



**EXCELUSS**  
BUSINESS SPACE



## AN IDEAL LOCALE FOR A BOOMING BUSINESS

Surat, the express paced growing city announces yet another fab development in the form of Samprati Group's Exceluss Business Space.

This commercial zone at the dense populated location of Surat will certainly prove profitable for the prospective business people. The emerging destination of prosperity will enshrine the neighborhood with its well-known presence amongst people.







## BRILLIANT DESIGN WITH A MARK OF DIFFERENCE

Exceluss, with its remarkable structure, will leave a definite symbol of status and prevalence. It has the potential for not just grabbing large number of eyeballs towards your business but also help building a huge clientele base. The planned facts about the design of Exceluss distinguish it from others:

### SYNCHRONISED

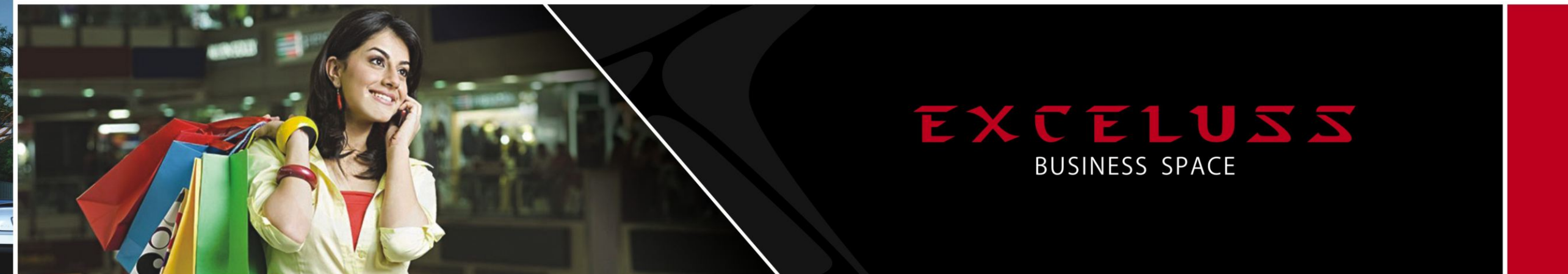
The shops and offices are aligned in a perfect order according to the design of whole complex which has immense open space and ventilation available. Every individual space will have sufficient air circulation and complete visibility from outside.

### SPACIOUS

The division of areas in the whole design derive a pattern which facilitates adequate space to each shop in spite of having an indefinite and distinctive shape. The scope of enough natural atmospheres escalates from all sides of single space.

### RESOURCEFUL

This business zone will encourage the energy saving tactics with its ample amount of natural light sources.





## FEATURES THAT REFLECTS EXCELLENCE IN EXCELUSS

- This corporate landmark has an iconic design with intelligent and architectural planning.
- A grand workplace for companies with grand visions.
- A sophisticated destination for finance companies, design firms, consultancies or global players.
- Clear vistas and natural light with independent energy sources.
- Incorporated efficient ventilation, safety measures and fire protection.
- Extensive landscaping with water falls will offer balanced, stress free working culture.
- A futuristic glass paneled elevation, a plush ambience, grand structure, and a pleasing sense of appreciation.
- An impeccable workspace with no interruptions or inconveniences.
- Prime neighborhood, safe & peaceful surroundings and an advantage of early entrance.
- World class environmental standards, aesthetics heightened by designer art & sculptures and cautioned by top-notch security systems.











## SLEEK PLANNING & ASSOCIATION WITH BEST BRANDS

Exceluss will embark with its ingenious design, architecture and an exceptional brand compilation for their individual showroom establishment.

The whole campus is most prominently covered with prime commercial space with a blend of brands for maximum shopping options.





