

There are many who build houses.
Only a few build homes.



ISO 9001 : 2008
ISO 14001 : 2004
ISO 18001 : 2007

www.happyhomegroup.co.in

HAPPY 2 HELP (24 x 7) ☎ 7878 808080

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For More Details

Green Signature Shoppers

Near Happy Residency, Opp. Legend, U/M (BRTS) VIP Linking Road,
Vesu Char Rasta, Vesu, Surat - 395007.

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Opportunity unveiled



HAPPY HOME'S **Green**

Signature
SHOPPERS

WE BELIEVE

"QUALITY AND SIMPLICITY NEVER GOES OUT OF FASHION" TRANSLATING THE SAME INTO REALITY. WE HAVE BEEN DELIVERING EXEMPLARY RESIDENTIAL AND COMMERCIAL PROJECTS BACK TO BACK SINCE A DECADE. THE QUALITY OF OUR WORK AND SIMPLICITY OF OUR RAPPORT HAVE PUT US ON FRONT RUNNER POSITION AND HAVE ATTRACTED PEOPLE AT LARGE TO REPOSE THEIR TRUST IN US..

WE AT "HAPPY HOME GROUP" ALWAYS TAKE CARE OF OUR CUSTOMERS BY PROVIDING THEM MORE THAN PROMISED. UP TO NOW THE GROUP HAVE GIVEN AWAY SOME FIFTY PLUS PROJECTS INCLUDING RESIDENTIALS AND COMMERCIALS AT PRIME LOCATIONS IN THE CITY OF SURAT..



ISO 9001 : 2008
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WE PRESENT



AFTER SO MANY LUXURIOUS, SEMI LUXURIOUS RESIDENTIAL PROJECTS AND SERIES OF STATE OF THE ART COMMERCIAL PROJECTS "HAPPY HOME GROUP" HAS PROFOUND PLEASURE ANNOUNCING ITS MOST AMBITIOUS PROJECT "HAPPY HOME GREEN SIGNATURE SHOPPERS" EQUIPPED WITH AN ENTICING ARCHITECTURAL DESIGN AND ULTRA MODERN AMENITIES FOR SHOPPERS AND THE SHOP OWNERS. THE PROJECT WILL BE PROVED "THE FIRST AMONG THE EQUALS" FOR THE CITY OF SURAT..

PRESENTING THE PROMINENT "SIGNATURE" STRUCTURE





STUPENDOUS STRUCTURE WITH DEMONSTRATING DESIGN



HIGHLIGHTS

SHOPS & ANCHOR SHOPS

- Ground Floor
284 sq.ft. to 702 sq.ft.
- Upper Ground Floor & 1st Floor
198 sq.ft. to 1386 sq.ft.

OFFICE & HOSPITAL

- 2nd Floor & 3rd Floor
534 sq.ft. to 1630 sq.ft.

GAME ZONE / GYM / FLOWER STORE SAFE DEPOSIT VAULTS / STORAGE

- Lower Ground Floor
918 sq.ft. to 3376 sq.ft.

FLOOR HEIGHTS

- Ground Floor : 12' 9"
- Upper Ground to 3rd Floor : 10'
- Gym, Safe Deposit Vaults, Storage : 11' 6"

