

Enchanting Land of Prosperity!





strategically placed from business perspective as well as people's point of view has been the hallmark of Ananta Builders' successful projects. Marching ahead with the same philosophy, Ananta Builders present

Ananta Square A new-age residential & commercial hub.





















BEST OF BOTH THE WORLDS

Halol city will soon witness a unique coming together of Residential & Commercial space by Ananta Builders. Ananta Square is the perfect combination of homes for creating memories that will stay for generations and commercial centers that will bring long-term successful business.

> EVERYTHING AT ONE PLACE, HAPPINESS ANANTA.







2 BHK Apartments

Ananta Square is one location that has managed a beautiful marriage of the concept of contemporary lifestyle and traditional living. It's happening, yet peaceful.

2 BHK Luxurious Apartments at superb locale, serene environment, well ventilated and spacious homes with ultra-luxurious amenities.

Come & Experience Joy Ananta.

Amenities:

- Pantry on Terrace with Aesthetic Party Space
- Allotted Basement Parking Space
- Branded High Speed Elevators
- Separate Children Play Area



Enchanting Kingdom of Good Fortunes









Offices & Shops

Ananta Square is established to make your business grow in multiple folds. Located in the upcoming commercial hub, it's going to be a one-stop heaven for business networking. A precise location, aesthetically landscaped exterior and right ambience make Ananta Square a business destination that is poised to reap long-term profits.

Come & Experience Growth Ananta.

Suitable for:

- Corporate Offices
- Retail Shops
- Showrooms
- Restaurants
- Boutiques
- Cafes
- Salons
- Warehouses



GROUND FLOOR



JDA (Jq. I t.)		
SH0P	CARPET AREA	BUILT UP AREA
1	480	522
2	262	279
3	270	287
4	279	297
5	131	143
6	164	177
7	259	281
8	248	264
9	264	280
10	282	301
11	303	324
12	113	124
13	208	225
14	251	265
15	251	265
16	208	225
17	113	124
18	194	211
19	196	209
20	194	213
21	245	265
22	223	238
23	171	186
24	132	142
25	209	225
26	251	265
27	251	265
28	209	225
29	186	198

SBA (Sq. Ft.)

Area Mentioned in Sq. Ft.

FIRST FLOOR



SBA (Sq. Ft.)		
SH0P	CARPET AREA	BUILT UP Area
1	516	544
2	252	274
3	260	278
4	268	287
5	131	143
6	164	177
7	285	309
8	240	253
9	254	269
10	272	290
11	268	281
12	173	184
13	198	214
14	239	253
15	239	253
16	198	214
17	173	184
18	186	201
19	187	200
20	186	203
21	245	265
22	223	238
23	170	186
24	132	142
25	209	225
26	251	265
27	251	265
28	209	225
29	186	198

Area Mentioned in Sq. Ft.

N>

SECOND FLOOR



12 FLATS		
TOWER A B.A. TERRACE		
201	721	194
202	721	183
203	725	134
204	725	178

	TOWER B	B.A.	TERRACE
	201	725	189
	202	725	74
	203	725	71
	204	725	73

TOWER C	B.A.	TERRACE
201	725	74
202	725	82
203	721	137
204	721	73

Area Mentioned in Sq. Ft.

Super Built Up Area 1150 Sq. Ft.



THIRD FLOOR



12 FLATS	
TOWER A	B.A.
301	721
302	721
303	725
304	725

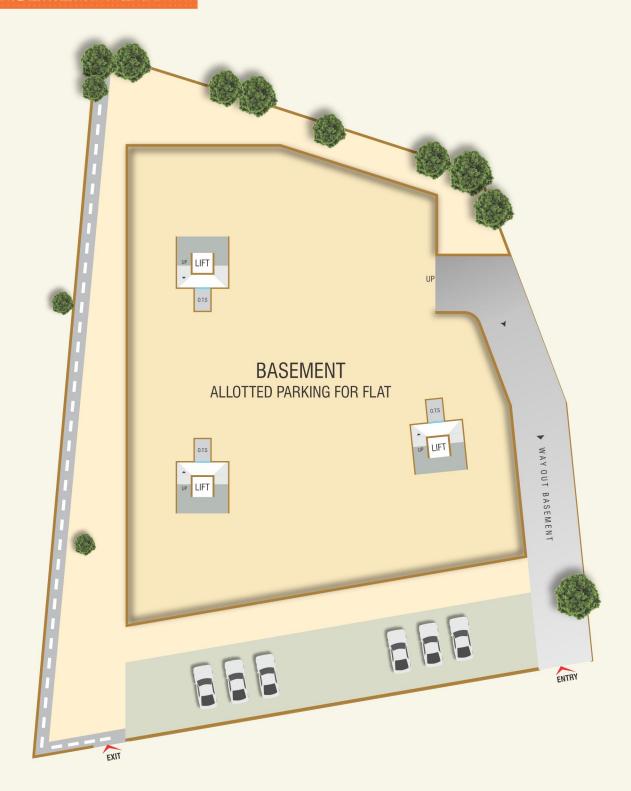
TOWER B	B.A.
301	725
302	725
303	725
304	725

TOWER C	B.A.
301	725
302	725
303	721
304	721

Area Mentioned in Sq. Ft.



