



Your Partner in Growth...

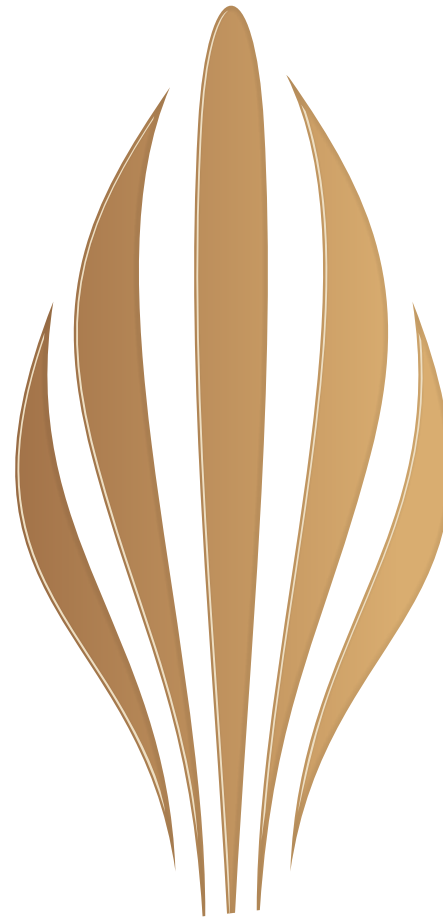
In its journey since inception, Ananta Builders has carved iconic developments in residential and commercial sectors. The cornerstone of Ananta Builders' remarkable success in short span lies in innovative designs, use of modern technology and unmatched quality standards - all within a categorical budget.

In its attempt to develop a commercial hub with thriving business activities, Ananta Builders' present
ANANTA STYLUS – A STYLISH BUSINESS LANDMARK
that will set the tone of success through its buzzing retail shops and corporate offices.



SIZZLING STYLE

The stunning design of Ananta Stylus will leave that perfect first impression over your prospective clients and customers, making it the most desirable business address of the town.



**FLAUNT
YOUR BUSINESS,
IN STYLE**

SIZZLING PROFITS

Centrally located, intelligently designed, brilliant in aesthetics and amenities and with flexible office and shop sizes, Ananta Stylus offers growing businesses an unmatched opportunity to thrive.

IDEAL LOCATION :: SMART AMENITIES :: BREATHTAKING DESIGN

BUSINESS ORIENTED :: UNMATCHED QUALITY :: TRUSTED DEVELOPERS

A STYLE STATEMENT FOR YOUR BUSINESS.

Yes, you read it right! Ananta Stylus is the hot and happening business destination coming up in the buzzing area of Karelibaug, Vadodara. With a magnificent glass façade that makes an imposing style statement, Ananta stylus presents you an excellent range of retail shops and corporate offices that enjoy the best of location and facilities for your business.





