

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



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

www.happyhomegroup.co.in
HAPPY 2 HELP (24 x 7) ☎ 7878 808080

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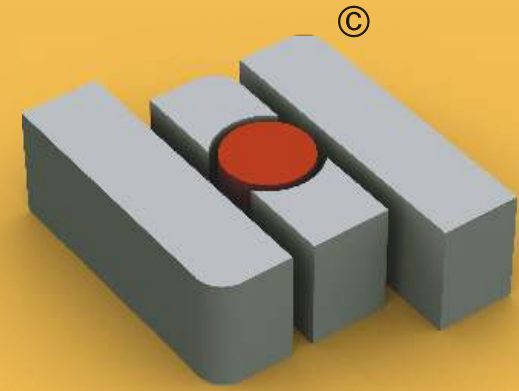
For More Details
+91-90999 31041 | +91-90999 23639

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HAPPY
Hällmark
Shoppers

The Prestige Statement



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Only a few build homes.



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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 it's ambitious project "**Happy Hallmark Shoppers**". Besides being situated at prime location it has some inherent enticing features for the comfort of shoppers and shop owners.





Astonishing Entry on Scintillating situation



Happy Hallmark Shoppers is an awesome empire for the shoppers intertwined with isolated office atmosphere to maintain every owner's comfort and privacy. Be a proud owner of shops and offices and become partner of progress and prosperity.



SHOPS & ANCHOR SHOPS

» Ground Floor + Upper Ground Floor & 1st Floor (180 Sq. Ft. to 1604 Sq. Ft.)

OFFICES

» 2nd Floor & 3rd Floor (1074 Sq. Ft. to 3094 Sq. Ft.)

STORAGE FLOOR

» Under Ground Floor (1564 Sq. Ft. to 5724 Sq. Ft.)

IDEAL FOR

- » Fast Foods, Snack Parlour
- » Stationery & Gift Articles
- » Bakery & Provision Stores
- » Professionals (C.A., Architects, Engineers & Consultants)
- » Coffee Bar & Restaurants
- » Hospitals & Clinics
- » Ticket Booking (Rail, Air, Movie)
- » Bank, ATM & Safe Deposit Vault
- » Laundry, Grocery & General Store
- » Juice & Ice-Cream Parlour
- » Vegetable Shops
- » Chemists
- » Beauty Salon
- » Classes

Luxuriant Location

HAPPY HALLMARK SHOPPERS





Welcome to the Wonderful World



FLOOR HEIGHT

- » Ground Floor : 12' 9"
- » Upper to 3rd Floor : 10'
- » Storage (Basement Floor) : 11' 6"

PASSAGE

- » 6'-7" Wide Passage
- » Folding Ceiling
- » 1M x 1M Granamite Flooring & Skirting

INTERNAL AMENITIES

- » 1M x 1M Crystal Collection Vitrified Tiles
- » White Acrylic Lapi (2 Coats)
- » Modular Switches
- » Copper Wiring ISI Brand
- » Aluminium Section with Anodized Coated Window
- » Single Vision Window Glass
- » Power Point For, (T.V., Phone, Xerox, P.C & Printers) in each Individual Unit

SPECIAL FACILITIES

- » Wi-Fi Zone in Common Ground Area
- » Children Play Area for Pleasant & Hassle Free Shopping.
- » Common Music Systems
- » Wide Screen Display for Advertisement and Product Display

LIFT

- » High Speed & Auto Collective
- » Intercom
- » CCTV

GENERATORS

- » Auto Start
- » Diesel Engine
- » Power backup for Lift, Common Light & Common Areas

AIR CONDITIONER

- » Provision for AC. Outlets & AC. Piping
- » 1 A.C. up to 700 sq. ft.
- » 2 A.C. in 700 - 2000 sq. ft.
- » 3 A.C. in 2000 - 3200 sq. ft.
- » 4 A.C. in 3200 - 5724 sq. ft.

