

PROJECT BY



THE ULTIMATE  
BUSINESS DESTINATION



It's time to recreate the formula of success and growth in the business where the advantage of the location is on your side. Presenting The Lenora – the ultimate business destination in the heart of the city equipped with all the contemporary essentials to keep your business lucid and growing. An aesthetically appealing structure, the working spaces at The Lenora offers a thriving, brimming and positive environment for your business and venture grow at its own pace.



## THE ULTIMATE BUSINESS DESTINATION

Dream to achieve big. Be unstoppable in your quest to touch the high-point of success in your endeavor. For your unstoppable energy, here is a fitting ambiance to boost your growth and prospects.



Prominent  
Location



Thriving  
Work Spaces



Spacious  
Parking



High-Tech  
Security





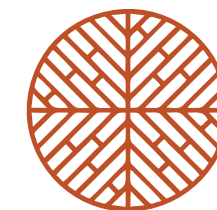
**THE  
LENORA**

the ultimate business destination

## THE ADDRESS OF EMINENCE FOR YOUR BUSINESS

The most promising location to keep you connected with the pace of your growth is what The Lenora promise with its superlatively impressive





# THE LENORA

the ultimate business destination

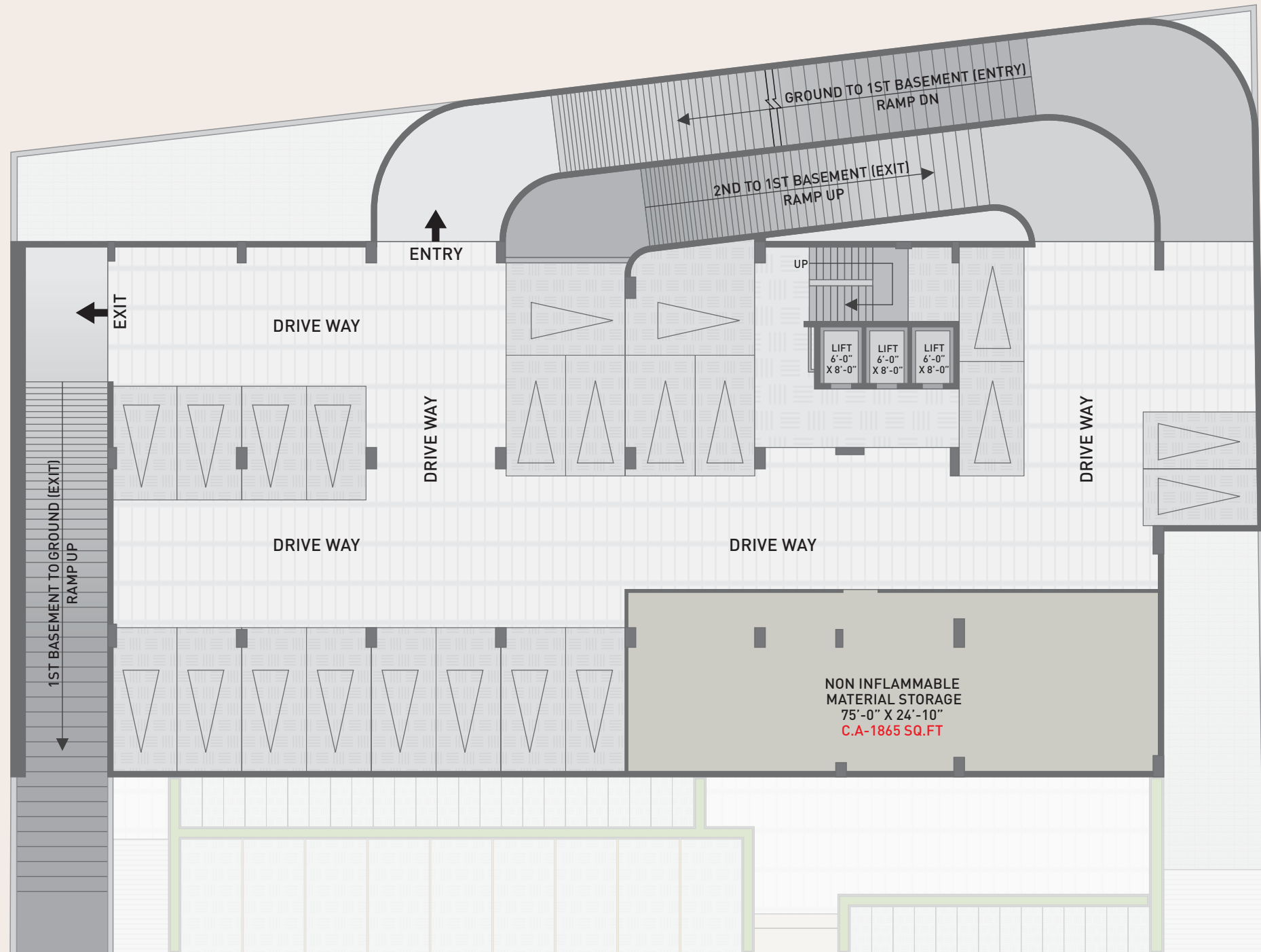
## TOUCH THE SUMMIT OF SUCCESS IN YOUR BUSINESS