CORPORATE OFFICES

⋮



RETAIL SHOPS

⋮



SHOWROOMS

⋮



RESTAURANTS

⋮



BOUTIQUES

⋮



CAFES

⋮



SALONS

⋮

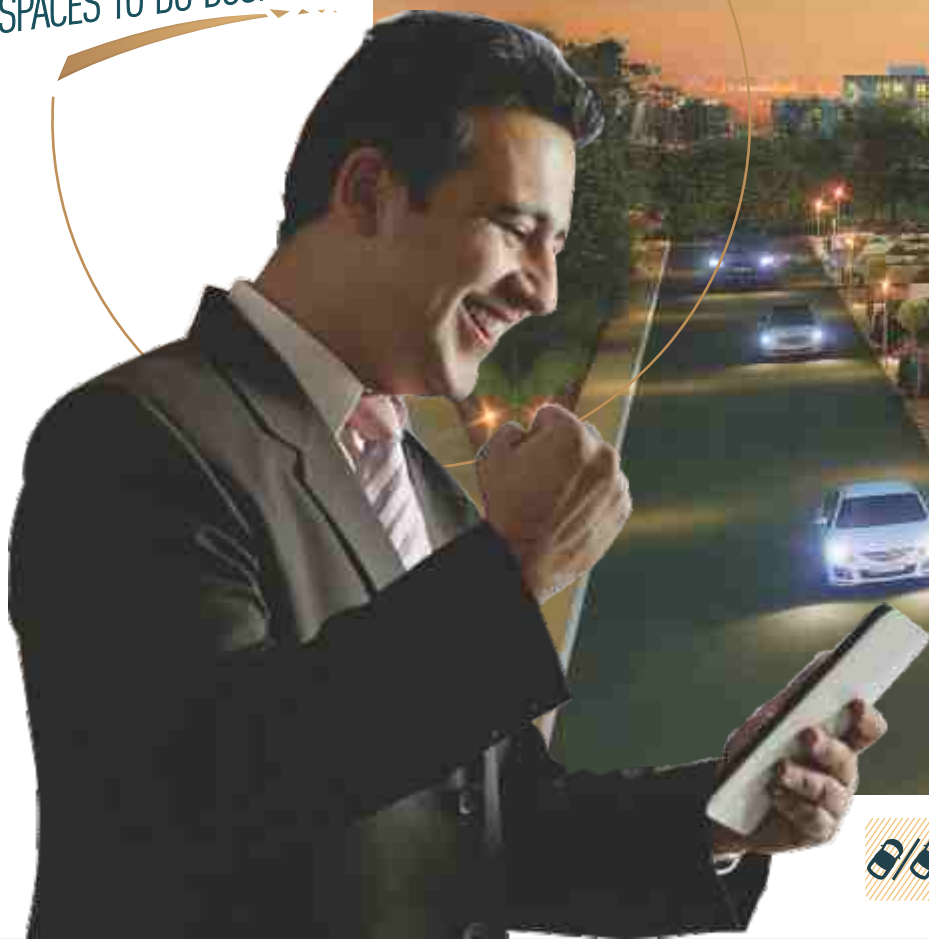


WAREHOUSES



PREMIUM SHOPPING DESTINATION AND CORPORATE HOUSES

HOT LOOKS TO LOVE
HOT SPACES TO DO BUSINESS



AMPLE
PARKING SPACE



NATURAL LIGHTING &
VENTILATION



BRANDED HIGH SPEED
ELEVATORS



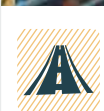
A HOST OF FACILITIES FOR SMOOTH BUSINESS OPERATIONS

Driving into a beautifully landscaped plaza, your visitors will find every detail planned to provide an effortless, enjoyable experience.

Well-planned parking reduces the hassles. The customer is attracted by the large glazed windows and high-visibility signage that provide an ample display for your brand. Strolling into the grand entrance lobby, shoppers find that cool air-conditioning and well-planned corridors make the walk around the retail gallery a delight.

With advanced elevators and other amenities, making sure the customers and business visitors have a comfortable experience, it is clear that all about Ananta stylus makes

GOOD BUSINESS SENSE.



WIDE CORRIDORS



POWER AND
WATER SUPPLY



HIGH FLOOR TO
CEILING RATIO



NEVER RUN OUT OF FASHION NEVER RUN OUT OF CUSTOMERS

- CLOSE TO POPULOUS AREAS LIKE FATEHGUNJ, SAMA AND NEW VIP ROAD.
- EASILY CONNECTED WITH EXPRESSWAY TO AHMEDABAD
- WIDE ROADS AND EASY ACCESS WITHIN THE AREA

Ananta Stylus occupies a charmed spot in Karelibaug. It is smartly located from the business perspective and centrally placed from people's point of view.

SEAMLESS CONNECTIVITY



CENTRAL BUS STAND
2.5 kms



RAILWAY STATION
3 kms



AIRPORT
4 kms



YOU CAN FOCUS ON GROWTH AND PROFITS. BECAUSE WE'LL FOCUS ON THE REST.

The true beauty of Ananta Stylus lies within its unique design and planning. In commercial complex, the floor height is 12 ft for ground floor and first floor while in corporate house the floor height is 14 ft at ground floor and 12 ft for first floor. It is higher than regular floor-to-ceiling height offered by other developers. Better still, these classy commercial spaces, with their unique, column-free design, give you the flexibility to expand your office space as your business grows.

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 & Air-Conditioning

- 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 for three phase meter.

