

LILLERIA
419
COMMERCIAL HUB

RAISING THE BAR



CODE OF SUCCESS

COMMERCIAL BUSINESS SPACE



The brand Lilleria is synonymous with premium Real Estate Development in Vadodara. It's projects both in the Residential & Commercial domain have been appreciated widely for their Premium Specifications, Construction Quality & Transparency.

Lilleria is introducing a smart commercial hub, Lilleria 419. The project is centric to the people who are looking forward to establishing or expanding their businesses. Lilleria 419 is a newly constructed commercial hub for offices, shops and clinics that are looking to achieve new business heights. A thoughtful designed commercial hub in build in a prime location on the Sama road and offers the perfect infrastructure for all kinds of business.



AMENITIES



300 FT. FRONTAGE ON 30 MTR. MAIN ROAD



RECEPTION LOBBY ON GROUND FLOOR



SERVICE AREA FOR TC/DG OF 1500 SQ.FT. ON GROUND LEVEL



DOUBLE BASEMENT PARKING



2 STRETCHER LIFTS 1 8PAX LIFT



IN - OUT SEPARATE RAMPS FOR BASEMENT



DG POWER BACKUP FOR COMMON AMENITIES



100% FIRE & SAFETY COMPLIANCE



100 CAR PARKING SPACE FOR UPPER FLOORS

LET YOUR BUSINESS
SPEAK BEYOND STYLE



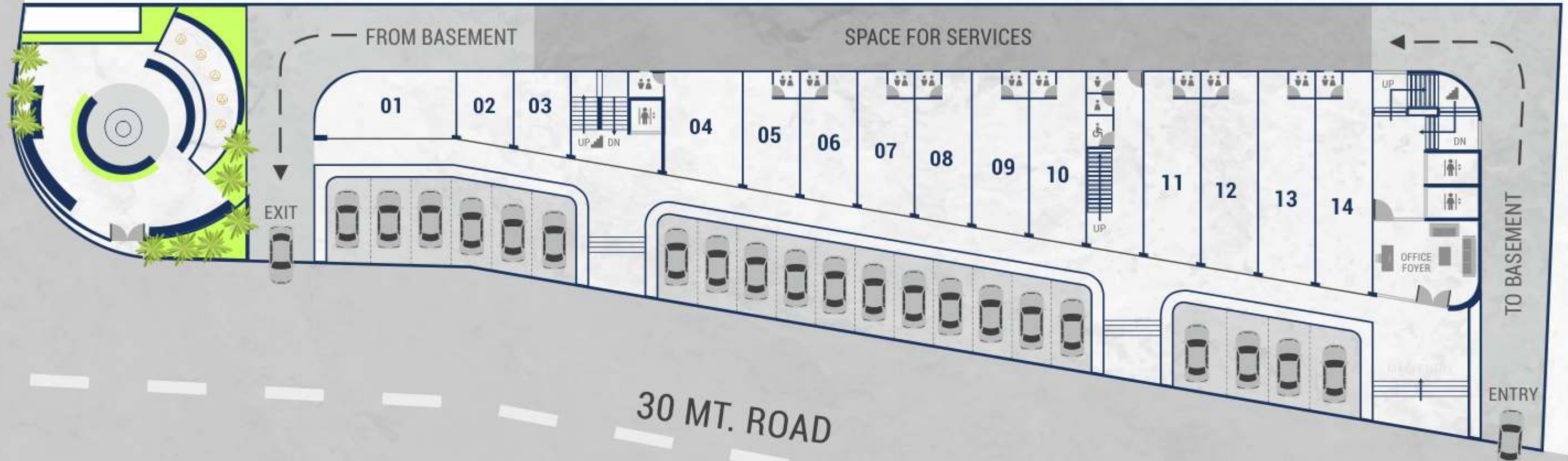
LILLERIA 419

IDEAL FOR

Hospitals / Clinics | Retail Showrooms | Business Centres | Restaurants | Banks
Home Decor | Gym / Spa / Saloons | Corporate Offices | Consulting Firms
& A Lot More !!