An ideal commercial setting to establish a branded showroom or a corporate outfit, The Lenora offers a proposition where everything is in your favor.

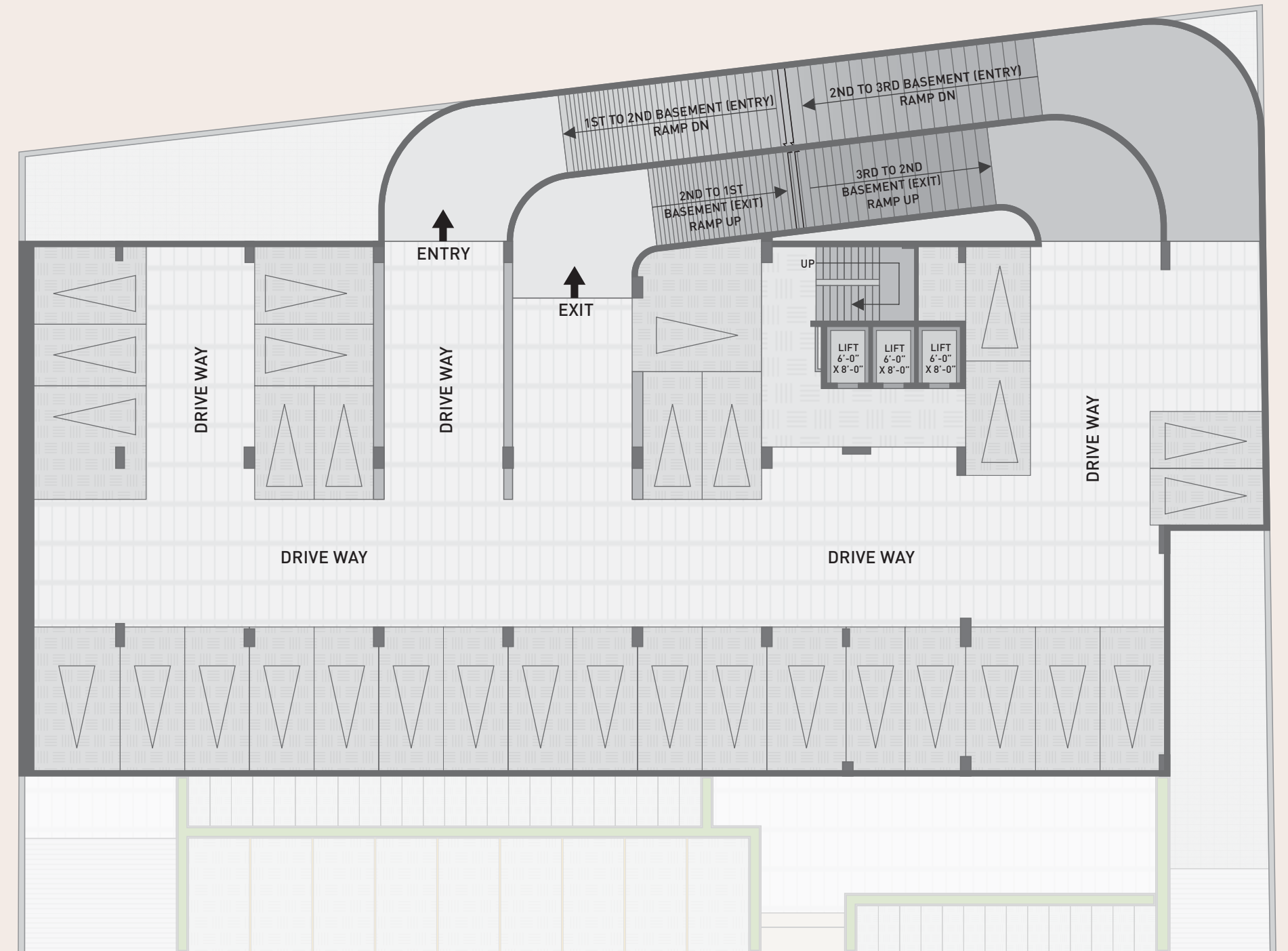




FIRST BASEMENT PLAN



