



Legacy of Ethics, Quality and Trust



**SANGHAVI
REALTY**

Siddhartha Sanghavi is a pioneer in initiating and gearing exponential growth of **SANGHAVI REALTY** by his rich and invigorating knowledge and enterprising skill.

SANGHAVI REALTY was conceptualized with an aim to develop ultra lavish products with no compromise attitude in terms of location, construction, ethics & design.

An awesome journey of the brand that stands for elite, Young entrepreneur **Mr. Siddhartha Sanghavi (B.E.)** setting a new benchmark in design & vastu elements by innovation.

The young Mr. Sanghvi possesses a great deal of experience in analyzing a client's needs and subsequently, the needs of the business. Throughout his career, he has been instrumental in helping translate the client's vision into reality. His experience in project management in the construction sector as well as in the real estate luxury projects sector has helped him create win-win situations for all parties involved in the process. His enterprising skills and out of the box approach has allowed him to make bold decisions as thereby providing value for money products to clients and investors.



RETAIL VIBES
Like never Before



PRIME Location HIGH Consumer Spending



A high volume of
WALK-IN CONSUMER
REVAMP your POTENTIAL

The prime commercial location is positioned close to an area with a **MAJORITY OF COLLEGES**, which increases the footfall throughout the day drastically. The busy road offers one of the highest volume of walk-in consumers, that ultimately translates into **INCREASED CONSUMER SPENDING**.





Located In A
**YOUTH
CENTRIC**
area with MAXX footfall



HL COLLEGE ROAD
gets a New Outlook

CENTROID
of Retail Consumers

Contemporary and **MODERN
DESIGN**, with a sleek facade and
STUNNING INTERIORS, are the
hallmarks of **Manor MAXX**.
Here, we don't sacrifice quality or
quantity and neither style nor
substance. The ideal solution to
growing and expanding your
business lies in **Manor MAXX**.

DIAMOND
facade
ELEVATION

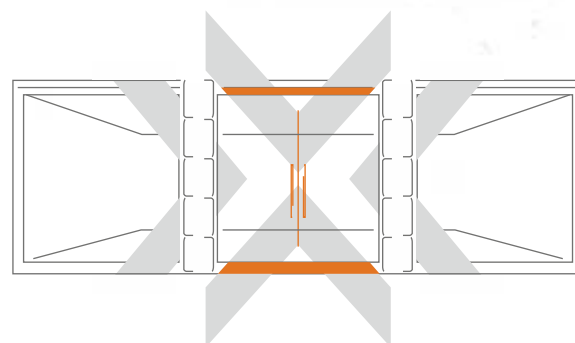




Maintenance
FRIENDLY ELEMENTS
Due to Heat & Dust



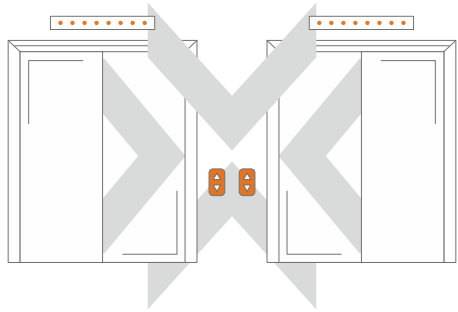
FRONT **27'**
in show room



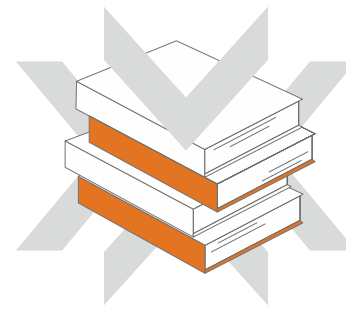
Ground floor Shops Starting
from **1080 Sq. Ft.**

We offer 1:3 ratio of
DEPTH TO FRONTAGE.

Manor MAXX offers **SHOWROOM SIZES** that go up to **1080 sq. ft.**, which is unheard of in the city and the entire region. While the design **MAXIMIZES THE USE OF SPACE**, the design is kept elegant and easily navigable for consumers.