GROUND FLOOR

78 MT. ROAD



30 MT. ROAD

UNIT	DIMENSION	CARPET	BUA	SBA	UNIT	DIMENSION	CARPET	BUA	SBA
SHOP 01	27' 10" x 13' 3"	349	365	639	SHOP 08	11' 0" x 29' 10.5"	328	344	602
SHOP 02	11' 0" x 14' 3"	157	166	291	SHOP 09	11' 0" x 31' 9"	350	366	641
SHOP 03	11' 0" x 16' 3"	178	192	336	SHOP 10	11' 0" x 33' 9"	371	395	691
SHOP 04	15' 0" x 21' 9"	365	397	695	SHOP 11	11' 0" x 37' 7.5"	414	439	768
SHOP 05	11' 0" x 24' 0"	264	277	485	SHOP 12	11' 0" x 39' 7"	436	455	796
SHOP 06	11' 0" x 26' 0"	285	299	523	SHOP 13	11' 0" x 41' 6"	457	477	835
SHOP 07	11' 0" x 27' 10.5"	307	322	564	SHOP 14	11' 0" x 43' 6"	478	507	887



*Measurements are subjected to final survey



SPECIFICATIONS

TUSVDUVSF' X BMDPOTUSVDU.PO

Earthquake resistance RCC framed structure design internal & external masonry work with brick / AAC block. Internal smooth finish walls with laphi & distemper. External walls with plaster & weather proof paint.

GMPPS.JH' X BMDMBEE.JH

Vitrified tiles floor with skirting in all units. Natural stone / vitrified tiles flooring in common area.

FMFDUS.G.DBUI.PO

Sufficient electric points with concealed wiring along with modular switches of branded quality with AC point in each unit and provision for three Phase electrical connection on demand.