SECOND & THIRD BASEMENT PLAN







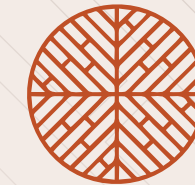
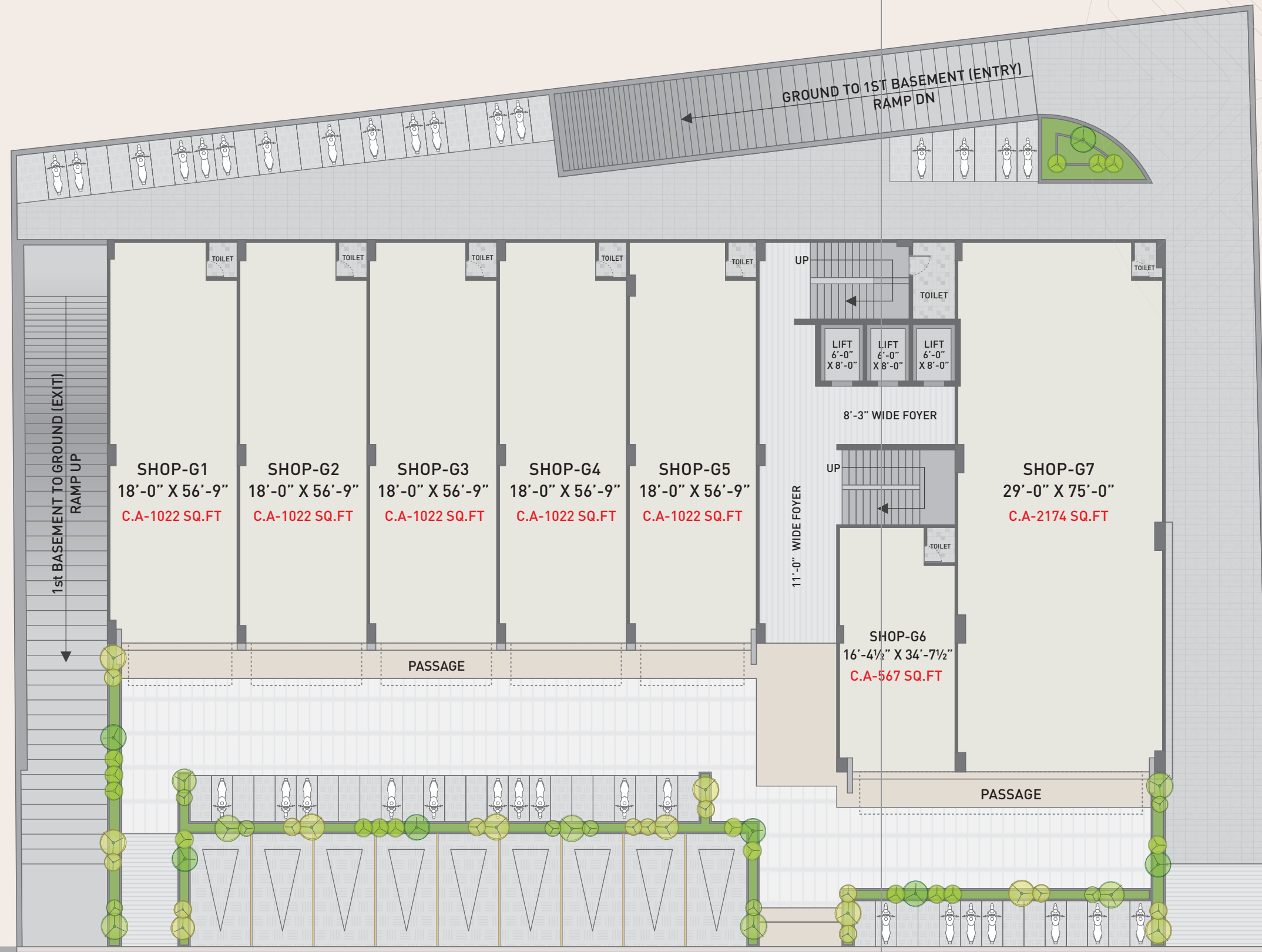
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AMBIANCE THAT GIVES  
IMPETUS TO YOUR BUSINESS



