



There are many who build houses.
Only a few build homes.



ISO 9001 : 2008
ISO 14001 : 2004
ISO 18001 : 2007

HAPPY HOME GROUP



!Shopping extravaganza!



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Happy Home Group. The name that needs no introduction so far. It has made an unprecedented growth by giving some remarkable building projects in the city of Surat since a decade. It has earned name and fame for successfully completing some of the beautiful projects in the city. It has delivered more than 43 building projects that include some posh, luxurious and economical housing projects and state of the art commercial complexes.

Now presents its ambitious project "Happy Goldmines Shoppers". Besides being situated at prime location it has some inherent enticing features for the comfort of shoppers and shop owners.

Highlight

Ground Floor

- ▶ Anchor Shop : 379 sq.ft. to 744 sq.ft.
- ▶ Shop : 269 sq.ft. to 444 sq.ft.

Upper Ground & 1st Floor

- ▶ Anchor Shop : 237 sq.ft. to 1472 sq.ft.
- ▶ Unit Shop : 164 sq.ft. to 548 sq.ft.

2nd & 3rd Floor

- ▶ Offices : 240 sq.ft. to 2948 sq.ft. (Office, Hospitals, Professionals, Consultants)
- ▶ Under Ground Floor : 369 sq.ft. to 3228 sq.ft. (Gym, Safe Deposit Vault, Game Zone, Storage Floor, Flower Store)

FLOOR HEIGHTS

- ▶ Ground Floor : 12'-0"
- ▶ Upper Floor : 12'-0"
- ▶ 1st to 3rd Floor : 10'-0"
- ▶ Parking Floor (Storage Floor) : 11'-6"

LOCATION & CONNECTIVITY

- ▶ Address : T.P 29, F.P. 104/2, B/S. Bella de Mora, Nr. Happy Residency, Opp. Union, Vesu, Surat.
- ▶ Project Located Near Heart of Vesu BRTS Road & Dumas Road
- ▶ 2 Side 60' Road Corner
- ▶ Airport : 4 km 6 Min Drive
- ▶ Railway Station : 13 km 20 Min Drive
- ▶ Bus Station : 13 km 20 Min Drive
- ▶ Petrol Pump / CNG : 1 km 2 Min Drive
- ▶ Club / Stadium : 1 km 2 Min Drive
- ▶ Theatre / Mall : 0.5 km 1 Min Drive
- ▶ Posh Residential Area : Walking Distance
- ▶ Surat Dumas Road : Walking Distance
- ▶ BRTS Road : Walking Distance
- ▶ Well Connected to : Vesu & All City Area Road Network