Flooring & Wall Cladding

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

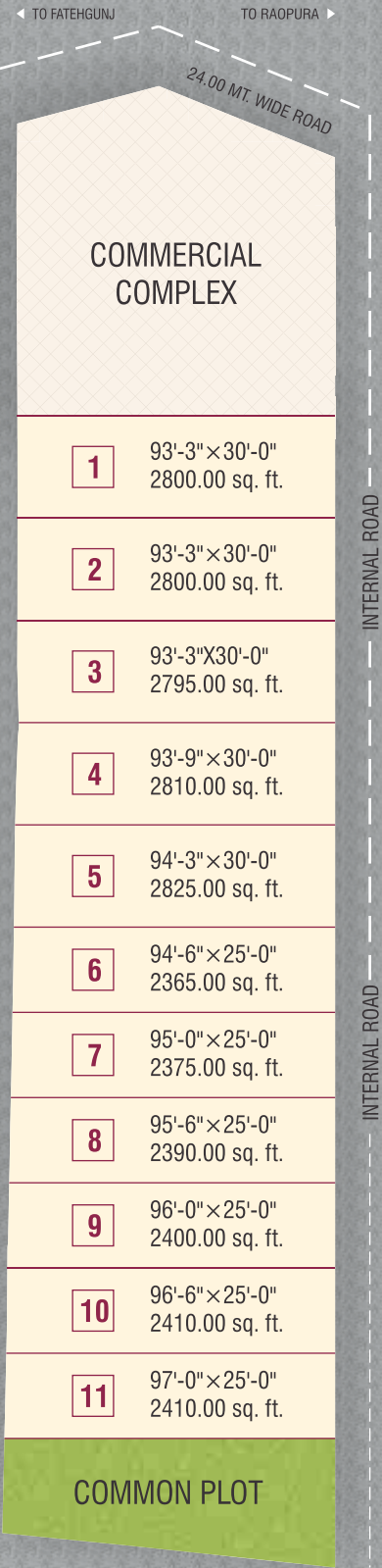
Exterior Glazing

- Hi-tech glazing system with low heat transmission glass.
- Eco-friendly technology ensures a high degree of user comfort & efficient energy utilization.

Doors & Windows

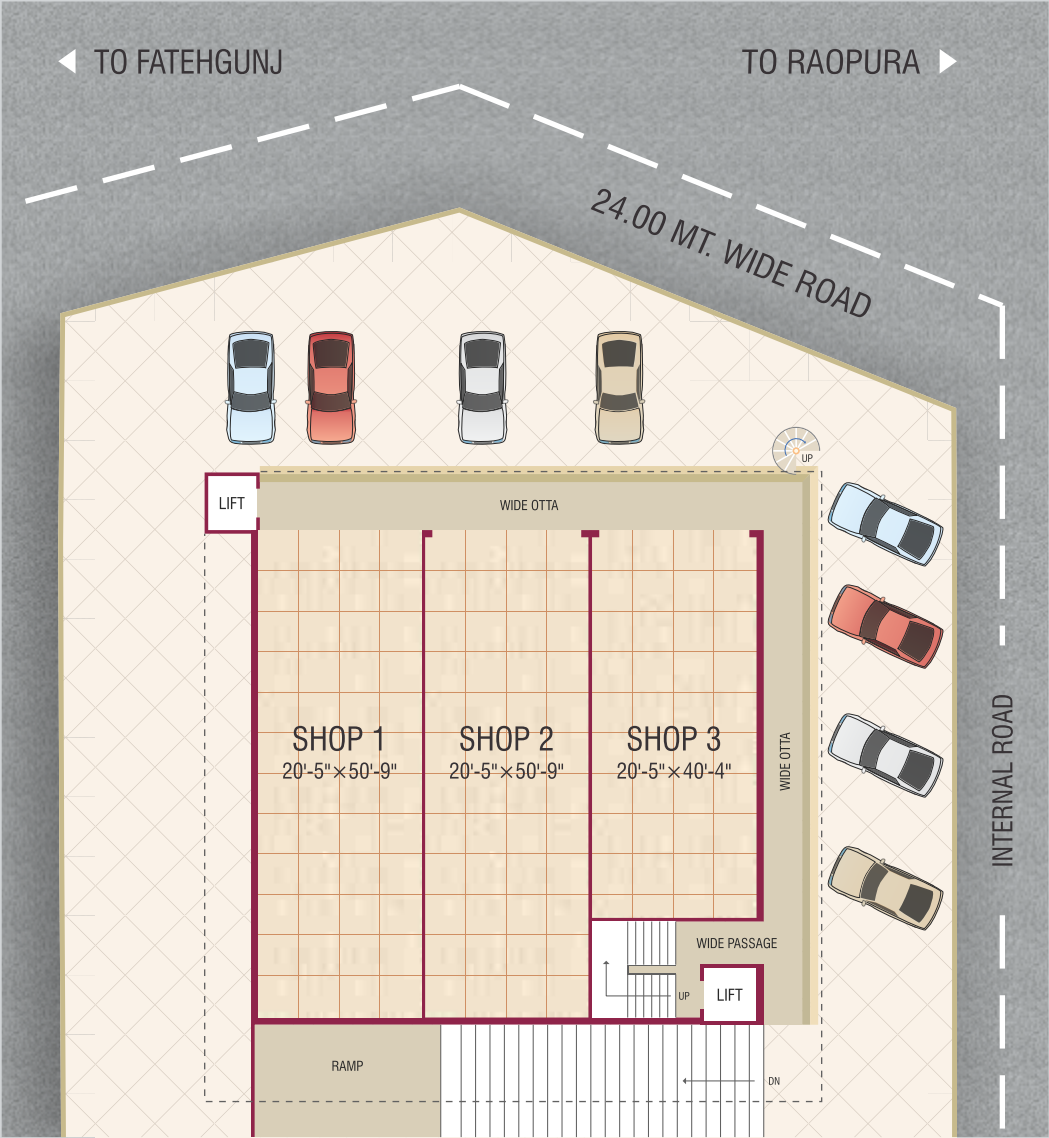
- Power coated aluminum sliding windows and decorative flush doors with safety locks for the offices.