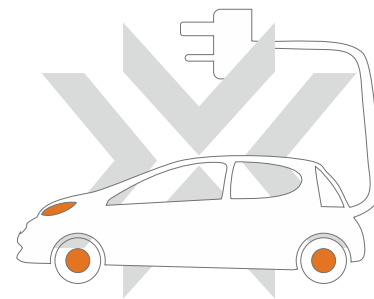


2^{STRETCHER}
Size lifts

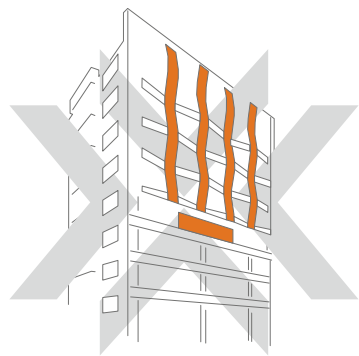
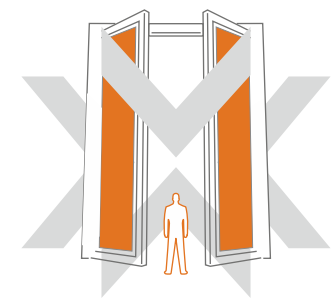


STUDENT
ATTRACTION
round the clock

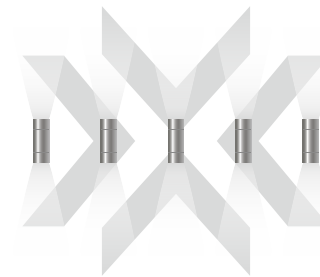
ELETRIC
vehicle
CHARGING POINT



PRIVATE
dedicated Branding
SPACE

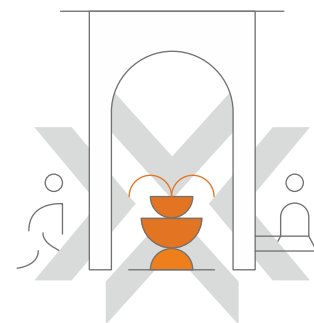


SLEEK SPACE
for various
NEEDS

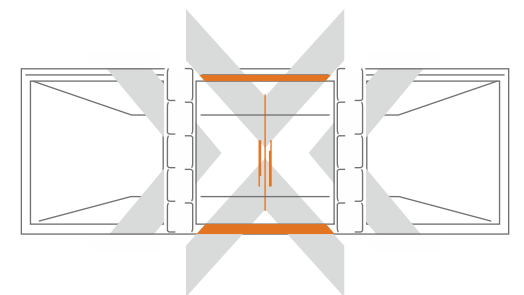


CRYSTAL
LIGHTING
for evening
AMBIENCE

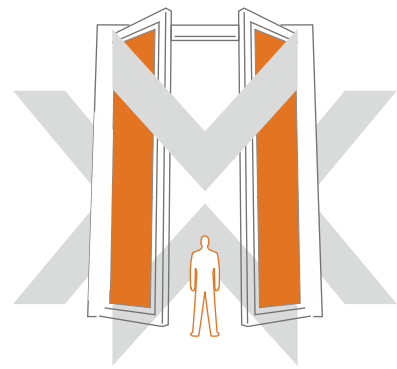
ENSURE DYNAMIC
Brand Penetration in
PREMIUM
zone of
GULBAI TEKRA



FRONTAGE
More than Depth for
GREAT
Visibility



Spacious Location for **BIG** Dreams



2 Spacious Stretcher size
ELEVATORS

Private Signage &
LED Advertisement

Take your brand to the next level with a **SPACE IN Manor MAXX**, the ultimate commercial space. Prime location increases ease of doing business while ensuring **STEADY FOOTFALL** due to the high traffic volume on the main road.



$$\text{EFFICIENCY} = \frac{\text{OUTPUT}}{\text{INPUT}}$$

The showrooms and offices are designed with utmost care to ensure they live up to **MODERN STANDARDS OF STYLE**. The road front showrooms have a tremendous advantage, while the offices are equipped with facilities that make doing business easy and efficient.