HAPPY
Goldmines
SHOPPERS

GROUND FLOOR PLAN



18 MT. WIDE T.P. ROAD

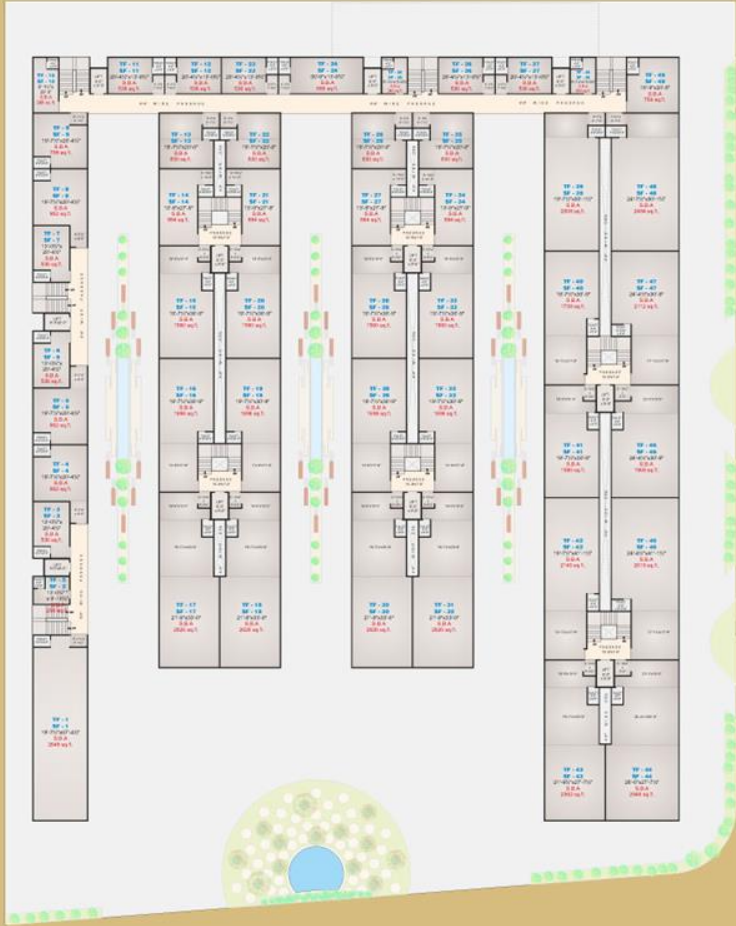
18 MT. WIDE T.P. ROAD

UPPER GROUND / FIRST FLOOR PLAN

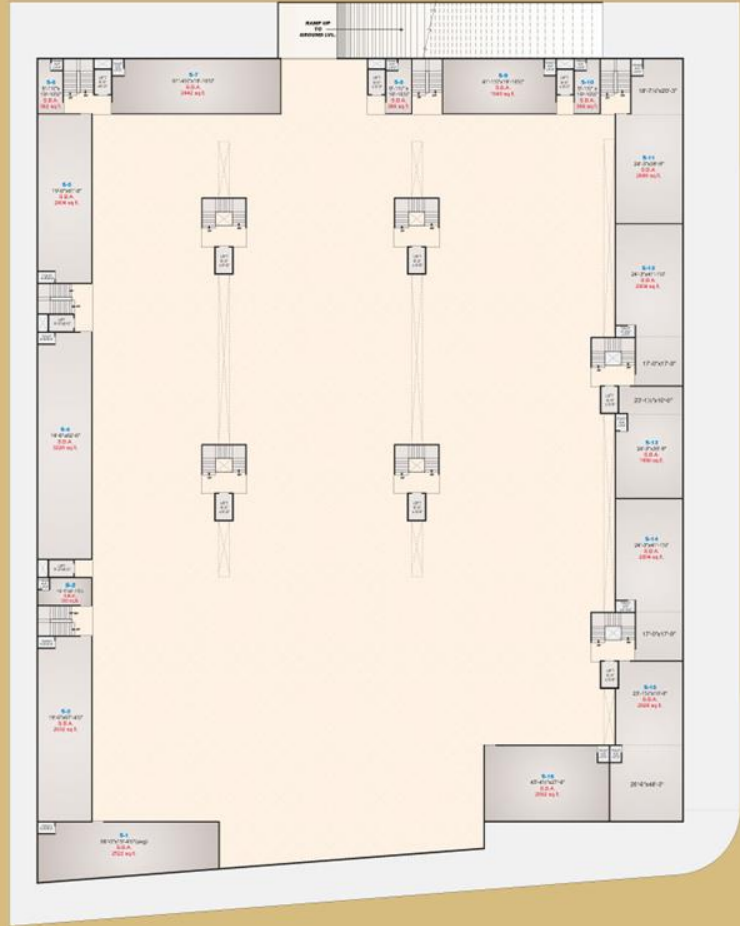


18 MT. WIDE T.P. ROAD

SECOND / THIRD FLOOR PLAN



BASEMENT PLAN



General Amenities

FACILITY OF COMPLEX

- › Security Cabin & Boom Barrier at Entry
- › Guard Room with Toilet
- › SMC Water Supply and Auxiliary Source of Boring
- › Under Ground & Over Head Water Tank
- › Application of China Mosaic Floor with Two Coat Plaster at Terrace Level
- › Signage Board for Advertising.
- › Aluminium Section Window.
- › Provision of A.C Piping in each Unit
- › Double Coat Weather Proof Texture Colour
- › Outer 2 Coat Sand face & Mala Plaster & Inner Side Single Coat Smooth Plaster
- › Society Office

INTERNAL UNIT SPECIFICATION

- › 24" x 24" Vitrified Flooring
- › Modular Switches
- › Copper Wiring
- › Electric Point for T.V, Phone, Xerox, PC & Printer
- › 2 Coat White Lapi Finishes

EXTERNAL AREA FINISHES

- › Plaza : Vitrified & granite
- › Parking : Trimix Road Finishes
- › Under Ground Parking : Trimix Road Plus Cota Flooring Tiles Dedo

