89	3236.20	16	13'9" x 45'3.5"	626.35	1127.43	22	11'2.5" x 22'3.5"	253.59	456.46
05	14'5.5" x 60'0"	996.52	1793.73	11	12'8.5" x 20'3.5"	304.61	548.29	17	13'9" x 45'3.5"	626.35	1127.43	23	12'3" x 40'10.5"	590.29	1062.52
06	15'0" x 70'0"	1256.47	2261.64	12	12'8.5" x 20'3.5"	257.68	463.82	18	13'9" x 45'3.5"	763.80	1374.84	24	14'9" x 40'10.5"	609.88	1097.78



1ST
FLOOR PLAN



NO.	SIZE	C.A. IN SQ. FT.	S.B.A.: IN SQ. FT.	NO.	SIZE	C.A. IN SQ. FT.	S.B.A.: IN SQ. FT.	NO.	SIZE	C.A. IN SQ. FT.	S.B.A.: IN SQ. FT.	NO.	SIZE	C.A. IN SQ. FT.	S.B.A.: IN SQ. FT.
101	27'0" x 60'0"	1311.79	2361.22	107	15'0" x 51'9"	781.67	1407.00	113	13'9" x 37'0"	513.33	923.99	119	11'2.5" x 14'0"	161.45	291.61
102	19'4" x 51'9"	1007.39	1813.30	108	15'0" x 51'9"	781.67	1407.00	114	13'9" x 37'0"	513.33	923.99	120	12'3" x 32'8"	489.32	880.77
103	16'7" x 51'9"	863.69	1554.64	109	15'0" x 51'9"	781.67	1407.00	115	13'9" x 37'0"	646.37	1163.46	121	14'9" x 40'10.5"	604.07	1087.32
104	14'5.5" x 51'9"	752.61	1354.69	110	-	1771.30	3188.34	116	20'8" x 14'0"	298.80	537.84				
105	14'5.5" x 51'9"	877.25	1579.05	111	50'6.5" x 20'3.5"	1067.88	1922.18	117	10'5" x 14'0"	150.58	271.04				
106	15'0" x 51'9"	905.78	1630.40	112	13'1.5" x 37'0"	491.26	884.26	118	10'5" x 14'0"	150.58	271.04				



2ND
FLOOR PLAN



NO.	SIZE	C.A. IN SQ. FT.	S.B.A.: IN SQ. FT.	NO.	SIZE	C.A. IN SQ. FT.	S.B.A.: IN SQ. FT.	NO.	SIZE	C.A. IN SQ. FT.	S.B.A.: IN SQ. FT.	NO.	SIZE	C.A. IN SQ. FT.	S.B.A.: IN SQ. FT.
201	27'0" x 60'0"	1311.79	2361.22	207	15'0" x 51'9"	781.67	1407.00	213	13'9" x 37'0"	513.33	923.99	219	11'2.5" x 14'0"	161.45	291.61
202	19'4" x 51'9"	1007.39	1813.30	208	15'0" x 51'9"	781.67	1407.00	214	13'9" x 37'0"	513.33	923.99	220	12'3" x 32'8"	489.32	880.77
203	16'7" x 51'9"	863.69	1554.64	209	15'0" x 51'9"	781.67	1407.00	215	13'9" x 37'0"	646.37	1163.46	221	14'9" x 40'10.5"	604.07	1087.32
204	14'5.5" x 51'9"	752.61	1354.69	210	-	1771.30	3188.34	216	20'8" x 14'0"	298.80	537.84				
205	14'5.5" x 51'9"	877.25	1579.05	211	50'6.5" x 20'3.5"	1067.88	1922.18	217	10'5" x 14'0"	150.58	271.04				
206	15'0" x 51'9"	905.78	1630.40	212	13'1.5" x 37'0"	491.26	884.26	218	10'5" x 14'0"	150.58	271.04				

SPECIFICATIONS

STRUCTURE

- RCC : Earthquake resistant RCC Frame structure
- MASONRY : ACC Blocks / Bricks

LANDSCAPE & SITE DEVELOPMENT

- Pedestrian friendly retail plaza, with thoughtfully planned plantation and parking
- Dedicated space for signages for showrooms

FIRE SAFETY

- Fire detection alarm system will be provided in the strategic location in the common areas as per norms

ELECTRIFICATION

- Adequate power load

FLOORING

- Vitrified tiles as per architect selection

TOILET

- Plumbing provision for one toilet block will be provided with each unit

SANITARY & CP FITTING

- Jaguar, Hindware or Equivalent Brand.

SWITCHES AND WIRES / CABLES

- Havells / RR / Finolex – Anchor Or Equivalent Brand.

SECURITY

- 24x7 CCTV Surveillance.

TERMS & CONDITIONS :

- The following will be charged extra in advance / as per government norms: (a) Stamp Duty & Registration Charges (as actual), (b) GST (as actual) or any such additional government taxes if applicable in future, (c) Maintenance Deposit, (d) Development charges, (e) New electrical meter charges and connection charges (Security deposit extra as per actual load connection), (f) Documentation charges.
- If any new tax applicable by Central or State Government in future, it will be borne by the buyers / purchaser.
- Possession will be given only after one month of settlement of all accounts.
- Continuous default in payments shall lead to cancellation. A 10% administrative charge will be deducted for any cancellation after one month from the date of booking, and the balance amount shall be refunded only after the unit is re-booked by a new buyer and upon receipt of payment from the new buyer
- The developers reserve all the rights to change the plan, elevation, specification or any details and will be binding to all the parties.
- Changes in any structural design & changes in any external facade will NOT be permitted under any circumstances.
- Internal changes will only be permitted with prior written permission
- Outdoor AC unit will be fitted as per provision provided in the designated place by the architect.
- Any balance FSI as present or in future shall be availed by the developer and no member would claim any right of the same.
- Any plans, specifications or information in the brochure can not be part of an offer, contract or agreement.
- This brochure contains images which are used to illustrate the project for the customer. Any loose furniture shown in the images are just for depiction and shall not be provided at the time of possession.
- Subject to Vadodara Jurisdiction only.

COMMERCIAL PAYMENT SCHEDULE

- | | |
|------------------------------------|-----------------------------------|
| • 10% on Booking | • 10% ground floor slab |
| • 20% within one month | • 10% first floor slab |
| • 10% at start of foundation level | • 10% second floor slab |
| • 20% plinth level | • 10% before possession/ dastavej |

LOCATION



ADDRESSES

MAA16903



<https://gujrera.gujarat.gov.in>

DEVELOPER

SKY
BUILD CON

SITE OFFICE

📍 ADDRESSES

Vadsar Kalali Ring Road, Opp. Park Paradise,
Vadodara-390010, Gujarat - India.

☎ +91 70460 16111

✉ skybuildconvadsar@gmail.com

<https://gujrera.gujarat.gov.in> | RERA Registration Number :

PR/GJ/VADODARA/VADODARA/Vadodara Municipal Corporation/MAA16903/260526/311230

ARCHITECT



STRUCTURAL CONSULTANT

adce

Aashutosh A. Desai
Consulting Structural Engineers