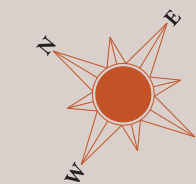
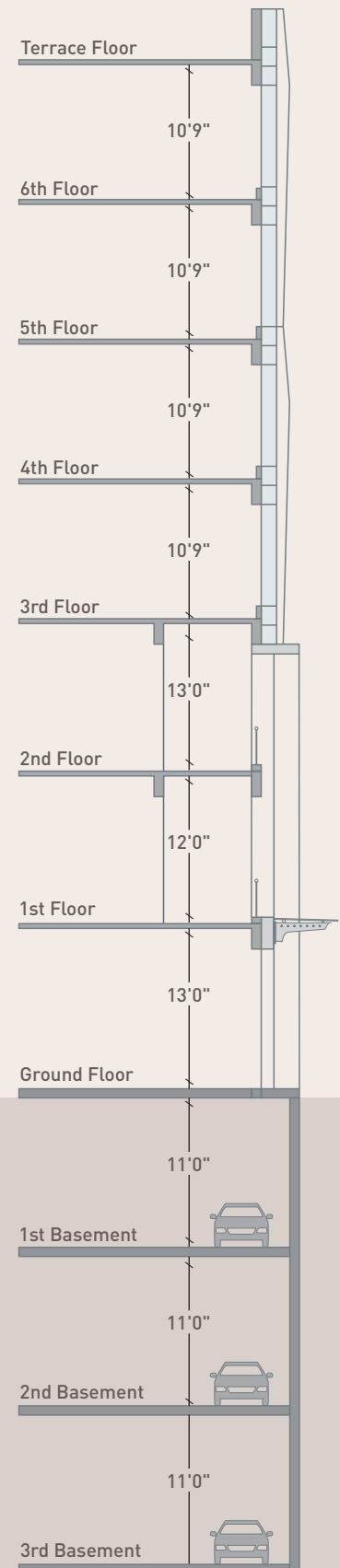
# GROUND FLOOR PLAN