Ground Floor Plan

SHOP	DIMENSION	SQ.FT
1,2	37' 4.5" X 13' 4.5"	955
3 to 15	10' 0" X 27' 0"	518
16	10' 7.5" X 20' 1.5"	410
17 to 21	21' 10.5" X 10' 0"	420
22	21' 10.5" X 10' 10.5"	454

SHOP	DIMENSION	SQ.FT
23 to 30	10' 0" X 27' 0"	518
31 to 34	38' 1.5" X 13' 4.5"	969
35 to 42	10' 0" X 27' 0"	518
43	21' 10.5" X 15' 4.5"	647



Upper Ground & 1<sup>st</sup> Floor Plan

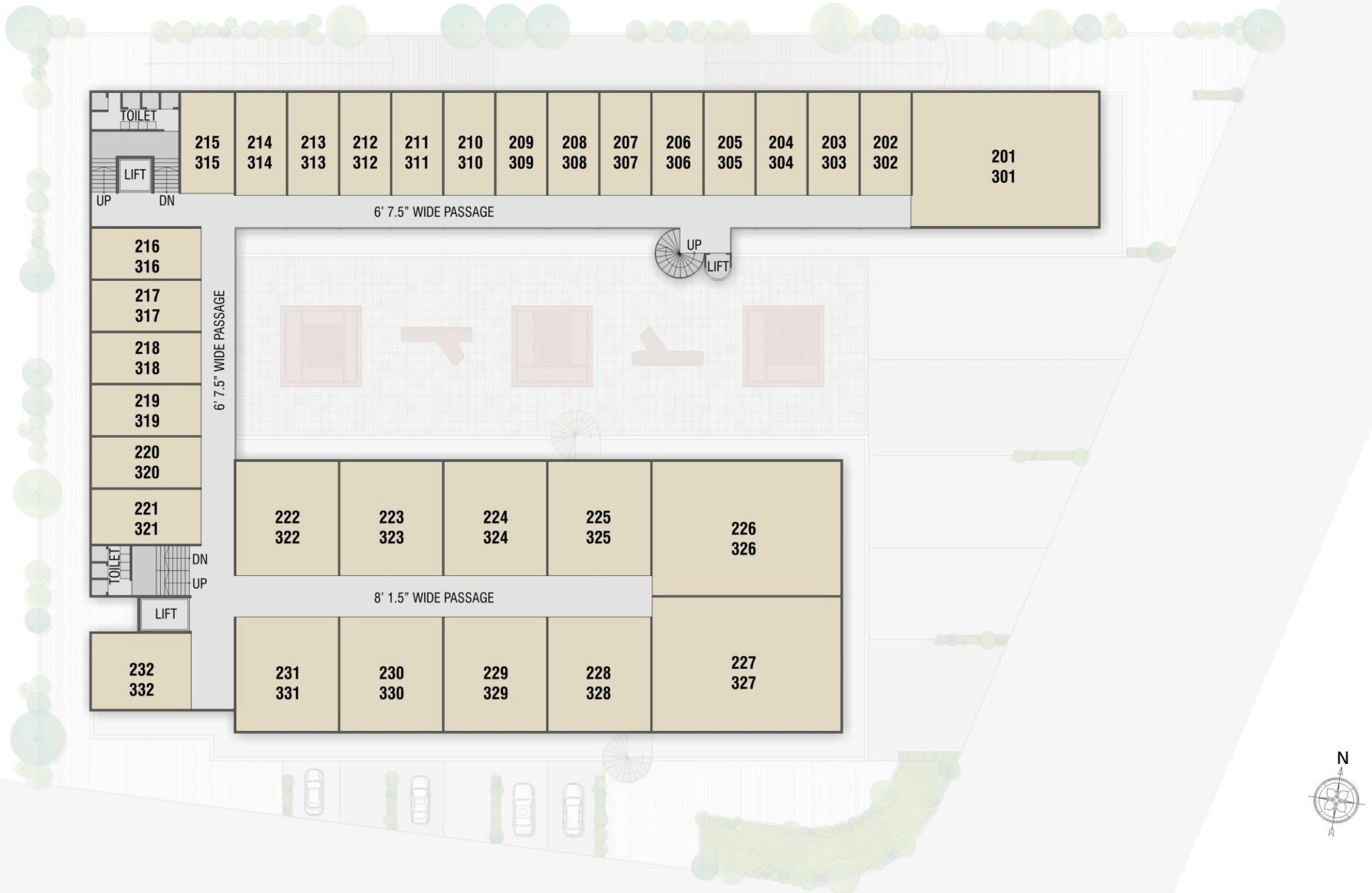
SHOP	DIMENSION	SQ.FT
101,102	37' 0" X 26' 7.5"	1896
103 to 115	10' 0" X 20' 4.5"	392
116	10' 7.5" X 20' 1.5"	410
117 to 121	21' 10.5" X 10' 0"	420
122	21' 10.5" X 10' 10.5"	454