BASEMENT PLAN



N>

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

- 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 of A.C. points in the master bedroom for residence and all shops of commercial segment.

DOORS & WINDOWS

Powder coated aluminum sliding windows and decorative flush doors with safety locks for the offices and residence.

FLOORING & WALL CLADDING

- Vitrified flooring with skirting in all units.
- Natural stone / vitrified flooring in common area.
- Granite / decorative tiles cladding of lift sidewalls.

TOILET

Designer bathrooms with premium quality bathroom fittings from Jaguar or equivalent brand.

KITCHEN

• Granite 8' kitchen platform with S.S. sink. Designer wall tiles up to lintel level.

PAYMENT TERMS

COMMERCIAL FLOORS

- · 30% on Booking
- 20% on Basement Slab
- 20% on GF Slab

- · 20% on FF Slab
- 05% on Finishing Level
- 05% before Possession

RESIDENTIAL FLOORS

- 30% on Booking
- 20% on Plinth Level
- 20% on SF Slab

- 20% on TF Slab
- 10% on Finishing Level

LOCATION PLAN



TO KANJRI





HALOL BYPASS ROAD

FROM ANANTA SQUARE



Hotel Krishna Inn - 350 m



VM English Medium School - 550 m



HERO Showroom - 600 m



Indian Oil Petrol Pump - 650 m



Axis Bank ATM - 800 m



Bus Stop - 850 m



Halol Main Market - 1.3 km



Halol Hospital - 1.5 km

Refral Public Hospital - 1.8 km



Archi Cinema - 2.1 km



CNG Pump - 2.7 km



Halol Bypass Road - 6.9 km Pavagadh Bypass Road - 8 km



Pavagadh Hill Station - 8.7 km



Vadodara City - 44 km

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.
- 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.
- 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. Refund shall be given in case of cancellation of the booking within 30 days. The payment shall be refunded only after a same premise is re-booked and payment for the same is received from other customer. We shall deduct actual expense incurred, if any and minimum administrative charge of ₹50,000/- shall be applicable.



Flats & Penthouses @ Ajwa



Shops, Office & Showrooms @ Gotri Road

Aries

Shops & Flats @ Ajwa Road



Shop, Flats, Duplexes and Penthouses @ Waghodia Road



Bungalows

@ New Waghodia Road



Tenements & Duplexes @ New Waghodia Road



1-2-3-4 Duplexes, Tenements & Open Plots @ Ajwa Road



Flats & Penthouses @ Ajwa Road



Residential & Commercial @Muktanand Circle, Karelibaug



Shops, Office & Multiplex @ Harni Road



Duplexes @ New Waghodia Road



Tenements & Duplexes

@ New Waghodia Road



4 BHK Villas @ Atladara - Bil Road



Shops, Flats & Penthouses @ Ajwa Road



Offices, Shops & Hotels @ Station Chhani Road



Shops, Offices and Corporate Houses

@Karelibaug



1 BHK Tenements & 3-4 BHK Duplexes @ Atladara - Bil Road





ANANTA GROUP

Established in 2009, Ananta Group is one of the leading real estate developers of Vadodara. In a short span of 6 years, Ananta Group has successfully developed a sprawling area of

15,00,000 sq.ft. in Vadodara.

In our vision towards becoming a real-estate giant we aim to leave a lasting impression in the industry with our innovative designs, modern technology and unmatched quality standards. Blending residential and commercial spaces perfectly, Ananta Builders is analogous to trust and high quality standards.

Led by Mr. Nilay Chotai (Founder), we work with a spirit of co-operation with individuals from diverse backgrounds, experience and expertise at Ananta Group.

Our 60+ member staff lays the foundation of our success and is an integral part of the Ananta family.

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Joint Venture:



Site: Ananta Square, Nr. Allahabad Bank,

Godhra Road, Halol - 389 350

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Developers: **Square Infra** Structure: **Ashutosh Desai**