PLOT AREA



COMMERCIAL COMPLEX

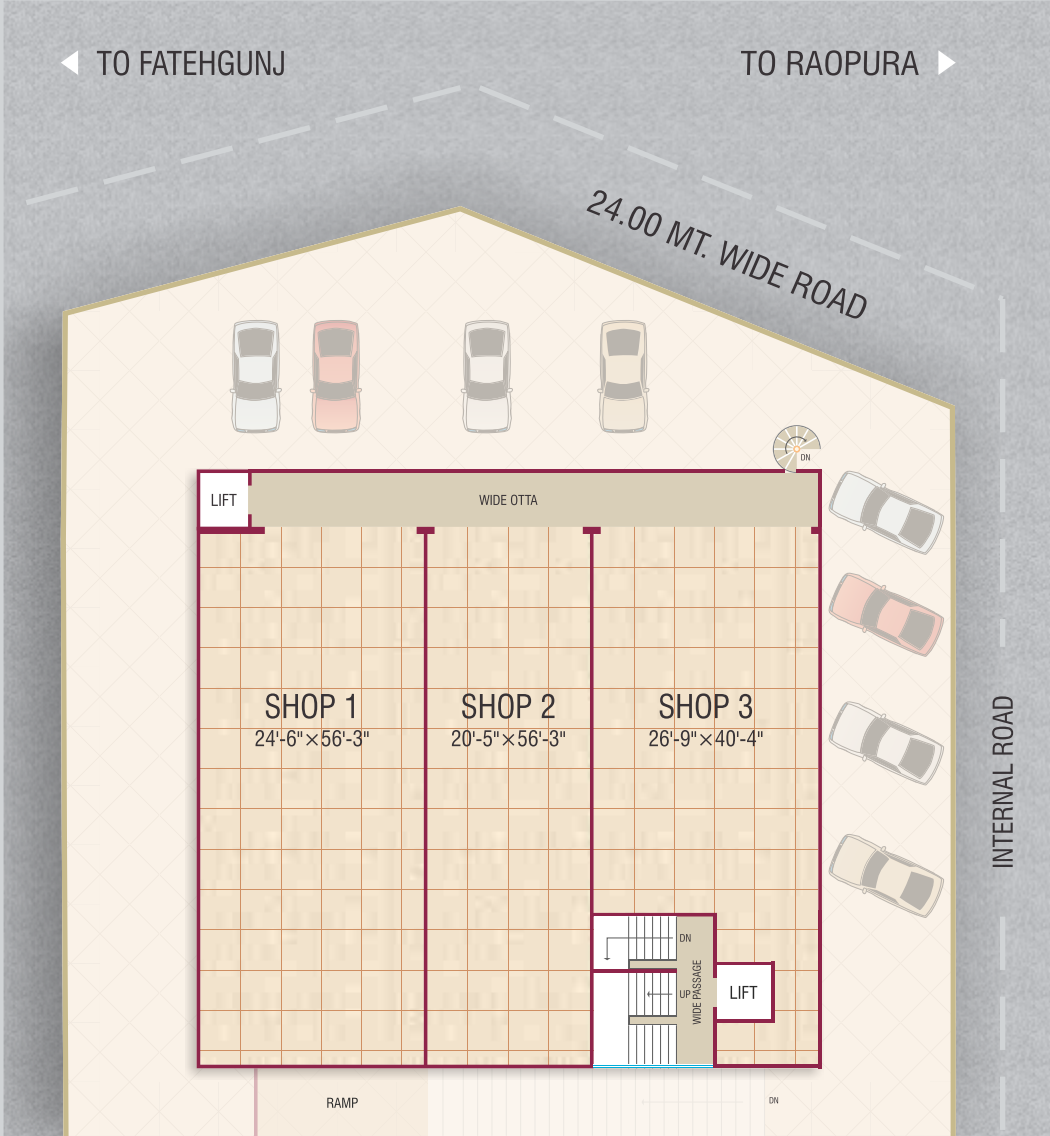
GROUND FLOOR PLAN



AREA (in Sq. Ft.)

SHOP - 1	CARPET AREA - 1035	SB AREA - 1707
SHOP - 2	CARPET AREA - 1035	SB AREA - 1707
SHOP - 3	CARPET AREA - 824	SB AREA - 1359