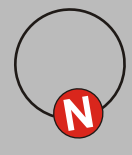
**GROUND FLOOR
(SHOPS)**



60' WIDE ROAD

80' WIDE ROAD

60' WIDE ROAD



Astonishing Elevation



Fascinating Front view



FACILITIES

- » All Shops & Offices are Well Ventilated
- » 5 Auto Door ISI Brand Lifts with Digital System & Intercom
- » Cable Connection in All Shops & Offices
- » Water Connection in All Shops & Offices
- » Connectivity from
 - Green City Light Canal Road
 - Udhna Magdalla Road (BRTS)
 - Outer Ring Road
 - VIP Road
 - Vesu Abhva Main Road
 - Gaurav Path (Surat-Dumas Road)
- » Architect Designed Compound Wall
- » Waterfall & Landscaping at Ground Level
- » CCTV Camera
- » Galvanized Shutter for Shops
- » Ladies & Gents Toilets in each Floor in Shops Area
- » Rain Water Harvesting
- » All Office with Attached Toilet

ELEVATION

- » New Concept Designed Elevation
- » Lighting LED Concept
- » Fully Glass (Toughened) Elevation
- » Creatively Designed with Air and Light Circulation

UPPER GROUND FLOOR (SHOPS)

ENTRY

EXIT

60' WIDE ROAD

80' WIDE ROAD

60' WIDE ROAD



**FIRST FLOOR
(SHOPS)**

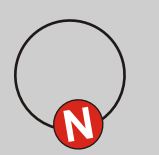
ENTRY

EXIT

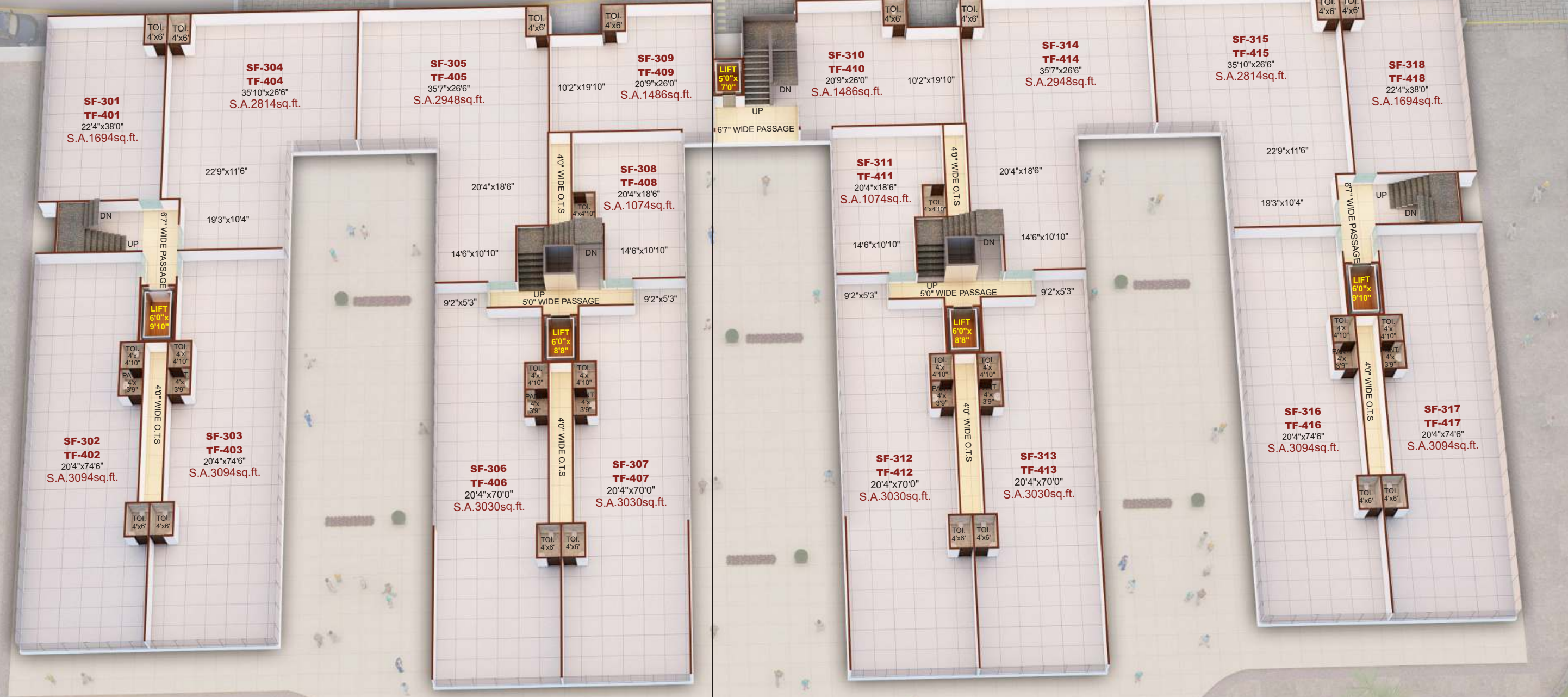
60' WIDE ROAD

80' WIDE ROAD

60' WIDE ROAD

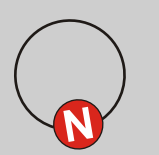


SECOND & THIRD FLOOR (OFFICES)