SHOP	DIMENSION	SQ.FT
123 to 130	10' 0" X 20' 4.5"	392
131 to 134	37' 7.5" X 26' 7.5"	1923
135 to 142	10' 0" X 20' 4.5"	392
143	21' 10.5" X 15' 1.5"	632

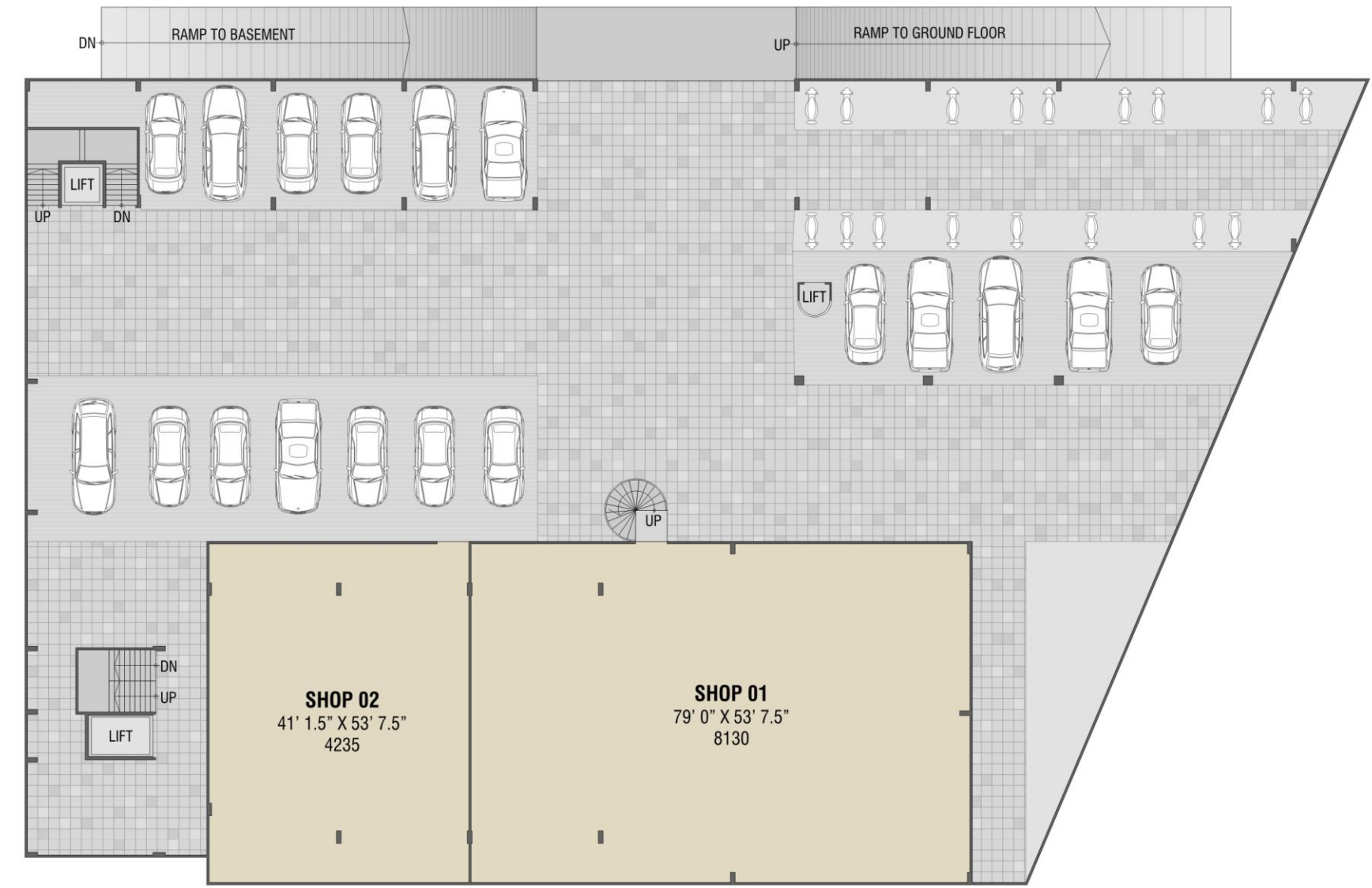


2<sup>nd</sup> & 3<sup>rd</sup> Floor Plan

SHOP	DIMENSION	SQ.FT	SHOP	DIMENSION	SQ.FT
201	37' 0" X 26' 7.5"	1896	222 to 225	20' 4.5" X 22' 7.5"	887
202 to 214	10' 0" X 20' 4.5"	392	226,227	37' 7.5" X 26' 7.5"	1923
215	10' 7.5" X 20' 1.5"	410	228 to 231	20' 4.5" X 22' 7.5"	887
216 to 220	21' 10.5" X 10' 0"	420	232	28' 4.5" X 15' 1.5"	879
221	21' 10.5" X 10' 10.5"	454			



Basement Plan





# Specification & Amenities

## HEIGHT

- Ground Floor:slab to slab 3.60 mts
- upper floor:slab to slab 3.30 mts
- 1st to 3rd floor: slab to slab 3.20 mts

## UNIT FINISH

- Wall Finish: Birla white cement putty application
- Flooring: Fully vitrified tiles flooring
- Shutter: MS shutter of standardised brand with Asian Oil Paints

## COMMON AREA

- Lift Cladding: Gorgeous Italian finish with ultra modern architectural design
- Staircase: Granite tread and granamite riser
- Passage: 2'X 2' scratch-proof tiles with matt finish
- Railing: Decorative SS railing with toughen glass

## BUILDING FINISH

- Plaster: Outside double coat mala finish plaster
- Color: ICI weather shield Max color
- Elevation: Korean panel and aluminum composite panel along with standard quality of toughen reflective glass
- Terrace: Water proofing on terrace with china mosaic

## WATER SUPPLY

- Supply through municipal corporation as well as 24X7 boring system available
- Overhead and underground water tanks of sufficient capacity
- Water cooler in common area on each floor

## ELECTRIFICATION

- Concealed electrification of Finolex / RR cabel or equivalent brand and modular switches of Legrand /Havells
- Special points for TV and telephone
- AC points in all units
- MCB in all units for safety
- Sufficient electric points in all showrooms, shops and offices
- 2 generator power backup points in each unit
- Generator for power back up for passage area, lift, common area and water supply

