



THE BUSINESS HUB

CREATING  
LANDMARKS  
OF FUTURE





# SURAT'S MOST PRIME RETAIL SPACE

Modern retail is evolved to become a complex business function. The location, the suitability, the value added facilities, the overall ambience...and a lot more add up to create the winning combination. Positioning your brand in the right premises can add immense value to your business and your brand.

Be a part of the revolution and make a fortune!



# EXCEPTIONAL ← ↑ → POSSIBILITIES TO EXCEL

Royal Titanium is set on the Palanpor Canal main road, bang in the heart of Surat's business locality. The rapidly growing city offers unmatched potential for growth. This location ensures

- Prime Neighborhood
- Safe & Peaceful Surroundings
- High disposable income visitors
- Vicinity of leading Brands Retail outlets

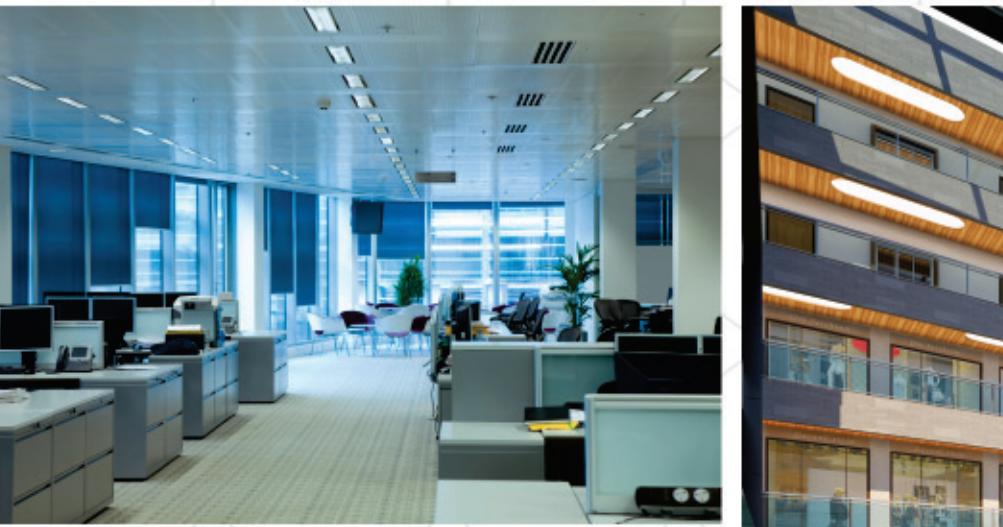




## BUSINESS FACILITATION

The facilities at Royal Titanium are designed to enhance the business environment, with great attention to detail. Be it the smart layout, pre-arranged communication connections, international quality finish or the adherence to modern safety standards.

- Grand Impressive Entrance Lobby, with good frontage for all shops.
- Ample parking on ground floor and basement parking.
- Power backup for common area and partial backup for shops.
- Wide corridors & passages for easy mobility.
- 24x7 security with CCTV surveillance.