Capitalize on
YOUTH Purchase
POWER

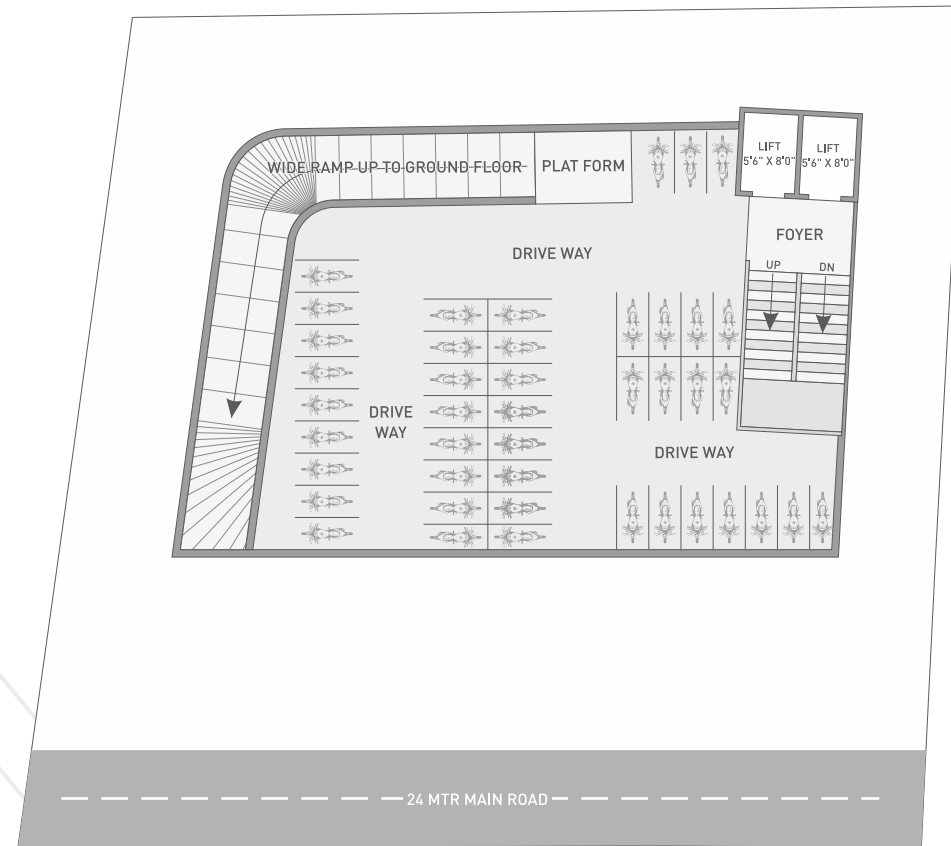