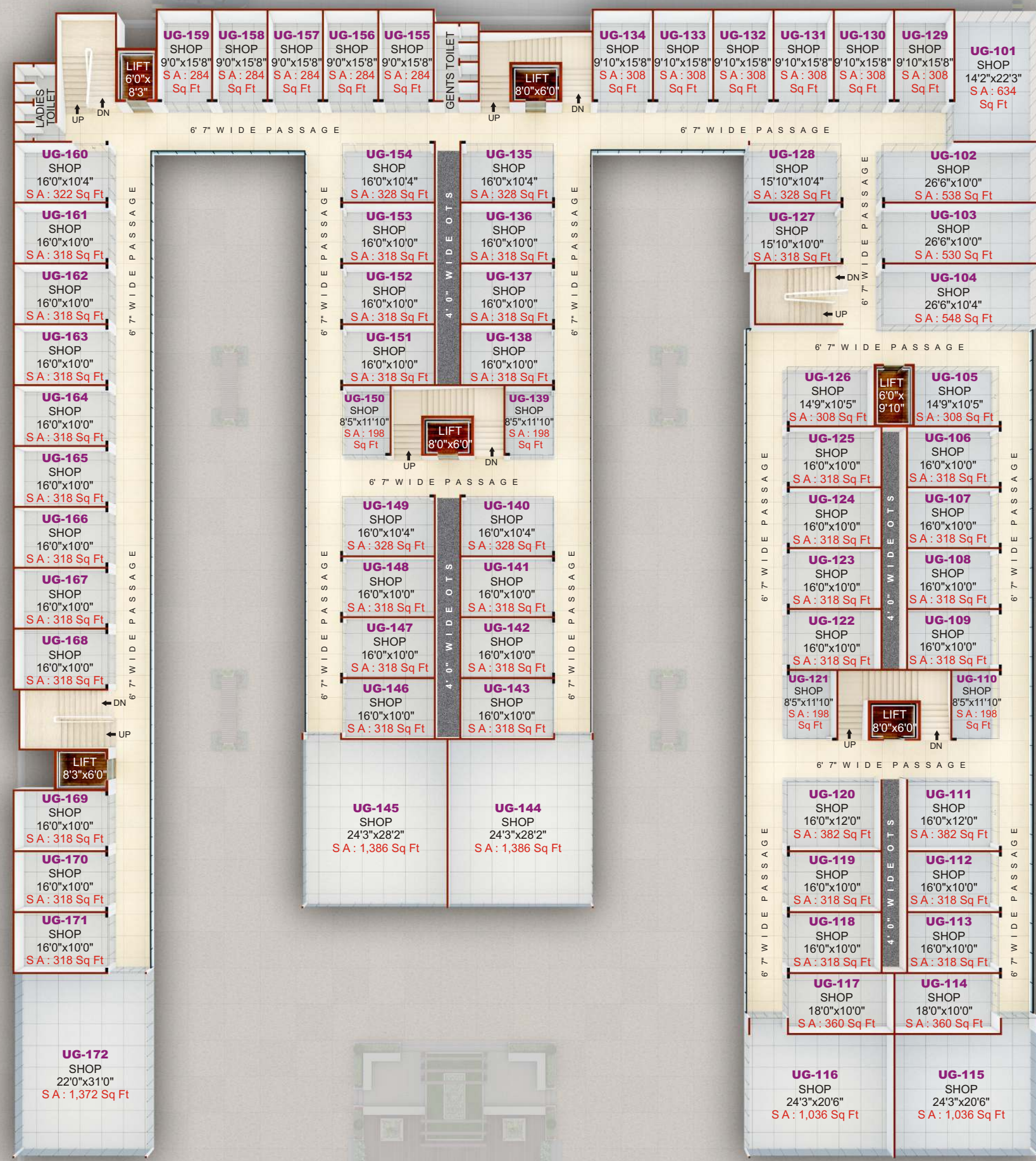
IDEAL FOR USE

- Fast Foods, Snack Parlour
- Stationery & Gift Articles
- Bakery & Provision Stores
- Professionals (C.A., Architects, Engineers & Consultants)
- Coffee Bar & Restaurants
- Hospitals, Clinics, Laboratories & Classes
- Ticket Booking (Rail, Air, Movie)
- Banks & ATM
- Game Zone, Gym, Flower Storage, Safe Deposit Vault, Storage

