

ANAND'S WAIT IS FINALLY OVER!

PRESENTING CONTEMPORARY BUSINESS LANDMARK RIGHT IN THE HEART OF ANAND!







ACS business hub is strategically located in the center of the city connecting all the major areas, affluent towns of Charotar area, educational hub of Vallabh Vidyanagar and industrial development of Vitthal Udyognagar. It offers outstanding opportunities to potential investors and aspiring businessmen.



WHERE PLANNING MEETS PROFITS

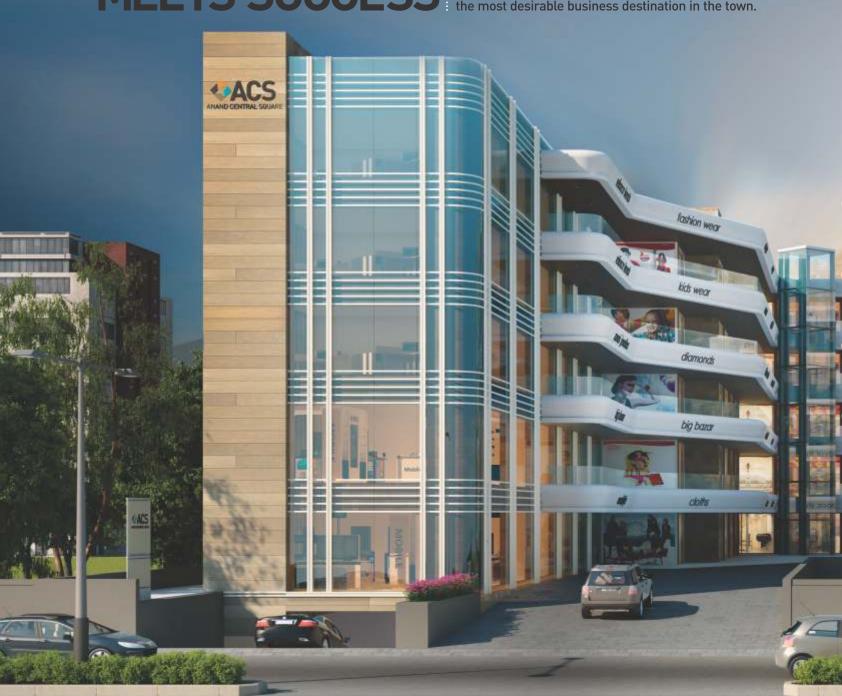
Business success is not a stroke of luck. It is based on presenting your business in a language that customers easily understands and enjoys. ACS is planned on this basic groundwork that customers will have easy and convenient access to your business, making it a runaway success.





WHERE STYLE MEETS SUCCESS

With ACS, your business will have a style statement of its own. The business hub has contemporary designs outlined with a magnificent glass façade. Central location with neatly carved brilliant exteriors and aesthetic interiors makes ACS the most desirable business destination in the town.













WHERE CENTRAL LOCATION MEETS CONVENIENCES

With ACS, you will have your business smack in the center of the city making it the star attraction for your potential customers. ACS boasts a brilliant location which is easily accessible for people of Anand city as well rich class people of Charotar region. AHMEDABAD TO ANAND 73 KM

ANAND

VADODARA TO
ANAND 43 KM

IN CLOSE PROXIMITY TO POPULOUS AREAS OF ANAND **4**

- EASY CONNECTIVITY WITH AFFLUENT VILLAGES OF CHAROTAR ◀
- 25 MT ACS ROAD CONNECTING MAYFAIR ROAD AND STATION ROAD ◀
 - IDEAL FOR INVESTMENT AS WELL AS ATTRACTING CUSTOMERS <

Shopping experiences have evolved over the years. From Bazaars to Shopping Complexes and now the Sophisticated Malls have taken over the organized retail shopping in last few years. However, ACS brings the best of easily accessible shopping complexes as well as conveniences of shopping malls. It caters to contemporary needs of customers and empowers businessmen to conduct business on their own strengths.

WHERE BUSINESS MEETS BUZZING CUSTOMERS

- ► FUTURISTIC DESIGN
- ► READY-TO-START SHOPS & OFFICES
- ► ELECTRICAL, PLUMBING AND INTERIOR FINISHING
- ► MULTIPLEX & FOOD COURT
- ► FREE WI-FI





GROUND FLOOR SHOP - 17 ELECTRIC ROOM SHOP - 18 SH0P **SHOP** SH0P SH0P **SHOP** 12 13 16 14 15 SHOP - 19 GOODS LIFT SHOP - 20 8'-0" WIDE PASSAGE SHOP - 21 SHOP - 11 PODIUM SHOP - 22 SHOP - 10 6'-0" WIDE PASSAGE SHOP - 23 SHOP - 9 PODIUM SHOP - 24 SHOP - 8 8'-0" WIDE PASSAGE SHOP - 7 SHOP - 6 SHOP SHOP SHOP SHOP **SHOP** 29 28 27 26 25 ELECTRIC ROOM SHOP - 5 SHOP - 4 SHOP - 3 ACS ROAD SHOP - 2 SHOP - 1