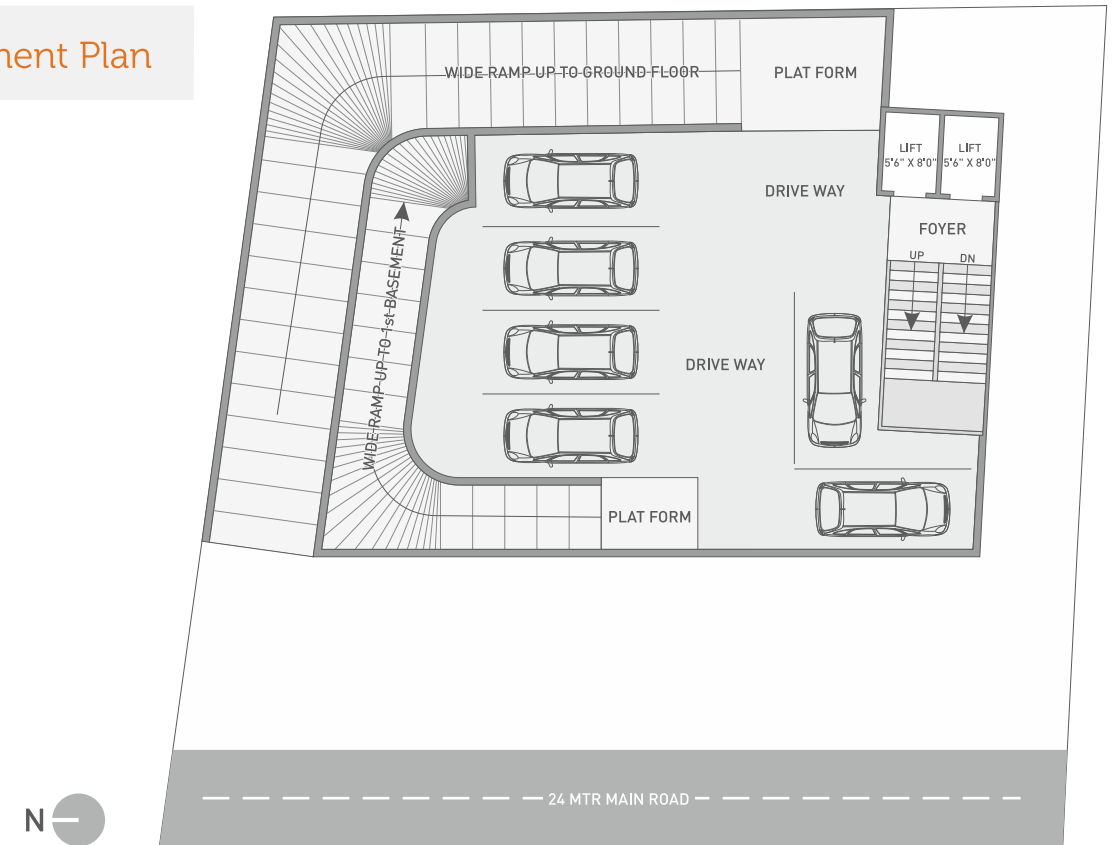