INTERNAL AREA FINISHES

- › Lift Dado : Vitrified
- › Staircase : Granite & Granamite Combo
- › Passage : Vitrified
- › Toilet : Granamite, Wall Hung Closet
- › 2 Level of Parking (Ground & Underground)
- › Generator For Common Utility
- › Fire Safety
- › Spacious Atrium
- › Intercom
- › CCTV
- › Earthquake Resistant RCC With Block Partition Structure Considering Last Scale
- › 11 Nos. of Lift, 11 Nos. of Staircase (Stretcher Lift)
- › Richly Landscaped with Waterfall
- › Ladies and Gents Toilet in each Floor in Shop Area
- › Galvanized Shutter for Shop
- › All Office With Attached Toilet
- › Water Connection in each Unit
- › Floor Plan for Public Addressing on each Floor
- › Water Cooler for Visitors & Staffs
- › Seatout with Landscape at Ground Level
- › Wi-fi Zone in Common Ground Area
- › World Class Elevation with Glass Facade & Composite Panel
- › Tata Sky / Airtel / Cable Connection in each Unit
- › Handicapped Accessible Complex
- › Water Body in Ground Plaza
- › Storage Units in Underground with Attached Toilet

COMMERCIAL SPACE IDEAL FOR

- › Shops
- › Offices
- › Bank/ATM
- › Insurance Company
- › Retail Outlet
- › Food Court
- › Departmental Store
- › Saloon & Spa
- › Vegetable & Fruit
- › Electric Shop
- › Consultant
- › Showrooms
- › Tuition Classes
- › Gift Article
- › Shoes Store
- › Flower Store
- › Safe Deposit Vault
- › GYM
- › Indoor Game
- › Virtual Game Zone
- › Stationary
- › Yoga/Meditation Room
- › Grocery Store
- › Restaurant
- › Sweet Dairy Product
- › Boutique
- › Namkin/Bakery & Provision Stores
- › Clinic
- › Hospital
- › Professional
- › Electronic
- › Fast Food
- › Jewelers
- › Watches
- › Opticals
- › Computers
- › Ice Cream & Juice Parlour
- › Domestic Appliances
- › Medical Stores
- › Snack Bars
- › Estate Agent
- › Travel Agent
- › C.A, Advocate & Share Broker
- › Aerobics
- › Garments & Sarees
- › Tailors
- › Hardware & Glass House
- › Suiting Shirlings
- › Pastry Shop
- › Interior Decor & Architect
- › Movers & Packers
- › Toy Shops

LEGAL INFORMATION

- › SMC Development Permission
- › N.A Land for Commercial Use
- › Lift Licence & Use Certificate
- › Fire NOC
- › Airport NOC
- › B.U.C
- › Loanable Clear Title

LEGAL EXPENSES

- › Sale Deed (Stamp Duty, Registration Fees, Advocate Fees) Society Formation, Legal File Charges, Service Tax / GST, Vat (if Applicable), I.C. (Incremental Contribution) of SMC

EXTRA CHARGES

- › All GEB Expenses (Quotation, Cable, Transformer, Contractor & Other)
- › SMC Taxes After BUC
- › Grill & Platform for A.C
- › Advance Society Maintenance for 3 Year

NOTE

- › Any Changes in Rules & Regulations or by Laws, or Real Estate Bill Passed by SMC / Government Authority During & After Completion of Project, It will be Bound by all the Purchaser.
- › External & Internal Changes are not allowed. Changes in Exterior Elevation of the Building are not Permitted during & After Completion of Project.
- › Out Station Cheques shall not be Accepted. Cheques / Pay Order / DD to be Issued in Favour of "HAPPY HOME CORPORATION" Payable at Surat.
- › Continuous Default (3 Installment) of Payment Leads to be Cancellation
- › Subject to Surat Jurisdiction.

Associate Brands

ITEM	BRAND		WEBSITE
COCK			www.roca.in jaquar.com
CERAMICS			www.cera-india.com www.simpolo.net
FLOORING			www.asianflooringindia.com www.nitcotiles.in
SWITCHES			www.anchor-world.com www.havells.com
WIRE			www.rkabel.com www.havells.com
HARDWARE			www.kichindia.com www.archiware.com
LIFT			www.johnsonliftsld.com www.eskayelevators.com
SINK			acrysil.com www.niralisinks.com
PAINT			www.asianpaints.com www.dulux.com
GLASS			saint-gobain.co.in www.asiglass.com
CCTV			www.dahuasecurity.in www.cssltd.co.uk
WINDOW			www.geetaaluminium.com www.jsw.in
DOOR			www.uniply.in www.gujcon.com
GENERATOR			www.kirloskar-electric.com www.sudhirsensets.com
INTERCOM			www.beetel.in www.panasonic.com
CABLE CONNECTION			www.tatasky.com www.airtel.in

Note : Brand May be Substituted by Equivelent brands in Case of no Availability of Products or any other Reasons.

Location