TO BASEMENT PARKING

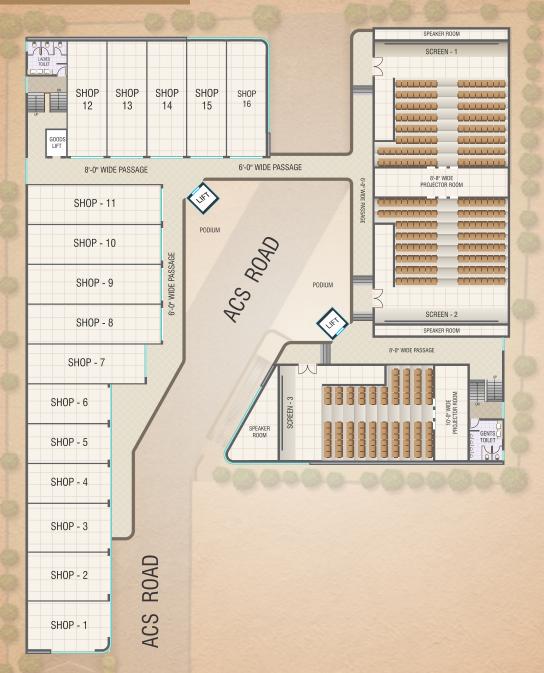
NO.	Size (Sq. Ft.
1	435
2	435
3	435
4	353
5	353
6	353
7	517
8	605
9	605
10	605
11	605
12	522
13	522
14	522
15	522
16	522
17	587
18	587
19	587
20	587
21	580
22	580
23	580
24	556
25	432
26	432
27	432
28	432
29	651

1st & 2nd FLOOR



NO.	Size (Sq. F
1	453
2	453
3	453
4	367
5	367
6	367
7	533
8	605
9	605
10	605
11	605
12	522
13	522
14	522
15	522
16	522
17	587
18	587
19	587
20	587
21	580
22	580
23	580
24	556
25	432
26	432
27	432
28	432
29	651

3rd & 4th FLOOR



NO.	Size (Sq. Ft
1	453
2	453
3	453
4	367
5	367
6	367
7	533
8	605
9	605
10	605
11	605
12	522
13	522
14	522
15	522
16	522

PARKING PLAN





2-LEVEL PARKING SPREAD ON 50,000 SQ.FT.

Parking is one of the key concerns for businessmen owning shops and offices. ACS gives you a dedicated space for parking of 2-wheelers and 4-wheelers. Located in the basement, this 2-level parking keeps the shopping hub clear of vehicular parking.

SPECIFICATIONS

STRUCTURE & WALL CONSTRUCTION

- RCC framed structure design with earthquake resistance.
- Minimum column & beams for maximum flexibility in interior planning internal/external masonry work with clay brick autoclaved aerated concrete block.
- Internal walls with laphi & primer and external wall with weather proof paint over double coat plaster.

ELECTRIFICATION & AIR-CONDITIONING

- Sufficient points with concealed copper wiring along with modular switches.
- Fire resistance electric cable of Anchor, Polycab or equivalent standard as per our electric consultant's requirement.
- Provision for three phase meter.

ELEVATORS & ESCALATOR

- Capsule elevators with branded protective wall.
- Branded escalator from ground floor to first floor.

FLOORING & WALL CLADDING

- · Vitrified flooring with skirting in all units.
- Natural stone / vitrified flooring in common area.

EXTERIOR GLAZING

- Hi-tech glazing system with low heat transmission glass.
- Eco-friendly technology to ensure efficient energy utilization.

DOORS & SHUTTERS

• Inside concealed shutters with glass wall & central glass door.

PAYMENTS TERMS



ACS - ANAND CENTRAL SQUARE MAYFAIR ROAD, ANAND - 388001 © +91 99250 84462 / 99250 58462 © www.anandcentralsquare.com

A PROJECT BY:



&



ARCHITECT:

Talib Patel Associates, Vadodara

LEGAL ADVISOR:

Bankim Dave, Anand

BRANDING & MARKETING:

Bestow

STRUCTURAL CONSULTANT:

SVN Consulting Engineer, Vadodara

ELECTRICAL CONSULTANT: Oriental Electricals, Vadodara

PLUMBING CONSULTANT: Krupalu Consultant, Vadodara

TERMS & CONDITIONS

- 1. The following will be charged extra in advance/as per government norms:
 - [a] Stamp duty & registration charges, [b] Service tax [actual], VAT or any such additional government taxes if applicable in future,
 - [c] Maintenance deposit [d] Electrical infrastructure charge and deposit for new electric connection.
- 2. If any new tax applicable by central or state government in future, it will be born by the buyers/members.
- 3. Possession will be given only after one month of settlement of all accounts.
- 4. Continuous default in payments lead to cancellation. The developers reserve all the rights to change the plan, elevation, specification or any details will be binding to all.
- 5. In case of delay in water supply, light connection, drainage work by the concerned authority, developers will not be responsible.
- 6. Changes in any structural design & changes in any external facade will not be permitted under any circumstances.
- 7. Internal changes will only be permitted with prior permission.
- 8. Outdoor AC units will be fitted as per provision provided in the designated place by the architect.
- 9. Any balance FSI at present or in future shall be availed by the developer and no member would claim any right for the same.
- 10. This brochure is for information purpose only, it does not form a part of the agreement or any legal document. The developer retains the right to alter the specifications without any consent of the member.
- 11. Any dispute is Subject to Anand Jurisdiction.