



A place where you feel Supreme







SHREE BALAJI CORPORATION founded in Surat. Crafting Dreams and desires into reality since past one decade.

The group has embarked many glorified residential, commercial and Farm house projects in various areas like Adajan, Pal, Jahangirpura, Narthan and Amroli. With an aim to transform and uplift the quality of living and Luxurious lifestyle. Our mission is to Evolve and grow as company that is known for innovation, architectural brilliance, efficiency, professionalism with high-spirited level of dedication and sincerity in realty sphere.

Our motto is to ensure the highest level of customer delight. Again we are come up with magnificent project name as " Nirvana Shoppers". Gifting to surat an unique precious commercial project.

T H E A R C H I T E C T U R A L
CONCEPT



This is the adage that I believe in. And this is precisely what Nirvana Shoppers is all about. Shree Balaji Corporation is a name to reckon with in the construction industry, and it gives me immense pleasure in the capacity of this projects architect and consultant to introduce this venture to you.

Situated at the entrance of the city, Nirvana Shoppers exudes a sense of magnificence as an elevated architectural wonder and as a distinguished hub for commerce. The idea behind the definitive structure and design was to give a unique elevation and a royal touch to the entire edifice.

We aim at modern elevation with reflective glass for better resistance to heat along with many other functional features.

It has been a good experience working with the Shree Balaji Corporation and I wish loads of success for their future endeavors too.



Our City, Surat, one of the fastest developing cities in India has always been known for its business culture, right from the time of the Moguls to the Britisher's. It's famous all over the world for its Textile and Diamond acumen, but is also being known for varied different businesses too...

We at Nirvana Shoppers believe in providing business addresses that suits your needs and vision. Come, be a part of this kinship....



Our Aim at Nirvana Shoppers is to provide you with a space that helps you grow.
We want you to be a part of our vision, where, business should become a pleasurable everyday experience.
Your growth is our aim and you are sure to achieve it here.



Nirvana SHOPPERS

IGIGI BANK

WESTSIDE

coffee cultur

A place where you feel awesome
A place where you feel Supreme
The place...Nirvana Shoppers



Nirvana SHOPPERS

Your final business destination,
No more changing of location once you are at Nirvana Shoppers.





At Nirvana Shoppers,
The entire structure itself makes one feel Majestic .
The vastness , the exquisite design, the elevation ,
It's truly a class apart.

Promote yourself, make your brand known, Let your hard work payoff ...
Experience the joy of doing business....