CONSISTENT FOOT FALLS
all day long of
COLLEGE CROWD



1st Basement Plan

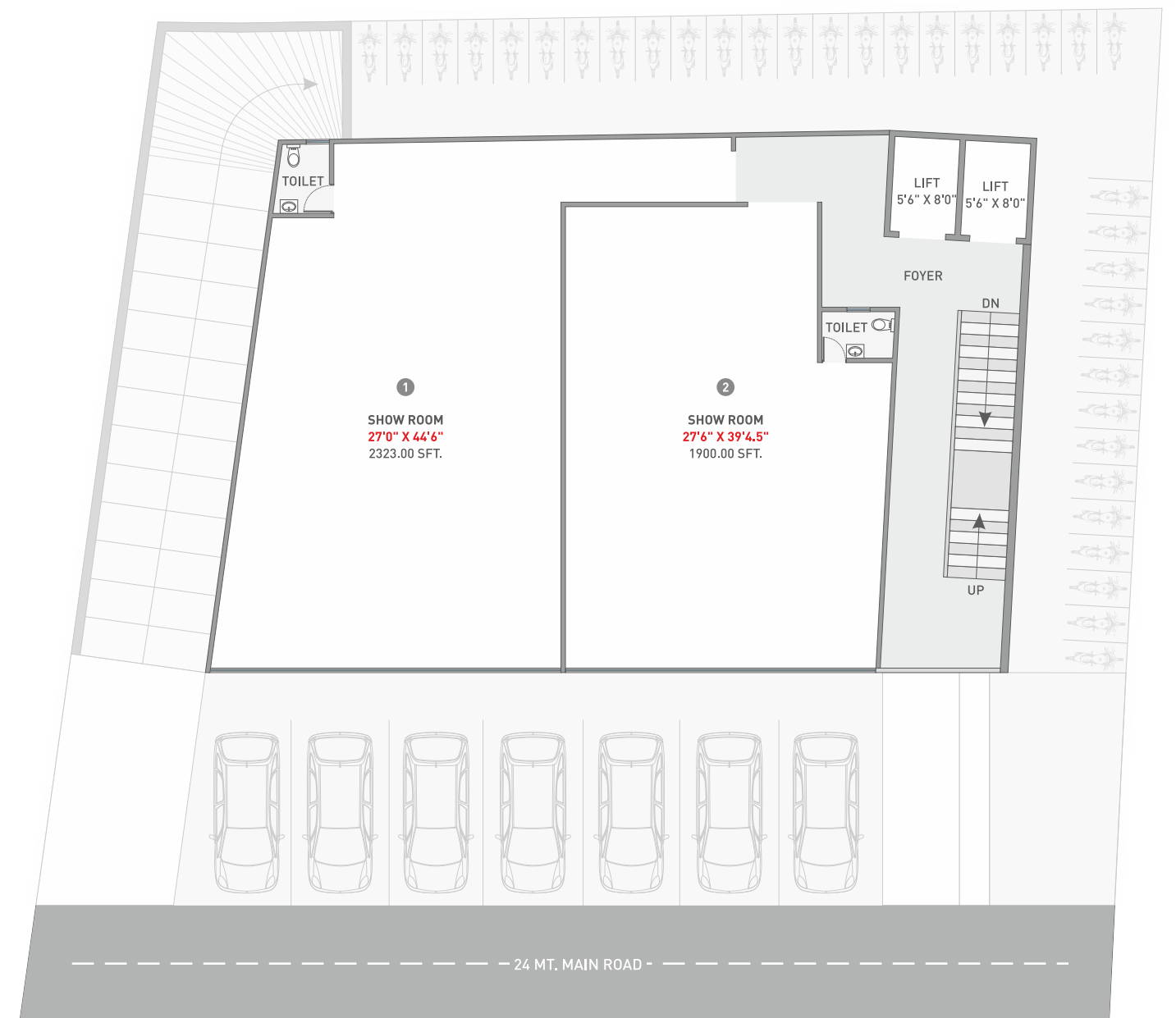


2nd Basement Plan

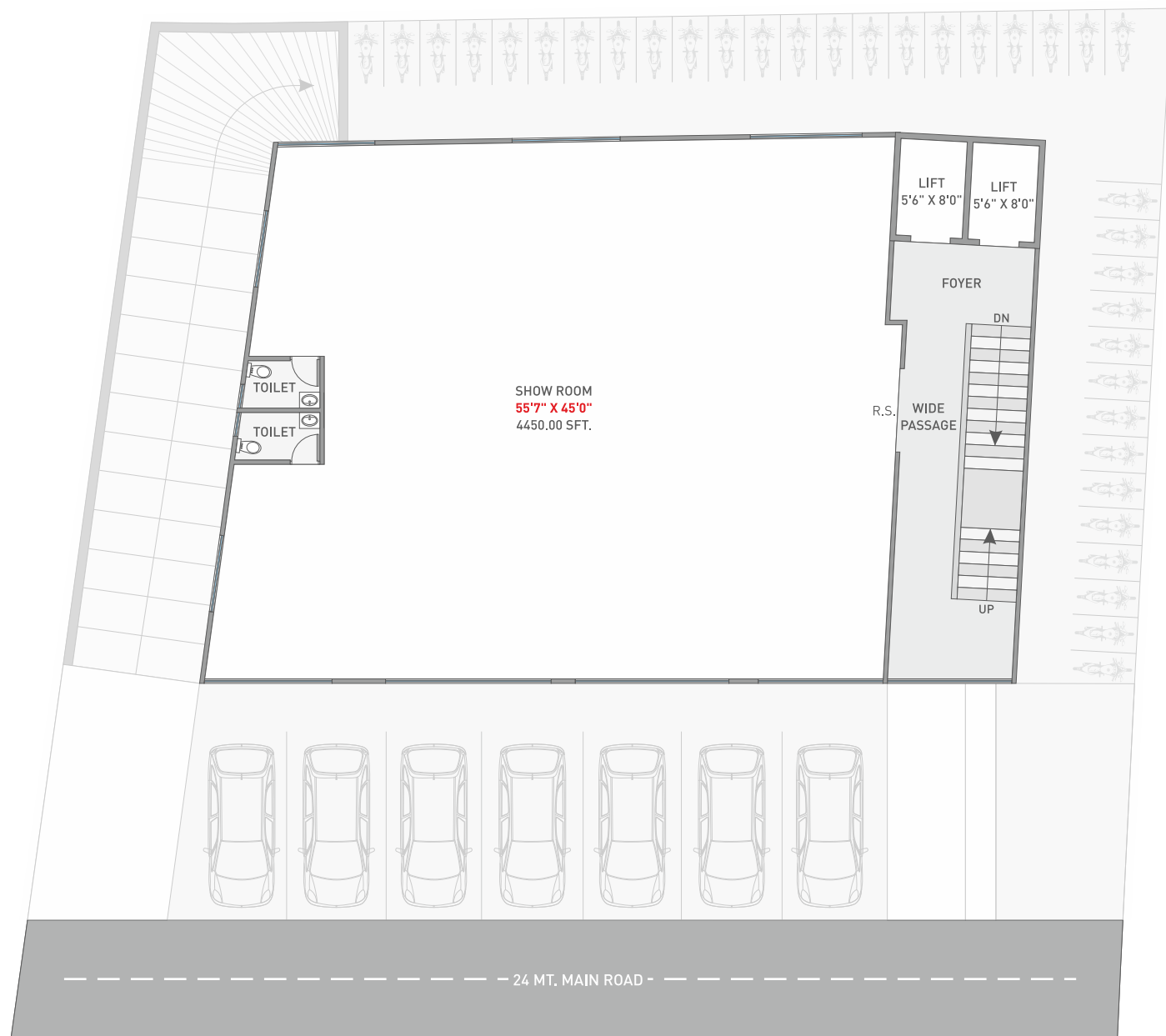
✧ Ground Floor Plan



✧ 1st & 2nd Floor Plan

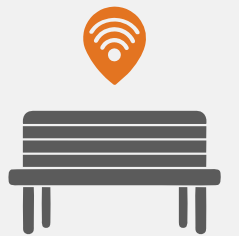


3rd to 7th Floor Plan



FACILITIES

- Feel secure at CCTV enabled premise that ensures safety & security
- Get Hassle free Stack Parking Facility in Basements,
- Get connected to the world with dedicated Wi-Fi Zones for quick references.
- Generator Backup for elevators, foyer and common utilities area.



SALIENT FEATURES

- Earthquake Resistant RCC Structure <
- Quality Flooring <
- 2 High End Elevators <
- Personal Toilet for Each Office <
- Separate Ducts for Electrification & AC <
- 24 hrs Water & Electric Supply <