**THE  
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EXPANSIVE  
AND  
OPEN LAYOUT



← BRTS →





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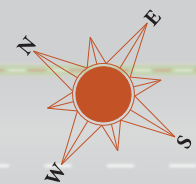
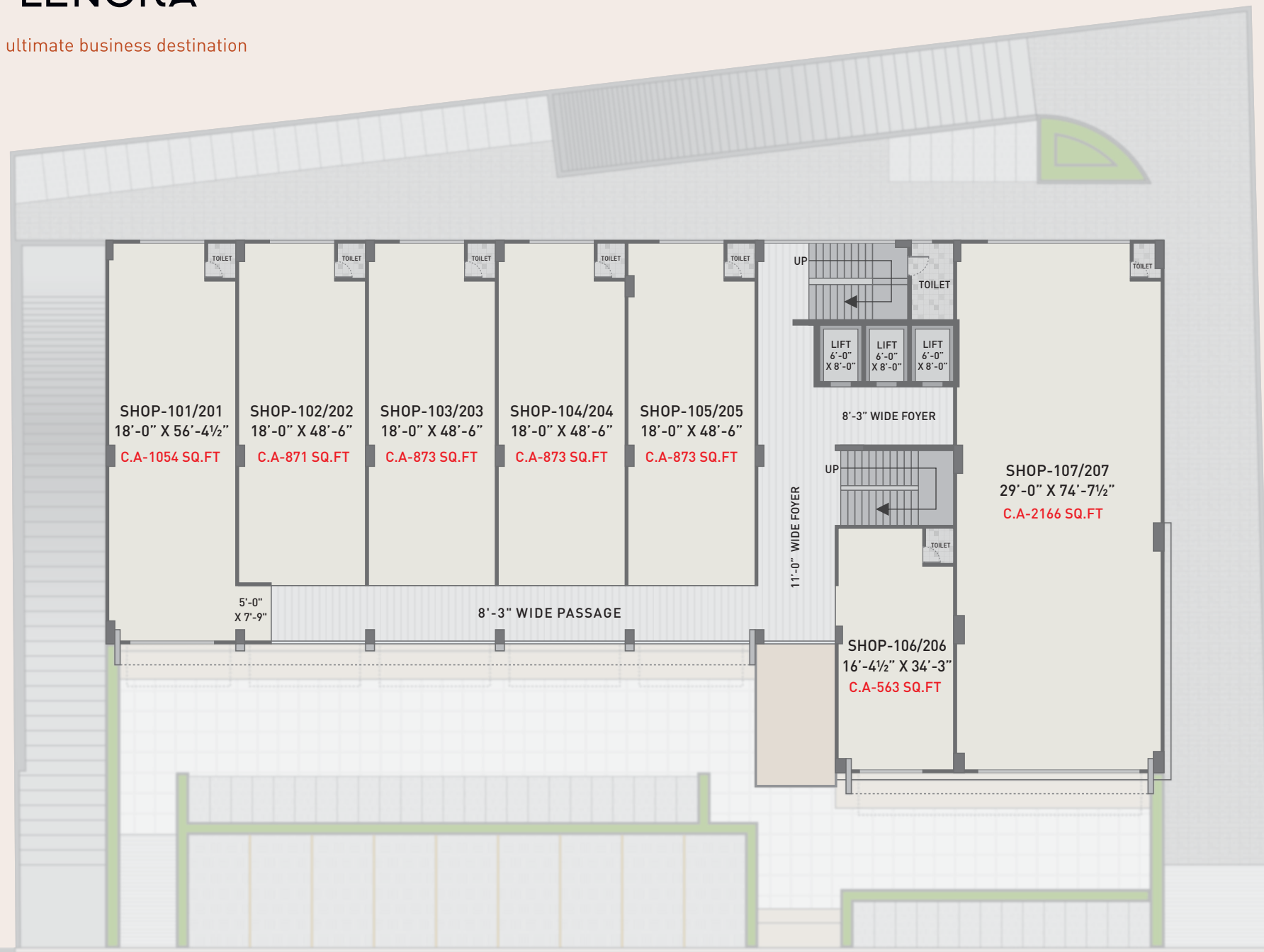
CONNECT TO SUCCESS,  
CONNECT TO GROWTH.

For the city moving at a fast pace, here is your business address fitting enough to match up with its growth. A well-connected location with all the modern-day amenities offers a plethora of business plans an ideal platform.