OFFICE SPACE
SHOWROOMS
HEALTHCARE
EDUCATION
HOTEL
RESTAURANT
RETAIL SHOP
GAME ZONE




Nirvana
SHOPPERS
A BUSINESS CORRIDOR

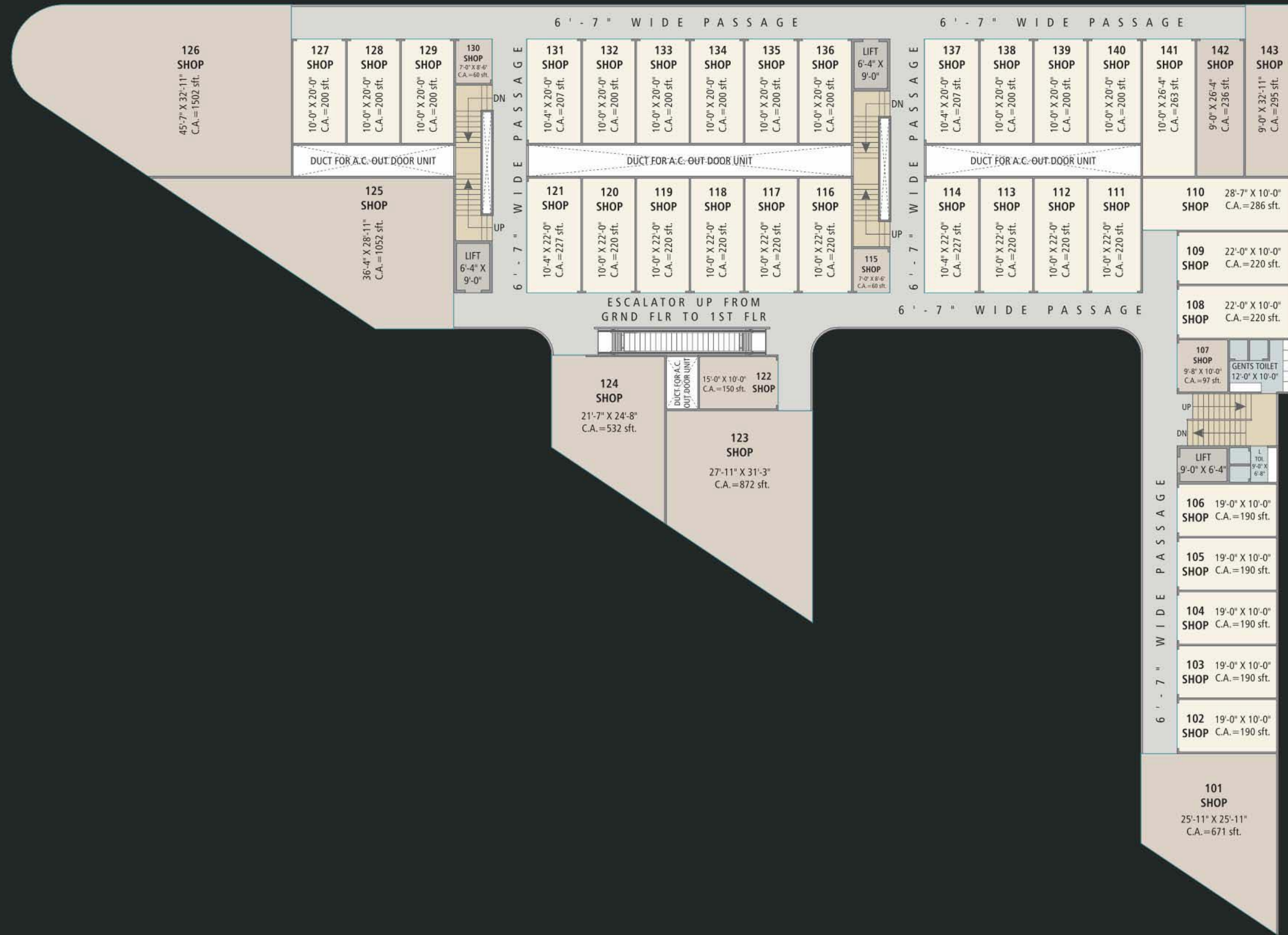


BASEMENT FLOOR PLAN

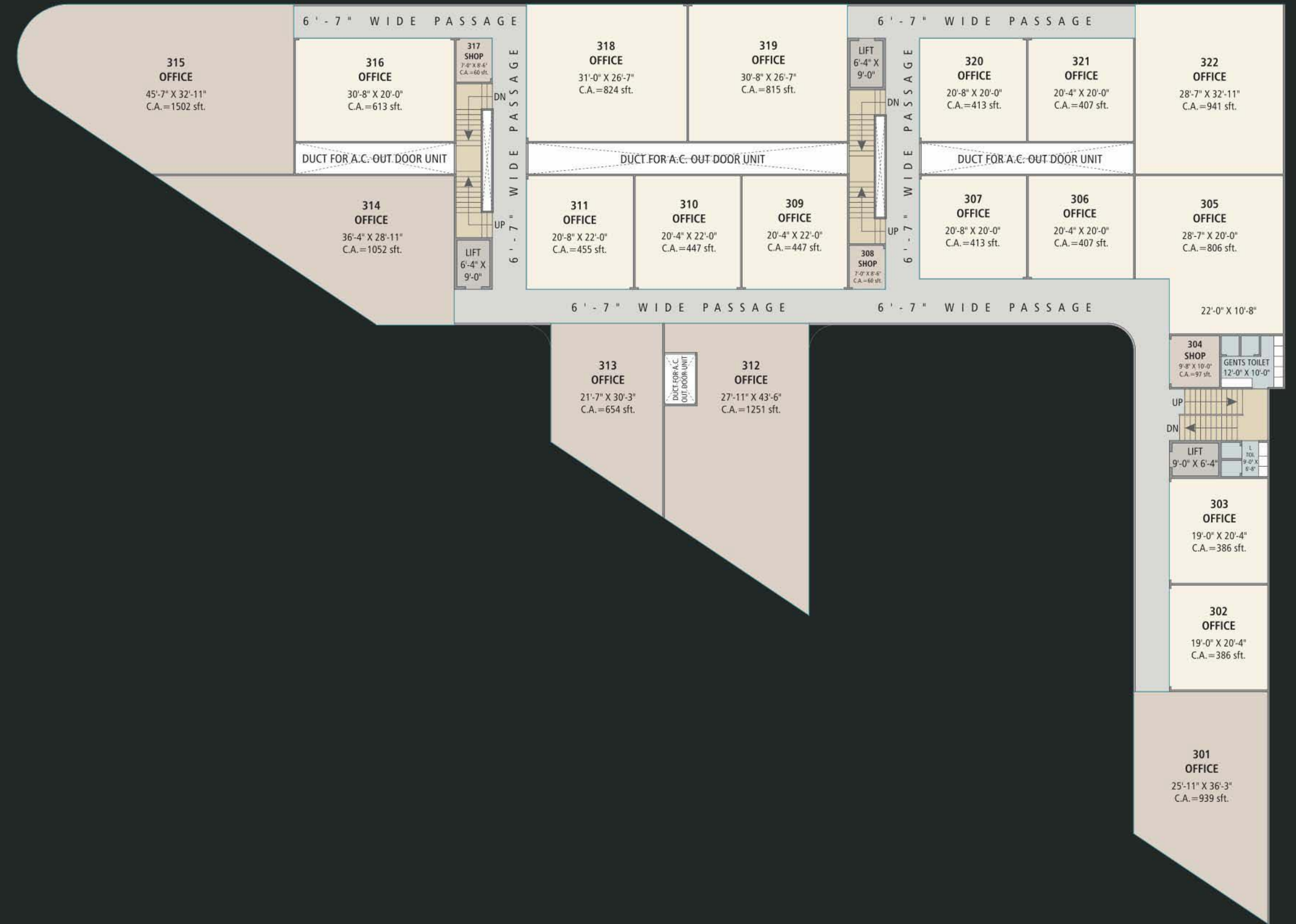
18' - 0" WIDE ROAD







 UPPER GROUND & 1ST FLOOR PLAN



 2ND & 3RD FLOOR PLAN



SPECIFICATIONS



STRUCTURE
EARTHQUAKE RESISTANT R.C.C. FRAME STRUCTURE



FLOORING
VITRIFIED FLOORING IN ALL SHOPS / OFFICES



TOILET
COMMON TOILET AT EACH FLOORS



SECURITY
CCTV CAMERA SYSTEM COMMON AREAS



PARKING
COMMON SUFFICIENT PARKING IN BASEMENT & GROUND FLOOR



ELECTRIFICATION
SUFFICIENT POWER SUPPLY AS PER REQUIREMENT



PASSENGER ESCALATORS
GROUND, UPPER & 1st FLOOR GOOD QUALITY



GENERATOR
GENERATOR FOR COMMON AREA

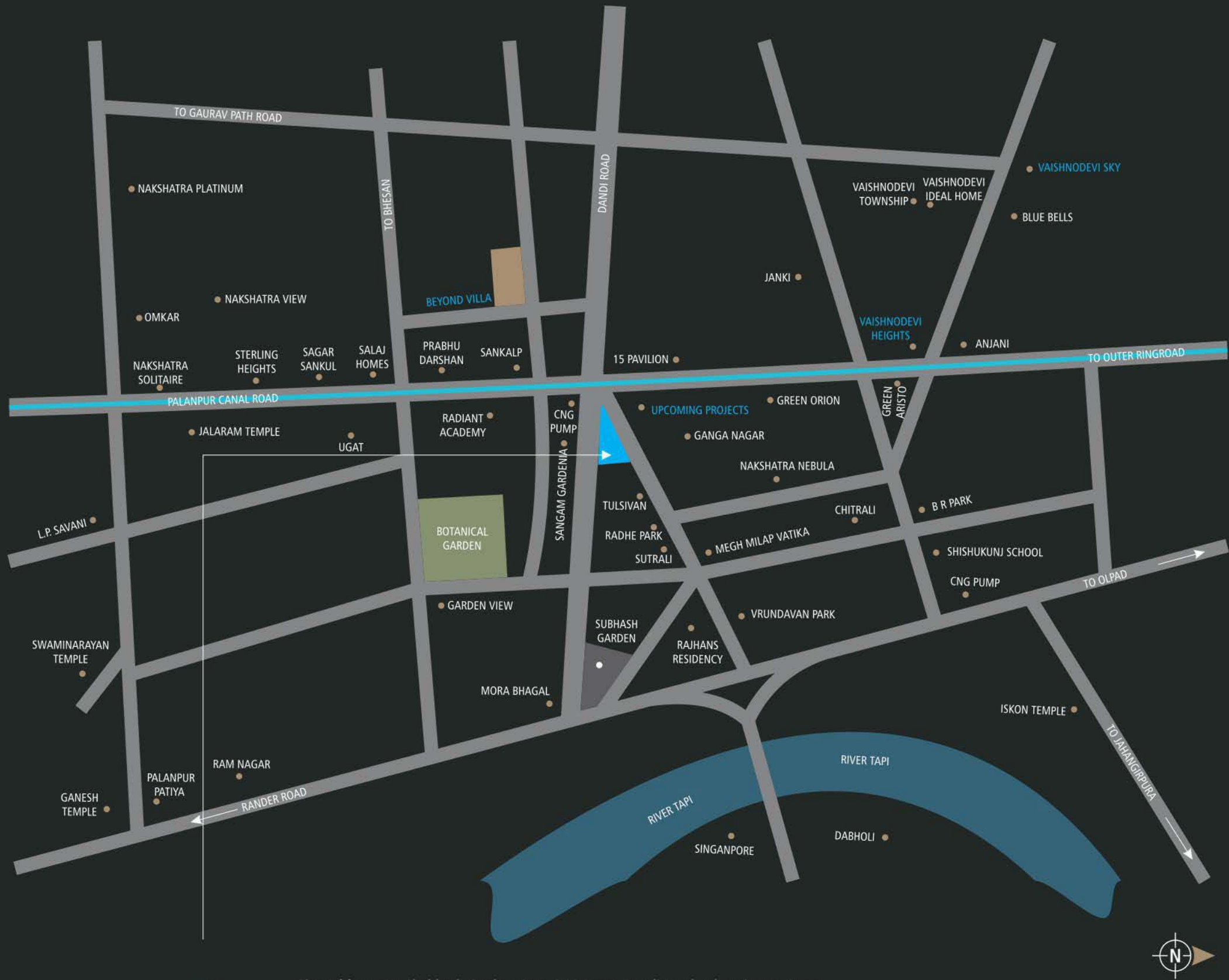