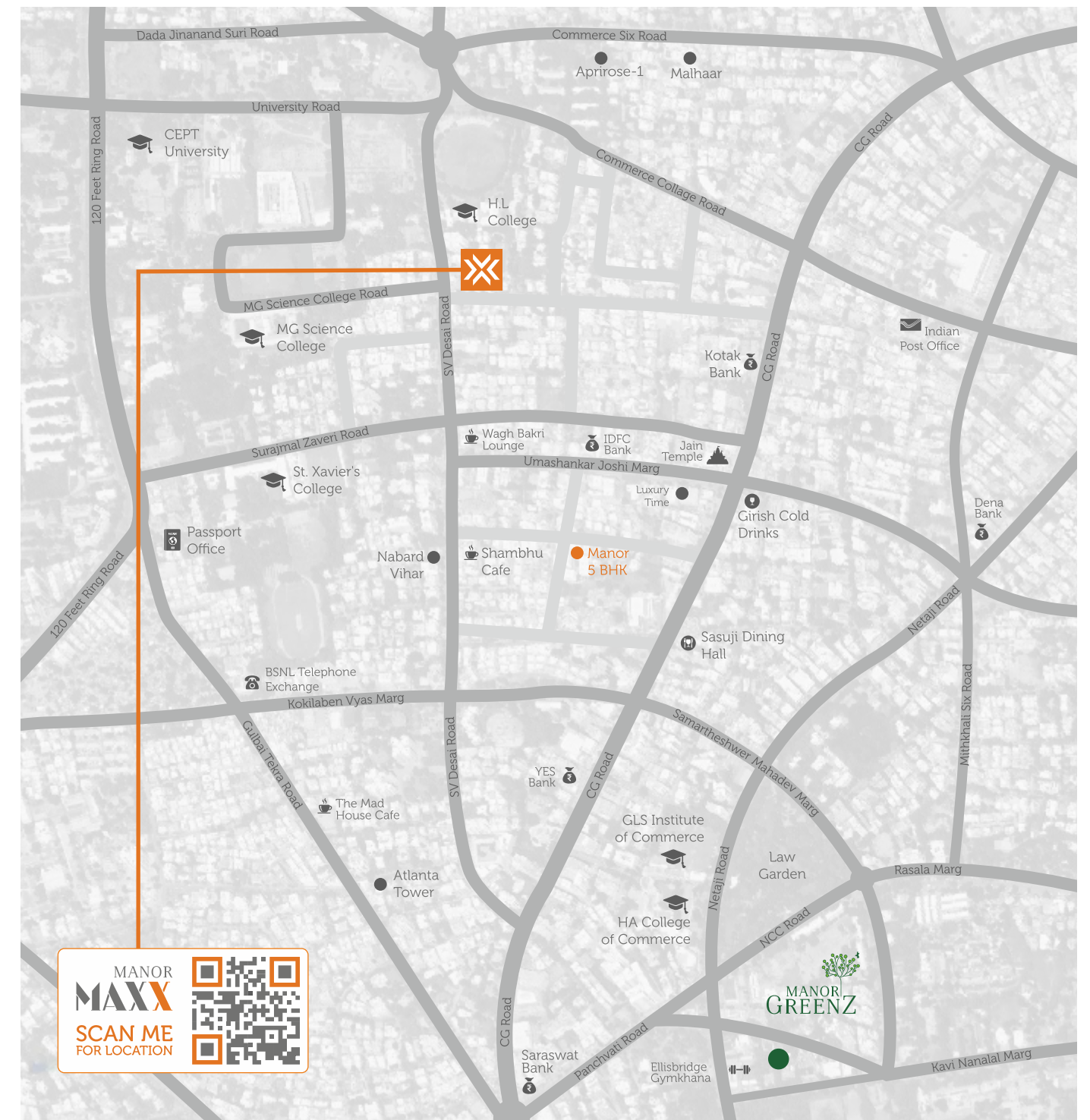
RULES & REGULATIONS

- Stamp Duty, Registration Charges, Legal Documentation Charges, Service Tax, Maintenance Deposit, Torrent Charges and any other Charges Shall be borne by members separately.
- Any additional charges of duties levied by government / local authority during or after the completion of the project will be borne by the member.
- Internal changes shall be done with prior permission, within time limit & shall be charged in advance.
- Changes in external elevation shall not be permitted.
- All rights reserved by the developer for alteration / modification / improvement in specifications and changes in dimensions and planning shall be binding to all.
- Business practices leading to pollution or causing material damage to the building or members are not allowed in the premises.
- Irregular payments may lead to cancellation of booking/s.





BEST Heavy Structural
DESIGN BY
BHOOMI CONSULTANTS



Architect:
Rushang Parikh
Structure & Designers:
Bhoomi Construction

Developers:



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Note :

•Developers reserve the right to change or revise or make any modifications, additions, omissions, or alterations in the scheme as a whole or any part thereof or any details therein, at their sole discretion without prior notice. Such changes would be binding to all the members. •All the architectural and interior views in brochure are computer graphics simulated interpretation of the actual property. •All the dimensions given are approximate & from unfinished surfaces. •This brochure is just for an easy presentation of the project and should not be treated as a legal document.



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