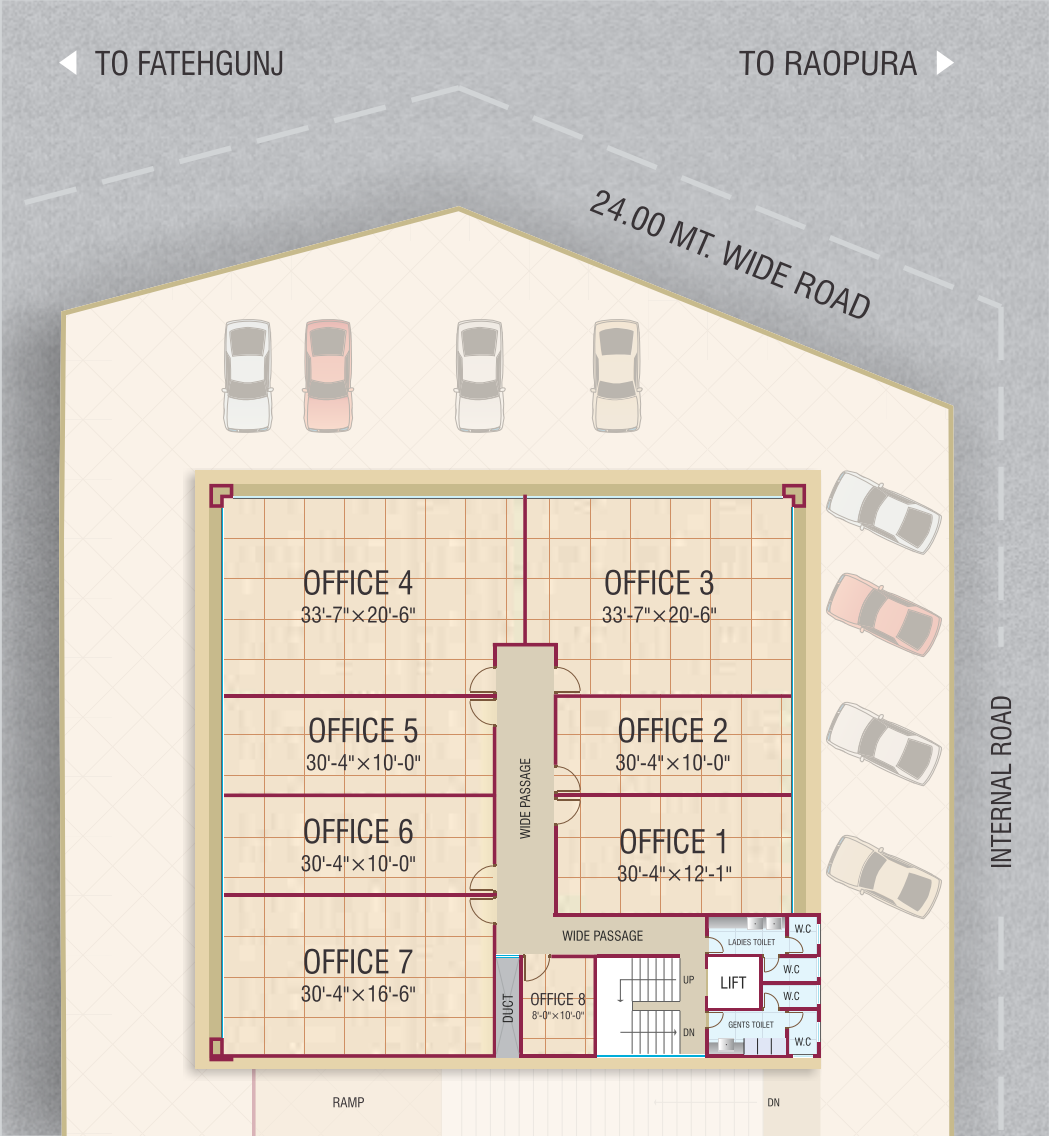
FIRST FLOOR PLAN



AREA (in Sq. Ft.)

SHOP - 1	CARPET AREA - 1376	SB AREA - 2270
SHOP - 2	CARPET AREA - 1146	SB AREA - 1891