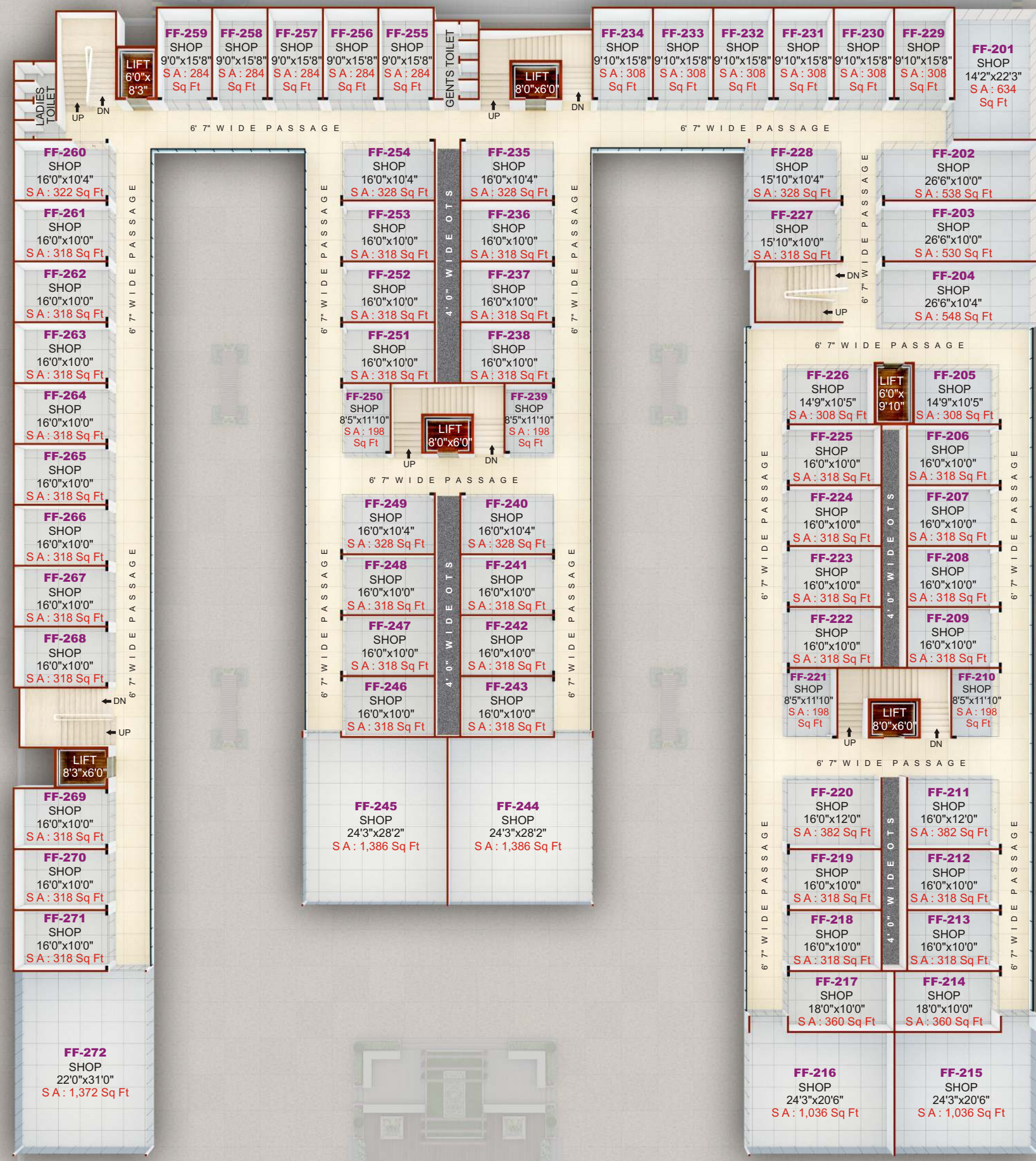
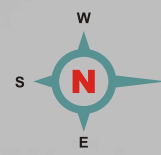