60' WIDE ROAD

80' WIDE ROAD



60' WIDE ROAD

UNDERGROUND FLOOR PLAN

(SAFE DEPOSIT VAULT, GYM, INDOOR GAME, STORAGE, GODOWN)



LOCATION PLAN



Address :

Happy Hallmark Shoppers
 TP. 75 FP. 42, Vesu Abhva Main Road, Beside Blossom, Near Celebrity Greens, Vesu, Surat.

Proximity / Connectivity (Distance Drive Time)

- » Railway Station : 14 KM - 15 MIN
- » Airport : 06 KM - 03 MIN
- » National Highway : 01 KM - 01 MIN
- » Bank : 01 KM - 01 MIN
- » Jewellery Park : 10 KM - 10 MIN

Commercial Zones

- » Textile Markets : 10 KM - 10 MIN
- » Diamond Markets : 12 KM - 15 MIN
- » Surat Dumas Road : 02 KM - 02 MIN
- » Diamond Bourse : 3.5 KM - 04 MIN
- » Dream City : 03 KM - 03 MIN

PARKING

- » 00 Level & -1 Level
- » Sufficient Space, Proper Marking at Entry Exit Sign
- » Polish Kota Flooring & Tiles Dedo in RCC Wall & Column for Easy Cleaning & Maintenance
- » Parking Availability Display
- » Speed Breaker
- » Rubber Car Stopper
- » Column Safety Guard with Radium Sign at Corner Edge
- » RCC Internal Approaches

SAFETY

- » Fire Fighting System
- » Fire Water Tank
- » Fire Alarm
- » Fire Sprinkler at Basement level

SAFETY PARAMETERS

- » Earthquake Resistant Structure Designed (Considering Last Scale).
- » Full Equipped Latest Fire Systems
- » 24 x 7 Round the Clock Security Systems
- » CCTV Monitoring
- » Boom Barrier with Security Check at Basement Entrance
- » Handicapped Accessible Complex
- » Intercom Facility (Unit to Unit, Unit to Security)

LEGAL EXPENSES

- » Legal Documentation (Stamp Duty, Registration Fees, Advocate Fees) Society Formation, I.C. (Incremental Contribution) of SMC, Legal File Charges, Service Tax / GST, Vat (If Applicable).

LEGAL

- » SMC Approved Plan with Development Permission
- » Airport NOC
- » Lift Licence & Use Certificate
- » Registered Sale Deed
- » Loanble Title Clear
- » B.U.C (Building Use Certificate)
- » N.A. Land for Commercial Use

EXTRA CHARGES

- » All GEB Expenses (Quotation, Cable, Contractor, Transformer & Others), Grill, SMC Taxes
- » Advance Society Maintenance for 3 Year.

Stunning Sky view



EXCLUSIVE FACILITIES

- ▶ Seating at Ground Level
- ▶ Drinking Water Area for Staff & Visitors
- ▶ Floor Plan and Complex Maps in each Floor

ASSOCIATE BRANDS

FLOORING  www.asianflooringindia.com  www.nitcotiles.in	PAINTS  www.asianpaints.com  www.dulux.com	ELECTRIFICATION  www.havells.com  www.rrkabel.com
HARDWARE  www.kichindia.com  www.archiware.com	GLASS  www.saint-gobain.co.in  www.aiglass.com	SWITCHES  www.anchor-world.com  www.havells.com
LIFT  www.kone.in  www.archiware.com	AIR CONDITIONER  www.mitsubishielectric.in  www.daikinindia.com	COCK  www.roca.in  www.jaquar.com
GENERATOR  www.kirloskar-electric.com  www.sudhirgensets.com	CERAMIC  www.cera-india.com  www.roca.in	WINDOWS  www.geetaaluminium.com  www.jsw.in

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 of Deal.
- ▶ Subject to Surat Jurisdiction.