SHOP - 3	CARPET AREA - 1232	SB AREA - 2032

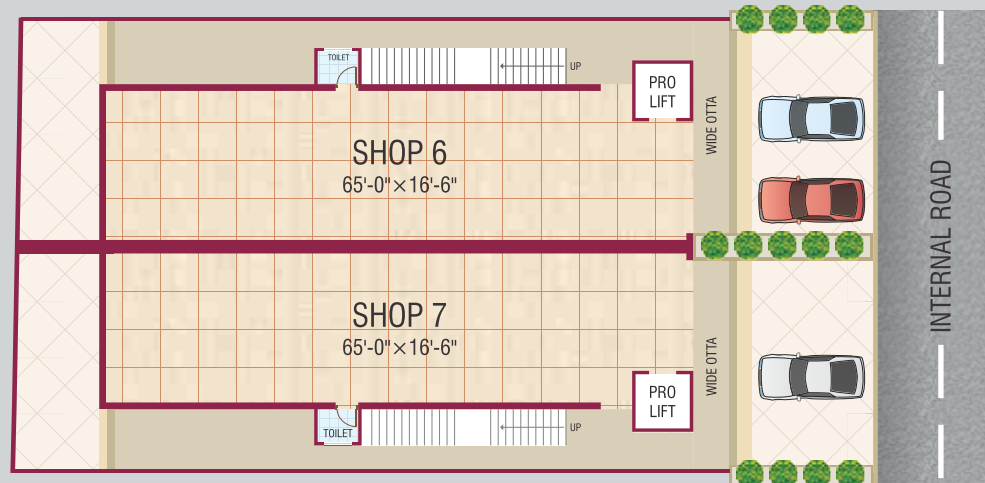
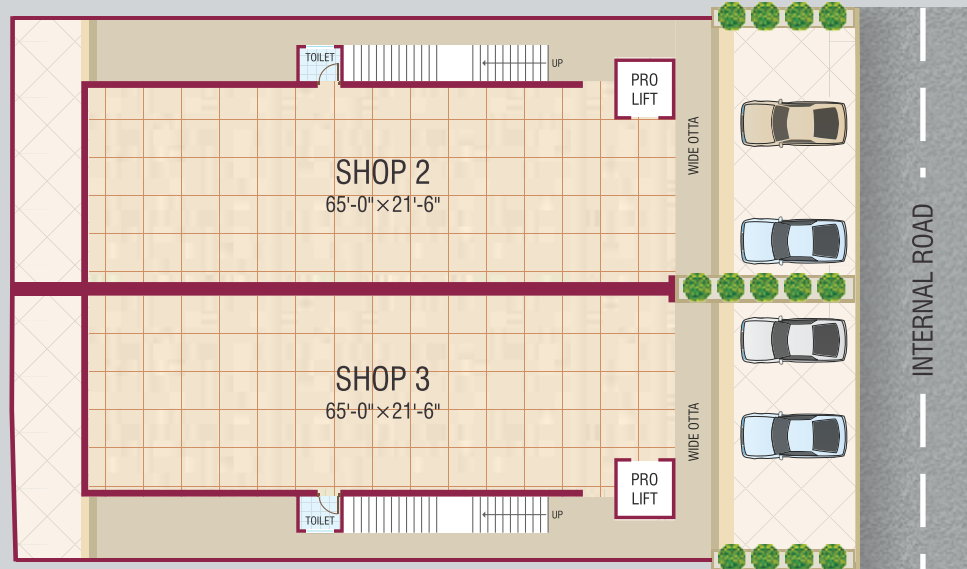
TYPICAL FLOOR PLAN



AREA (in Sq. Ft.)