FANTABULOUS FRONTS WITH EMINENT OUT LOOK

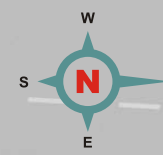


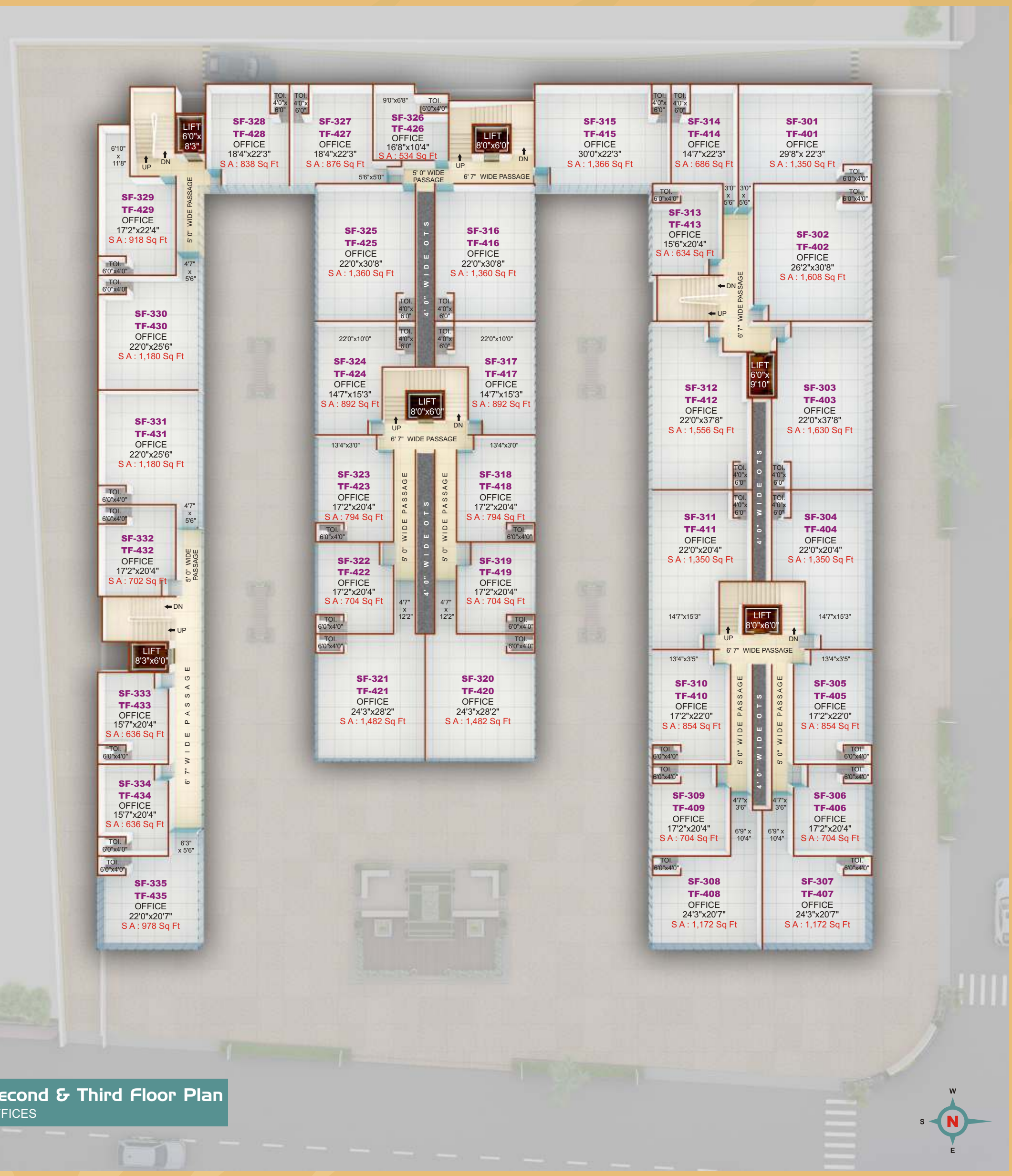


Upper Ground Floor Plan
SHOPS



First Floor Plan
SHOPS





Second & Third Floor Plan
OFFICES



Lower Level Plan
GYM, SAFE DEPOSIT VAULT, GODOWNS

AMENITIES

GENERAL

SHOP & ANCHOR SHOPS

- Ground Floor + Upper Ground Floor & 1st Floor

OFFICE & HOSPITAL

- 2nd Floor & 3rd Floor

GAME ZONE / GYM / SAFE DEPOSIT VAULTS FLOWER STORAGE

- Lower Ground Floor

FLOOR HEIGHT

- Ground Floor : 12' 9"
- Upper Ground to 3rd Floor : 10'
- Gym, Safe Deposit Vaults,
Flower Storage : 11' 6"

IDEAL FOR USE

- Fast Foods, Snack Parlour
- Stationery & Gift Articles
- Bakery & Provision Stores
- Professionals (C.A., Architects, Engineers & Consultants)
- Coffee Bar & Restaurants
- Hospitals & Clinics
- Ticket Booking (Rail, Air, Movie)
- Bank & ATM
- Laundry, Grocery & General Store
- Juice & Ice-Cream Parlour
- Vegetable Shops
- Chemists & Laboratories
- Beauty Salon & Spa
- Classes
- Game Zone, Gym, Flower Storage, Safe Deposit Vault,
Storage

PASSAGE

- 6' 7" Wide Passage
- Folding Ceiling
- Granamite Flooring & Skirting

FACILITY

- All Shops & Offices are Well Ventilated
- 6 Auto Door ISI Brand Lifts with Digital System & Intercom
- Cable Connection in All Shops & Offices
- Water Connection in All Shops & Offices
- Architect Designed Compound Wall
- Waterfall & Landscaping at Ground Level
- CCTV Camera
- Galvanized Shutter for Shops
- Ladies & Gents Toilets on each Floor in Shops Area