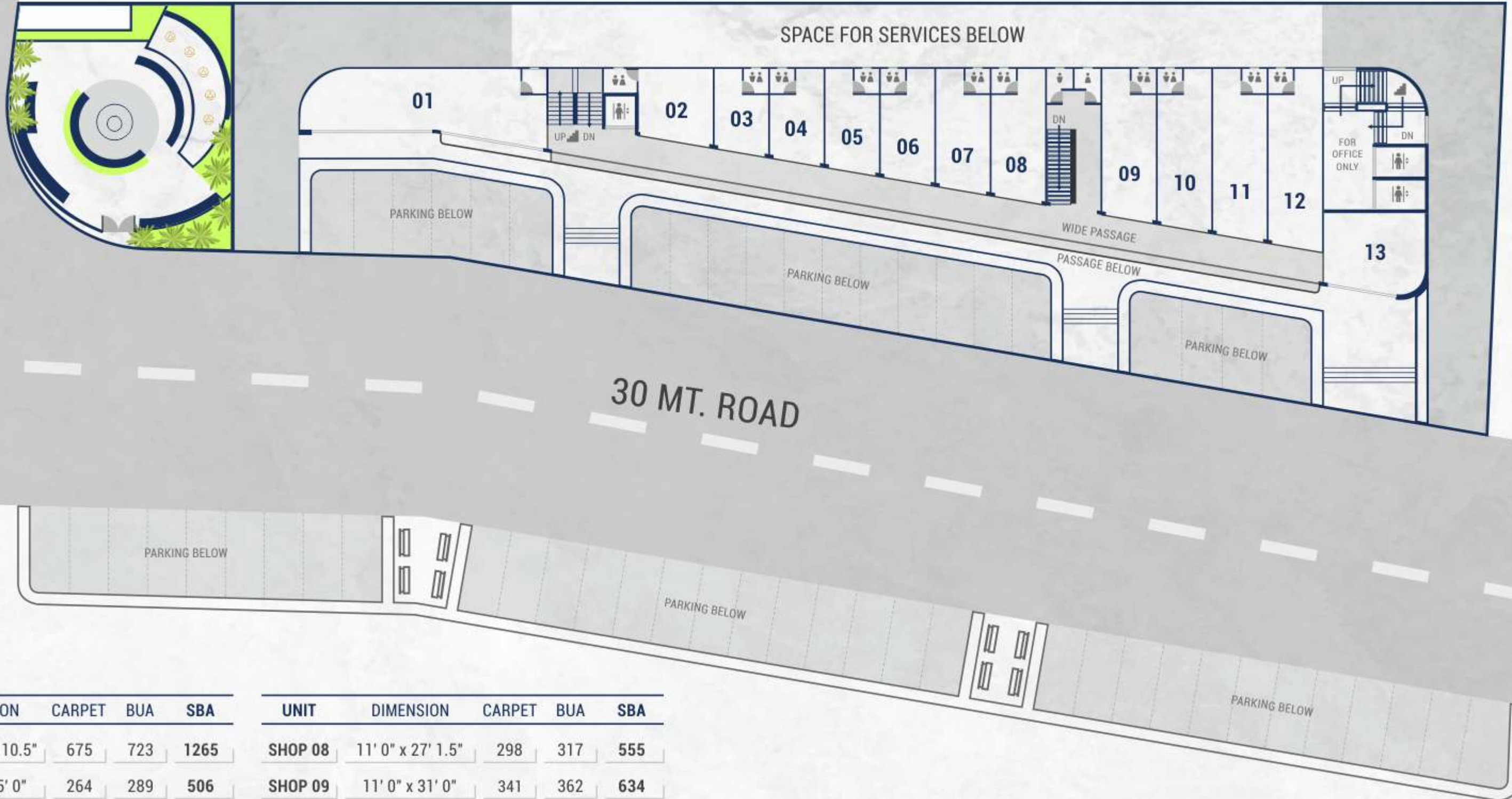
EPPST' X .JEPX T

Flush door with both side laminate & safety locks / M.S. rolling shutter with color. Powder coated aluminium sliding / glazing.



FIRST FLOOR

78 MT. ROAD



UNIT	DIMENSION	CARPET	BUA	SBA
SHOP 01	50' 6" x 12' 10.5"	675	723	1265
SHOP 02	15' 0" x 15' 0"	264	289	506
SHOP 03	11' 0" x 17' 3"	190	201	352
SHOP 04	11' 0" x 19' 3"	212	223	390
SHOP 05	11' 0" x 21' 3"	233	246	431
SHOP 06	11' 0" x 23' 3"	255	268	469
SHOP 07	11' 0" x 25' 1.5"	276	290	508

UNIT	DIMENSION	CARPET	BUA	SBA
SHOP 08	11' 0" x 27' 1.5"	298	317	555
SHOP 09	11' 0" x 31' 0"	341	362	634
SHOP 10	11' 0" x 33' 0"	362	379	663
SHOP 11	11' 0" x 34' 10.5"	383	401	702
SHOP 12	11' 0" x 36' 10.5"	405	428	749
SHOP 13	21' 6" x 16' 0"	335	369	646