OFFICE - 1	CARPET AREA - 370	SB AREA - 610	OFFICE - 5	CARPET AREA - 305	SB AREA - 503
OFFICE - 2	CARPET AREA - 305	SB AREA - 503	OFFICE - 6	CARPET AREA - 305	SB AREA - 503
OFFICE - 3	CARPET AREA - 673	SB AREA - 1110	OFFICE - 7	CARPET AREA - 503	SB AREA - 829
OFFICE - 4	CARPET AREA - 673	SB AREA - 1110	OFFICE - 8	CARPET AREA - 81	SB AREA - 134

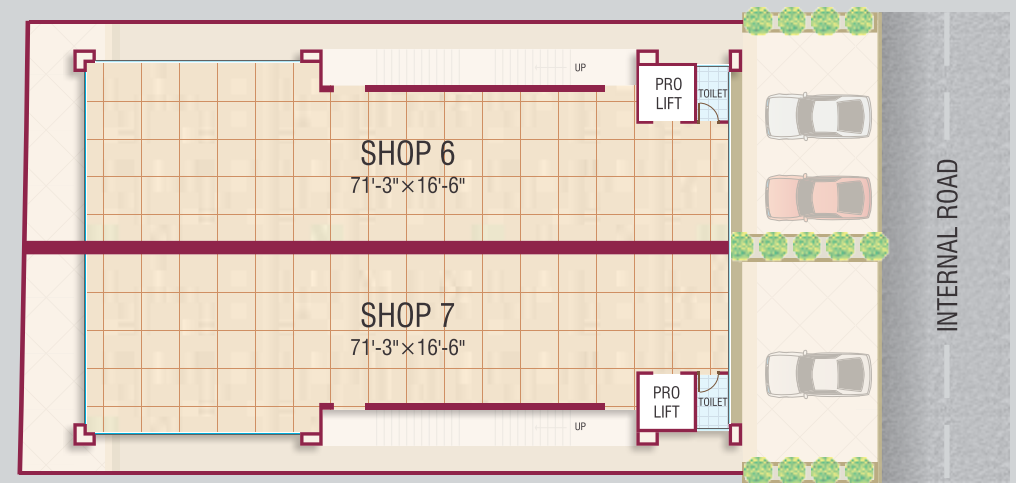
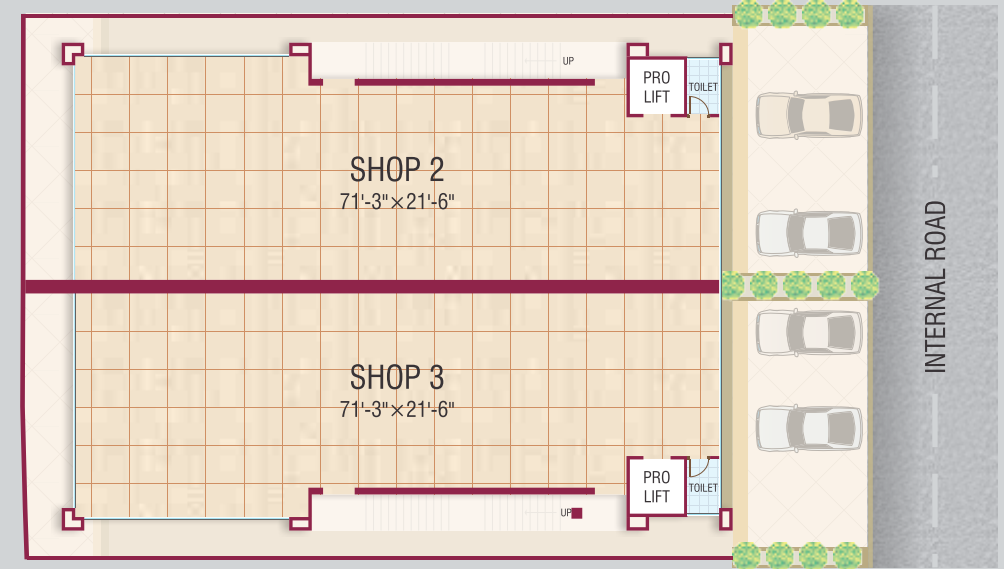
GROUND FLOOR PLAN



AREA (in Sq. Ft.)