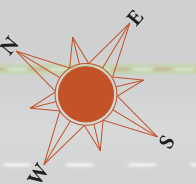
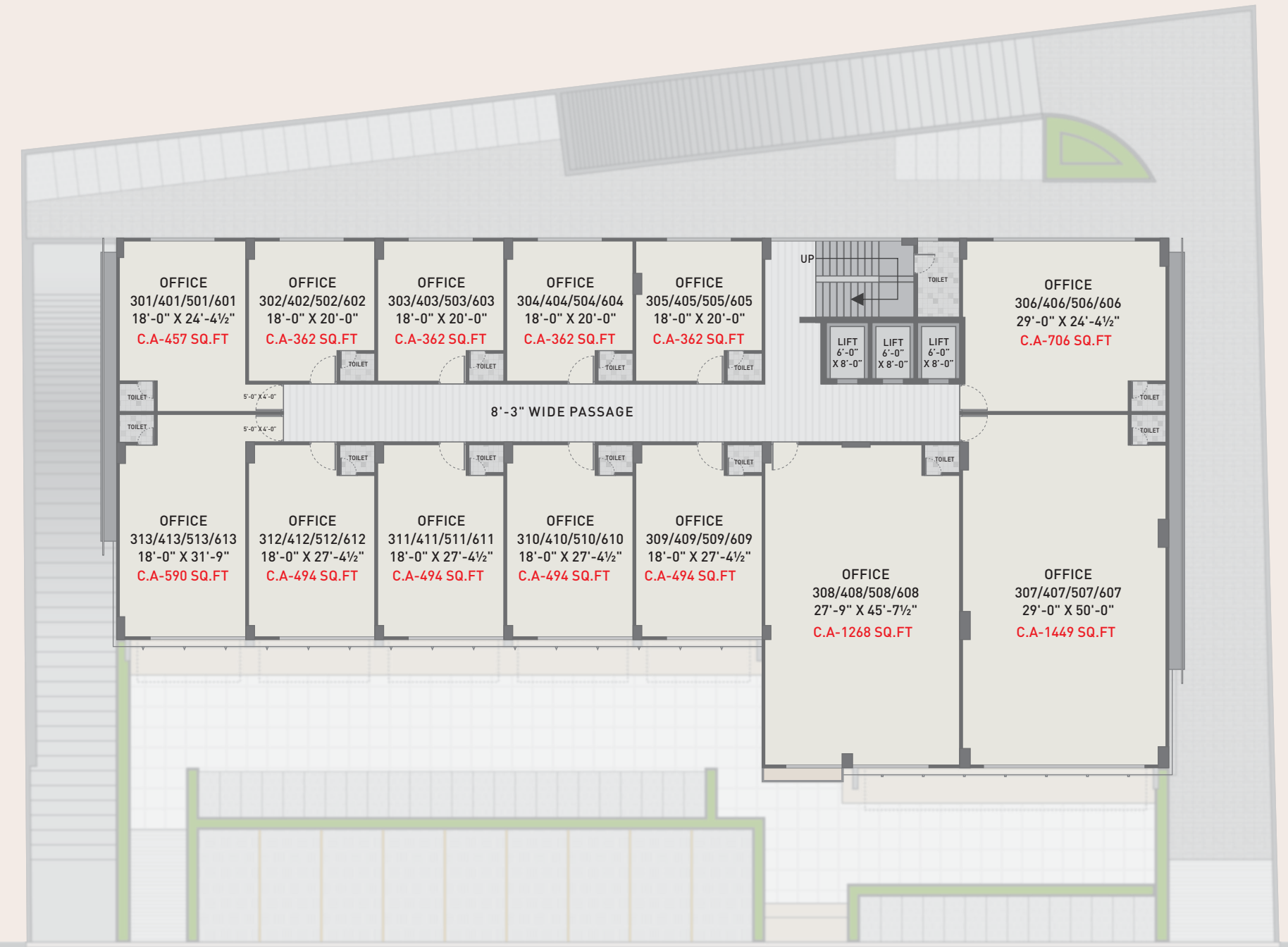




### 1st & 2nd FLOOR PLAN



### 3rd to 6th FLOOR PLAN







#### AMENITIES

- Three level Basement, Ground Floor & Six Storeyed commercial Building.
- Excellent frontage with magnificent visibility.
- Well designed plaza.
- Round the clock Water Supply.
- CCTV Camera Security System in Passage and Common Area.
- Attached Toilet In All Showroom And Offices+1 Common Toilet Per Floor .
- Showroom and office area with basic wiring including A.C load.
- Sign board provision with prefix size in Front of each showroom.
- Name Plate provision with prefix size on the ground Floor Entrance.
- Single Glass Glazing On External Surface to reduce Ultra violet and Infrared rays to save electricity.
- Ideal Space for AC. Out Door Units.
- Ample car parking in three level of basement.
- Earthquake resistant R.C.C structure.
- Power back-up for common area, lift, etc. 2 point in showroom and 2 Point in Office Area.
- Grand showroom and office area without column Obstruction.
- Staircase, Lift And Passage: Combination of granamite Tiles.