# ROYAL TITANIUM



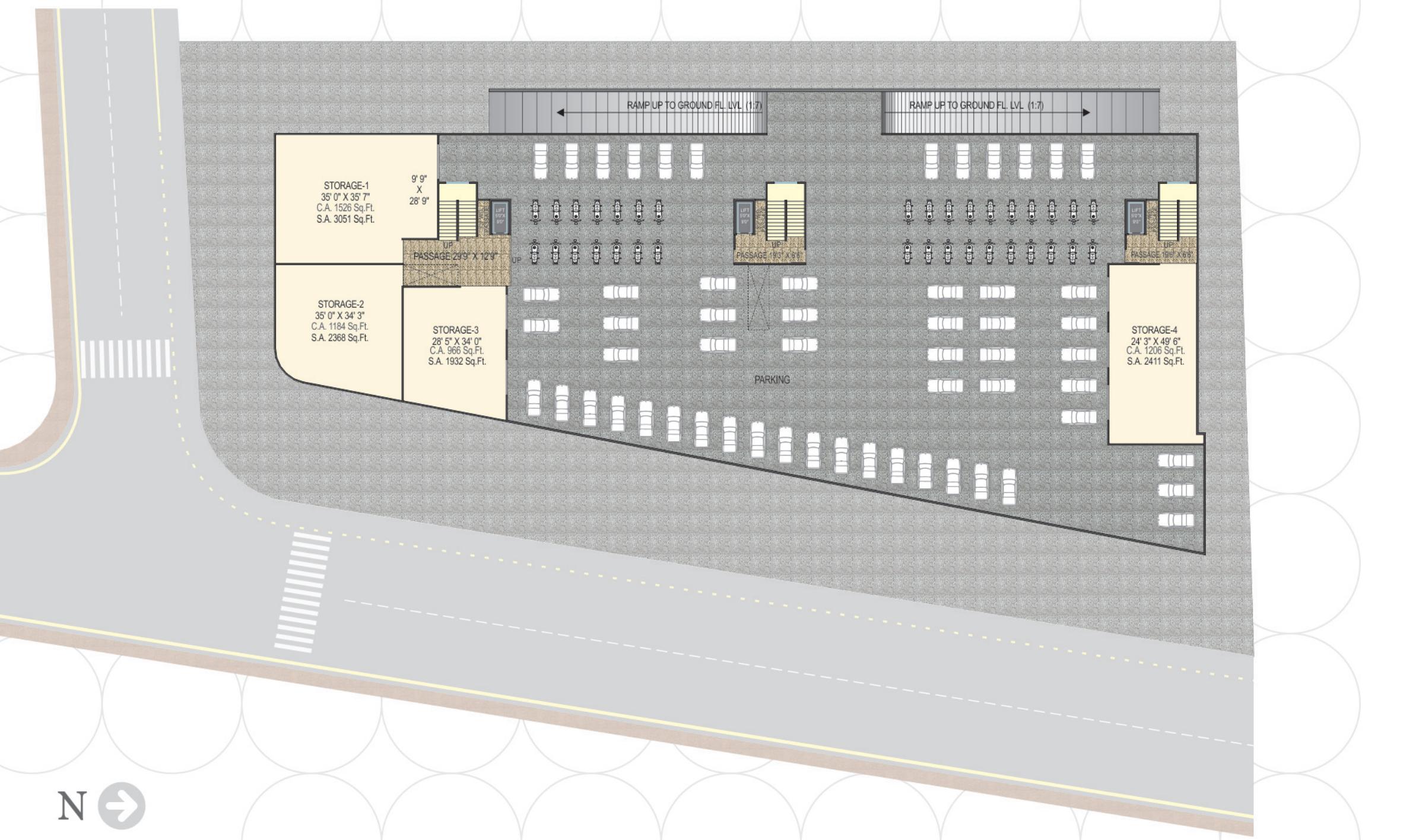


## SMART SUITABILITY

Royal Titanium has been designed to serve as a corporate house for any major corporate. With that, it is also ideal for businesses with relatively smaller space requirements, like restaurant, bank, corporate office, supermarket, classes, etc.

Whatever your need may be, your fortune awaits here for you.







## N → TYPICAL FLOOR PLAN (1<sup>ST</sup> & 2<sup>ND</sup>)



ICAL  
N (3<sup>RD</sup> & 4<sup>TH</sup>)



## SPECIFICATIONS

**ELEVATION:**  
Elegant ACP & Glazing elevation with modern concept.

**STRUCTURE:**  
Earthquake resistant RCC frame structure.

**ELEVATORS:**  
Full strature size elevators of reputed company.

### FLOORING:

Vitrified flooring in showrooms.  
Granite/Vitrified flooring in corridors & stairs.

### PAINT:

Putty finish in interior & weather shield paint on exterior.

### ELECTRICAL:

Concealed copper wiring & all electrical fixtures of ISI quality.  
Shock proof protection with ELCB + MCB in each unit.  
Quality modular electrical switches.

### SHOWROOM FRONTS:

Dense perforated shutters.

### TOILETS:

Well ventilated & well designed common toilets. Ceramic tiles  
flooring & wall cladding up to lintel level. Quality CP fittings.

### WATER SUPPLY:

Supply through Municipal Corporation as well as 24x7 system  
available.  
Overhead & underground water tank of sufficient capacity.



N ↑  
**LOCATION PLAN**



:: Location ::  
Nr. Royal Platinum  
Palanpore Canal Road, Surat



### NOTES :

- Sale Deed, Stamp Duty, Documents, G.E.B. charges & Society Maintenance etc., SMC, Drainage & Water charges, Gujarat Gas connection charges & Window safety grill charges shall be bear by the purchaser. • Vat, service tax, as and where if applicable, Shall be bear by the purchaser. • Any additional charges or duties levied by the government / local authorities during or after the completion of the scheme shall be bear by the purchaser. • In the interest of continual developments in design and quality of construction, the developers reserves all right to make any changes in the scheme including technical specifications, elevation, planning and lay-out.
- Changes/alteration of any nature including elevations, exterior color scheme, balcony grill or any other change affecting the overall design concept and outlook of the scheme are strictly not permitted during or after the completion of the scheme. • Internal changes shell be done only with the prior permission and will be charged extra. • This brochure is intended only for easy display and information of the scheme and does not form part of legal documents.

Project By



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