- Rain Water Harvesting
- All Office & Godown / Gym / Game Zone With Attached Toilet

ELEVATION

- New Concept Designed Elevation
- Lighting LED Concept
- Fully Glass (Toughened) Elevation
- Creatively Designed with Air and Light Circulation

SPECIFICATIONS

- 24" x 24" Crystal Collection Vitrified Tiles
- White Acrylic Lapi (2 Coats)
- Modular Switches
- Copper Wiring ISI Brand
- Aluminium Section with Anodized Coated Window
- One Vision Reflective Glass
- Power Point For, (T.V., Phone, Xerox, P.C & Printers) in each Individual Unit

FIRE SAFETY

- Fire Fighting System
- Fire Water Tank
- Fire Alarm
- Fire Sprinkler at Basement Level

ELEVATOR

- 6 Auto Door High Speed Lifts & Auto Collective
- Intercom (Shop to Shop & Security)
- CCTV

LIFT CLADDING

- Granite Cladding In Each Floor In Lifts Wall

GENERATOR

- Auto Start
- Diesel Engine
- Power Backup for Lift, Common Light & Common Areas

PARKING

- 00 Level & -1 Level
- Sufficient Space, Proper Marking at Entry Exit Sign
- Polish Kota Flooring & Texture With Colour in RCC Wall
- Parking Availability Display
- Speed Breaker
- Rubber Car Stopper
- Column Safety Guard with Radium Sign at Corner Edge
- RCC Internal Approaches

EXCLUSIVE FACILITIES

- Seating at Ground Level
- Drinking Water Area for Staff & Visitors
- Floor Plan and Complex Maps in each Floor

SPECIAL FACILITIES

- Wi-Fi Zone in Common Ground Area
- Children Play Area for Pleasant & Hassle Free Shopping.
- Common Music Systems
- Wide Screen Display for Advertisement and Product Display