*Measurements are subjected to final survey

2ND FLOOR

78 MT. ROAD



UNIT	DIMENSION	CARPET	SBA
OFFICE - 01	89' 3" x 33' 3"	2478	4337
OFFICE - 02	71' 3" x 26' 6"	2335	4086

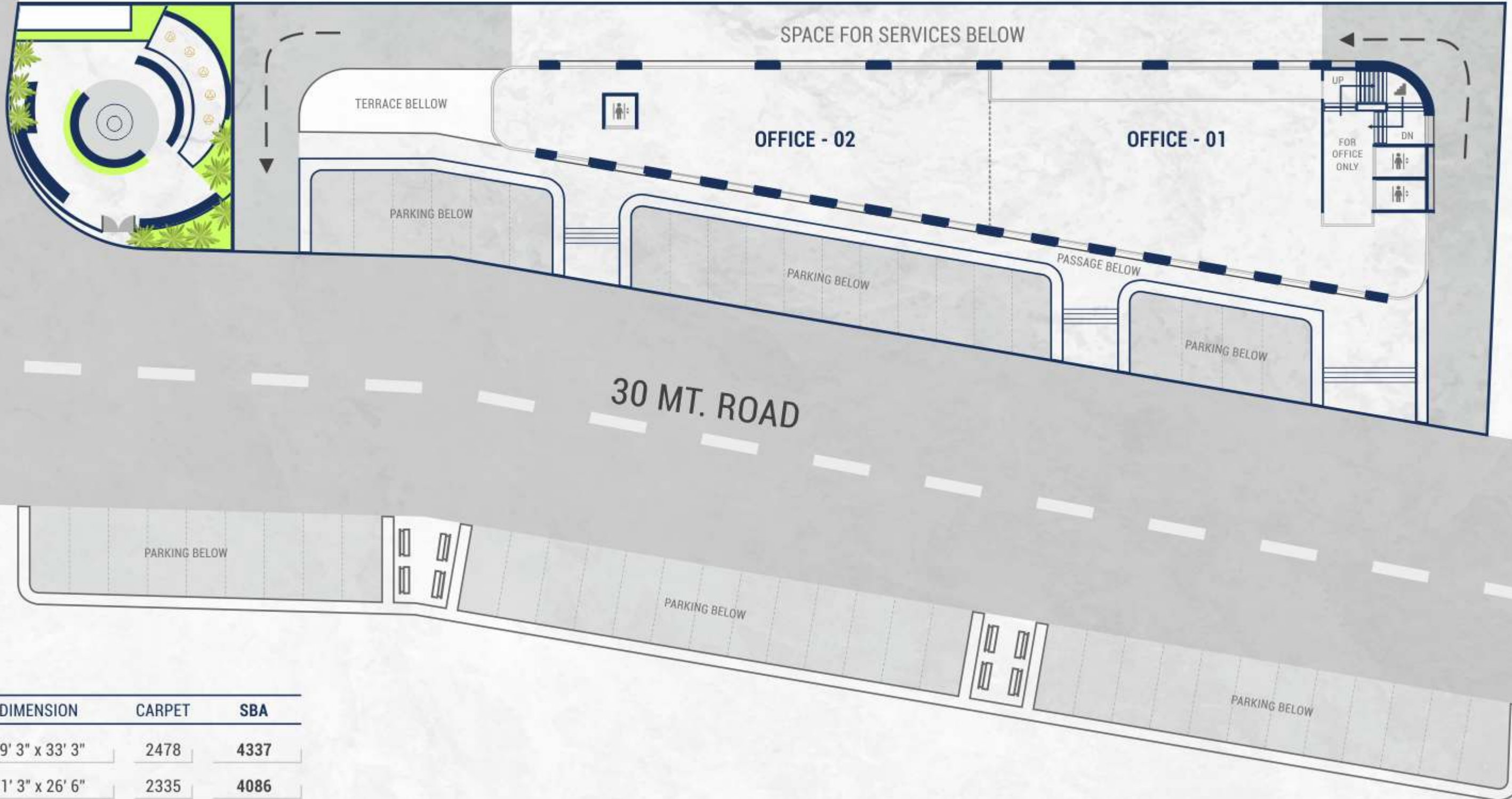
UNIT	DIMENSION	CARPET	SBA
OFFICE	170' 0" x 33' 11"	5248	9184



*Measurements are subjected to final survey

TYPICAL FLOOR PLAN 3 TO 7

78 MT. ROAD



UNIT	DIMENSION	CARPET	SBA
OFFICE - 01	89' 3" x 33' 3"	2478	4337
OFFICE - 02	71' 3" x 26' 6"	2335	4086

UNIT	DIMENSION	CARPET	SBA
OFFICE	170' 0" x 33' 11"	5248	9184



*Measurements are subjected to final survey









SWITCH YOUR BUSINESS
TO PREMIUM WORKSPACE

LOCATION MAP



VARIOUS PROXIMITY

 Airport - 10 Mins.	 Railway Station - 15 Mins.	 Bus Depot - 15 Mins.
 Highway - 5 Mins.	 Nearest Hospital - 5 Mins.	 City Centre - 15 Mins.