#### LEGAL CRITERIA

- Loanable Title clear scheme.
- Fire N.O.C.
- Building use certificate (BUC).
- Registered sale deed as per Rera.
- Non agriculture Land.
- Development permission.
- Airport authority N.O.C.
- Lift license

#### EXTRA CHARGES

- Advance society maintenance for 1 year.
- SMC taxes

#### LEGAL DISCLAIMER

- All furniture / objects shown in the plan or pictorial image are for presentation & understanding purpose only. By no means, it will form a part of final deliverable product.
- All the elements, objects, treatments, materials, equipments & colour scheme shown are artisan's impression and purely for presentation purpose.
- Dimensions mention in building / unit plan, are wall-to-wall dimensions & it does not include finishing detail like plaster, putty & dado tiles.
- The dimensions shown in brochure are approximate and may change slightly without causing any adverse effect to the purchaser.
- All the architectural and interior images shown in the brochure are merely simulated interpretation using computer graphics to enhance the customer understanding and are not actual images.
- The colour and general appearance of the flooring and wall tiles, sanitary ware and fittings, walls, ceilings, windows, doors, internal roads, trees, shrubbery etc. shown in the simulated computer graphics images are taken from the available object libraries for the purpose of presentation. The prospective purchasers of the property are advised to refer to the construction specifications mentioned in the brochure. Additional amenities and / or utilities may be required as for the law, though its not mentioned or shown in the brochure.



## QUALITY STANDARDS



### STRUCTURE

Design as per IS code  
Wall Masonry/ Autoclaved Aerated Block



### FLOORING

Good Quality Standard Vitrified Flooring.  
32" X 32" granamite Tiles For Showroom & Office



### TOILET

Granamite Flooring & Porcelain Tiles in Dado.  
Standard Branded C.P. Fitting & Sanitary Fittings.  
European W.C. in All Toilets.



### DOOR & FRAMES

Internal Flush Door with Granite Frame.  
Stainless Steel Standard Hardware Fitting.



### WINDOWS

Aluminium windows with Granite Frame



### ELEVATORS

Standard quality elevators.  
3 lifts and one stair for easy excess, additional one stair for showroom



### ELECTRIFICATION

Concealed Fitting.  
Indian Standard Copper Wiring.  
Modular Switches.  
A.C. Point.  
Electrical fittings and wiring of good quality



### INTERIOR FINISH

Single Coat Plaster with Lapi/Putti Finish.



### EXTERIOR FINISH

Double Coat Plaster.  
Glass And Aluminum Panel Finish Front Elevation.

### NOTE

In the interest of continual developments in design & quality of constructions, the developer reserves all rights to make any changes in the scheme including technical specification, designs, planning, layout & all purchasers shall abide by such changes.

Changes / alteration of any nature including elevation, exterior colour scheme, passage railing or any other changes affecting the overall design concept and outlook of the scheme are strictly not permitted during and after the completion of the scheme.

Any RCC members ( beam, columns & slab) must not be damaged during your interior works.

All external laying and drawing of low-voltage cables such as telephone, tv, Internet cables shall be strictly laid as per consultants service drawings with prior consent of developer / builder office. No wire / cables / conduits shall be laid or installed such that they form hanging formation on the building exterior faces.

Irregular payments may cause cancellation of booking.

In case of cancellation of unit 10% of payment received will be deducted as management service charges and the balance will be returned only after release of the unit.

Full & final payment with all legal and extra charges is must paid before registered sale deed and possession.

Any changes in rules and regulation & by laws (during or after completion of construction work) of local or government authorities, implementation or rera, its bound to all purchaser / member / allottee)

This brochure is intended only for easy display & information of the scheme and does not form part of the legal documents.

Documentation charges ( stamp duty, registration fee, advocate fee)

- GST & other taxes levied in future will be borne by the purchaser.

- Any additional charges or duties by the government / local authorities during or after the completion of the scheme will be borne by the purchaser.

Subject to surat jurisdiction.



RERA REGISTRATION NUMBER : PR/GJ/SURAT/SURAT CITY/SUDA/CAA07128/120620

WEBSITE : [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)

SITE ADDRESS : Block No. 101/1, Plot, No.8 FP-97, Block No. 101/2 & 101/3, FP-98,  
Opp. ST. Thomas School, New city light Road, Barthana-vesu, Surat-395003.

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NOT TO SCALE