FIRE SAFETY
FIRE SAFETY ACCORDING TO NBC NORMS



LIFTS
GOOD QUALITY AUTOMATIC 3 LIFTS IN BUILDING





Site Address: Nr. Shubhash Garden, Opp. CNG Pump, Dandi Road, Jahangirpura, Surat
Inquiry At: +91 90991 31000 / 32000 / 34000



DISCLAIMER
• Purchaser shall bear all charges of stamp duty, registration charges, advocate fees of legal document, service tax, society formation, IC of SMC, All GEB charges legal file charges, SMC Tax, GST, VAT and local authority taxes. • Any additional taxes levied in future by any government authority shall be borne by purchaser. • Only internal changes shall be allowed with prior permission. • No external changes shall be permitted. • Signage & Nameplates: Predefined signage & hoarding. • Permission of sign boards as per developer rights & rules. • The right to alter the plans fully or partly or specifications or amenities mentioned are reserved with developers. • The developer reserves all rights to make any amendments in construction as may be necessary. • Plans of various floors indicated are graphic representations only, kindly do not scale. • Placing of A/C outdoor unit strictly as per builder's plan. • No change in structural design or layout possible. • Irregular payment may lead cancellation of booking. • The Brochure is intended only to convey the essential design and technical features of the scheme and does not form part of legal document. • Subject to Surat Jurisdiction.

DOMESTIC AIRPORT	16 kms.
RAILWAY STATION	10 kms.
L.P. SAVANI CIRCLE	3.5 kms.
SUBHASH GARDEN	1 kms.
GUJARAT GAS CIRCLE	5 kms.
ATHWA GATE	7 kms.
PARLE POINT	7 kms.