16,00,000+ SQ. FT DEVELOPED
1,200+ HAPPY FAMILIES

PAST PROJECTS

SHIVASHRAY SOCIETY VASNA	PAVANVEER APARTMENTS PRATAPGUNJ	ANMOL PLAZA O P ROAD	LEELA RESIDENCY <i>Luxurious Flats</i>	LEELA RESIDENCY - II 3 BHK FLATS & 4 BHK DUPLEX PENTHOUSE
LILLERIA AVENUE	PAVANVEER PLAZA SAMA - SAVALI	LILLERIA APARTMENTS	LILLERIA APARTMENTS - II	LILLERIA AASHIANA 2, 3 BHK FLATS & PENTHOUSES
PAVANVEER SQUARE O P ROAD	EDGEWATER VILLA & DUPLEX APARTMENTS	LILLERIA CREEK <i>River-Facing Flats & Villa</i>	LE CITY CENTRE SHOWROOMS, SHOPS & OFFICES	LILLERIA 1038 COMMERCIAL HUB
the boulevard LILLERIA 2, 3 BHK FLATS & PENTHOUSES	LILLERIA RICHMOND TOWERS 3 BHK APARTMENTS	LILLERIA PARAMOUNT COMMERCIAL HUB	LILLERIA Signature 2 & 3 BHK APARTMENTS	LILLERIA 162 3-4 BHK APARTMENTS
LILLERIA OAKWOODS 2, 3 BHK PREMIUM APARTMENTS				

PAYMENT TERMS

30% At Time of Booking | 7% Lower Basement | 5% Upper Basement | 48% (6% For Each Slab) | 5% Finishing Work
5% At Time Of Possession

Terms & Condition/Disclaimer

(01) The Booking of the unit is confirmed only after receiving 30% of total cost, till then it will be treated as advance for allotted unit. (02) Possession will be given after one month of settlement of all account. Also vastupuja, furniture work will be permitted only after possession. (03) Development Charge, Stamp Duty, GST, Common Maintenance Charges, Legal Charges, MGVC, VMSS/VUDA Charges will be paid by the purchaser. (04) Any new Central or State Gov. Taxes, if applicable shall have to borne by purchaser. (05) Payment dues are to be paid within 7 days from the date of completion of each stage of work or as per commitment. (06) For delay in payment as per the above schedule, Interest as per RERA will be charged extra. If the due/committed payment is delayed continuously for more than 90 days, the developer reserves all rights to cancel that booking by giving simple notice and booking amount will be returned within 30 days after deduction of 10% plus extra work cost (if done) from booking amount. (07) Developers shall have the right to change the plan, elevation, specification or extend the scheme or any details herein will be binding to all. (08) In case of delay in the procedure or any activity of corporation/VUDA, MGVC or any authority shall be faced united. (09) Extra work shall be executed only after receiving full payment in advance-subject to approval. (10) Any kind of alteration or change is strictly not allowed inside or outside of unit which affect the elevation or outer look or strength of the unit or project. (11) Any plans, specifications or information in this brochure cannot form legal part of an offer, contract or agreement. It is only depiction of the project. (12) Floor rise charges, premium facing charges and Mechanical parking charges/2nd car shall be extra. (13) All Images Shown are for Illustration Purpose only. (14) All disputes are subject to Vadodra jurisdiction.



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