SHOP 1-5 CARPET AREA - 1400 | BUILT UP AREA - 1510
SHOP 6-11 CARPET AREA - 1100 | BUILT UP AREA - 1200

FIRST FLOOR PLAN



AREA (in Sq. Ft.)

SHOP 1-5 CARPET AREA - 1610 | BUILT UP AREA - 1730
SHOP 6-11 CARPET AREA - 1255 | BUILT UP AREA - 1370

KARELIBAUG - VADODARA

BE AT THE CENTER OF
ATTENTION AT
THE CENTER OF CITY

Karelibaug occupies a favorable location in the city. It is easily approachable from all parts of Vadodara city. All state highways, national highways and express way are also in the vicinity.



COMPLETED PROJECTS

ANANTA
Aries

Shops & Flats

@ AJWA ROAD

ANANTA
TRENDZ

Shops, Offices and Showrooms

@ GOTRI ROAD

ONGOING PROJECTS

ANANTA
शुभारंभ

Tenements & Duplexes

@ WAGHODIA ROAD

ANANTA
इकोफ्रेंडली

Duplexes

@ WAGHODIA ROAD

ANANTA
शुभारंभ

Tenements & Duplexes

@ WAGHODIA ROAD

A·N·A·N·T·A
ASHTHA

Shops, Flats, Duplexes and Penthouses

@ WAGHODIA ROAD

A·N·A·N·T·A
SAMRUDDHI

Flats, Shops and Penthouses

@ AJWA ROAD

A·N·A·N·T·A
LIFESTYLE

Shops, Flats & Penthouses

@ AJWA CROSSING

A·N·A·N·T·A
सवन

Bungalows

@ WAGHODIA ROAD

A·N·A·N·T·A
रेडिर

Duplex, Tenements & Open Plots

@ AJWA MAIN ROAD

A·N·A·N·T·A
savera

4 BHK Villas

@ ATLADARA-BIL

city pulse

Affordable Flats

@ AJWA ROAD

A·N·A·N·T·A
Signature

Shops, Offices & Multiplex

@ HARNI ROAD

शुक्ल
A·N·A·N·T·A

Residential & Commercial

@ MUKTANAND CIRCLE, KARELIBAUG

ANANTA
अफेल्

Shops, Flats & Penthouses

@ AJWA ROAD

UPCOMING PROJECTS

ANANTA
serenity

SHOPS | FLATS | PENTHOUSES

@ ATLADARA-BIL

ANANTA
Santilla

3 BHK LUXURIOUS VILLAS

@ ATLADARA-BIL

ANANTA
Starlet

SHOPS & HOTELS

@ SHASTRI BRIDGE,
STATION ROAD

PAYMENT TERMS FOR COMMERCIAL COMPLEX

30% on Booking
10% on Basement Slab
10% on GF Slab

10% on FF Slab
10% on SF Slab
10% on TF Slab

10% on FF Slab
05% on Finishing Level
05% before Possession

PAYMENT TERMS FOR CORPORATE HOUSES

30% on Booking
20% on Plinth Level
20% on GF Slab

20% on FF Slab
10% on Finishing Level

TERMS & CONDITIONS

- 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.
- Possession will be given only after one month of settlement of all accounts.
- 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.
- 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.
- Internal changes will only be permitted with prior permission.
- Outdoor AC units will be fitted as per provision provided in the designated place by the architect.
- Any balance FSI at present or in future shall be availed by the developer and no member would claim any right for the same.
- 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.



Your Partner in Growth...

ANANTA GROUP

Established in 2009, Ananta Group is one of the leading real estate developers of Vadodara. In a short span of 4 years, Ananta Group has successfully developed a sprawling area of

15,00,000 lac 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.



Corporate House: 2nd Floor, Sahjanand Complex, Above IDBI Bank, Water Tank Road, Karelibaug, Vadodara - 390018

anantabuilders.com | Follow us on :    /anantabuilder