NOTE

- Any Changes in Rules & Regulations or by Laws or Real Estate Bill Passed by SMC / Government Authority During & After Completion of Project, It will be Bound by all the Purchaser.
- External & Internal Changes are not allowed. Changes in Exterior Elevation of the Building are not Permitted during & After Completion of Project.
- Out Station Cheques shall not be Accepted. Cheques / Pay Order / DD to be Issued in Favour of "HAPPY HOME REALTY" Payable at Surat.
- Continuous Default (3 Installment) of Payment Leads to be Cancellation of Deal.
- All details shown in this booklet is for guidance purpose only & Can not make part of any agreement. Developers reserve all rights to make any changes in the Including scheme (technical specifications, designs, planning, layout & all.)
- Subject to Surat Jurisdiction.
- Super Built-up area 50%.

SAFETY PARAMETERS

- Earthquake Resistant Structure Designed (Considering Last Scale)
- Full Equipped Latest Fire Systems
- 24 x 7 Round the Clock Security Systems
- CCTV Monitoring
- Boom Barrier with Security Check at Basement Entrance
- Handicapped Accessible Complex
- Intercom Facility (Shop to Shop, Security to Shop)

LEGAL EXPENSES

- Legal Documentation (Stamp Duty, Registration Fees, Advocate Fees) Society Formation, I.C. (Incremental Contribution) of SMC, Legal File Charges, Service Tax / GST, VAT (If Applicable).

EXTRA CHARGES

- All GEB Expenses (Quotation, Cable, Contractor, Transformer & Others), Grill, SMC Taxes
- Advance Society Maintenance for 3 Year.

LEGAL

- SMC Approved Plan with Development Permission
- Airport NOC
- Lift Licence & Use Certificate
- Registered Sale Deed
- Loanable Title Clear
- B.U.C (Building Use Certificate)
- N.A. Land for Commercial Use

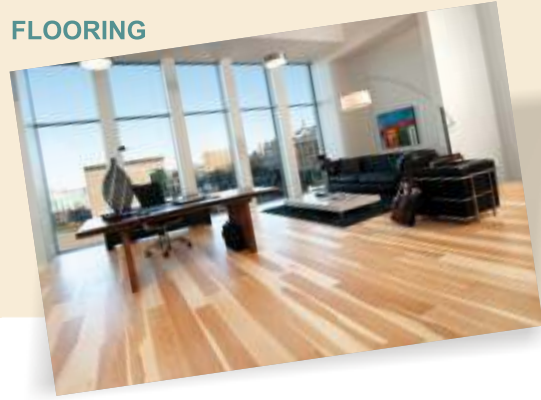
ADDRESS

Green Signature Shoppers

TP 29, FP 30/1, Near Happy Residency,
Opp. Legend, U/M (BRTS) VIP Linking Road,
Vesu Char Rasta, Vesu, Surat - 395007.

BRANDS
ASSOCIATE

FLOORING



PAINTS



ELECTRIFICATION



HARDWARE



GLASS



SWITCHES



LIFT



INTERCOM



COCK



GENERATOR



CERAMIC



WINDOWS



NOTE : Brand may be Substituted by Equivalent brands in case of no Availability of Products or any other Reasons.



A BRILLIANT DISPLAY OF UNPARALLELED ARRAY...












KEY PLAN



Wonderful Wide - Spread Welcome Area

SHOPPERS PLEASURE, OWNERS PRIDE

CLOSE TO

-  Airport
4.0 km
-  Railway Station
11.0 km
-  Textile Market
10.0 km
-  Outer Ring Road
1.0 km
-  VIP Road
0.4 km
-  Parle Point
5.0 km
-  University
2.5 km
-  Garden
0.5 km
-  Indoor Stadium
6.0 km

To See the Construction Status Visit
Our Website www.happyhomegroup.co.in OR Download **Happy Home** Apps.





A VIEW TO FANTASTIC FEEL