## COMMON TOILET

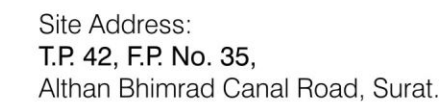
- Well ventilated and well designed common toilets
- Designer C.P. fittings of Kohler/Jaguar or equivalent brand and sanitary ware of Cera or Hindware
- Sewage System: External P.V.C. pipe of supreme or equivalent brand in underground & internal with C.P.V.C.

## OTHERS

- 1 stretcher lift and 1 passenger lift of Schindler/ Kone or equivalent brand
- 1 capsule lift for excellent view of the surroundings
- Earthquake resistant structure design
- Ample basement parking for owners
- Visitors parking in the front side of the building
- Fire safety equipments as per govt. norms
- Wi-Fi zone
- CCTV cameras in common areas
- Designer compound wall around campus with decorative lights
- Seating arrangement along with coffee shops in passage area at ground floor
- Well ventilated commercial complex
- Termite treatment: Anti -Termite by specialized agency







### Disclaimer

- Stamp duty registration charges, VAT, Service tax, Legal charges, GEB charges & society maintenance charges, etc. shall be borne by purchaser.
- Any new taxes announced by the Government / S.M.C. / Authority will be borne by the purchaser during the project.
- Purchasers are strictly NOT PERMITTED to make changes alteration on any including elevation, external color scheme or any other change affecting the overall design concept & outlook of the building.
- Continuous default & irregular payments may lead to cancellation of booking.
- This brochure is intended only for easy display & information of the scheme & does not form part of the legal document.
- The developer reserves all rights to make any changes in the scheme including technical specification, design, layout plan & all the purchaser shall abide by such changes.
- Subject to Surat jurisdiction.



Booking Contact:  
77780 37333, 77780 47333

Developer  
Exceluss Developer

Email  
sampratigroup@gmail.com  
excelussdevelopers@gmail.com

Architect  
Aayojan  
Ar. Hareshbhai Mahadevwala-Surat  
Ph.: 0261-2477800

Structural Consultant  
Er. Jalil A. Sheikh-Surat  
Ph.: 0261- 2472288-99