



Developers: Aim Octane Infraspac

Site: SWC HUB, Nr. Essar Petrol Pump, Vasna-Bhayli Road, Bhayli, Vadodara-391410, Gujarat.

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RERA No. - PR/GJ/VADODARA/VADODARA/Others/CAA02769/310518





PREMIUM COMMERCIAL SPACES

Profit from the winning
combination!

After the grand success of South West Central at Sun Pharma Road-Atladra comes yet another winner.

SWC HUB is a premium commercial complex that offers retail & corporate spaces at Vasna Bhayli Road - one of Vadodara's most posh residential localities. The presence of a large residential population, together with already developed commercial complexes help create a perfect environment for this project to succeed!

The project comes from a team of developers with an excellent track record of developing quality real estate projects. Their focus on quality and commitment to offer value added services ensures that your investment reaps the best returns.



KEY ADVANTAGES

Prime Location:

Its strategic location with already developed posh residential & commercial development shall attract added footfalls of high net-worth. Thus allowing you to benefit extra from day one.

2-side road Access:

With 2-side road access the project offers better visibility for your brand thus attracting greater eye-balls for your business.

Spacious & Smart Layout Planning:

The open type plan helps create an added sense of spaciousness in the complex. The wide corridors, well placed staircase/ elevators enable quick access to the desired unit. Also on offer are a wide-range of shops & offices suiting all requirements.

Premium Elevation & Finish:

The stylish elevation of the complex attracts attention instantaneously. A clutter-free glass facade elevation, with unobstructed views of the show window allows you to display your merchandise for maximum visibility.

Ample Parking:

The complex offers ample 2-wheeler & car parking across its Double Basement for future sustainability.





IDEAL FOR:

Hyper Market / Retail Space / Showrooms / Shops / Home Decor Store / Gym / Saloon
Spa / Auto Showrooms / Corporate Offices & Business Centre / Banks & ATM
Restaurants / Fast Food Chains / Consulting Clinics.



GROUND FLOOR PLAN



TOWER-A

SHOP NO.	SIZE	CARPET
1	9'8" x 33'9"	325
2	14'10" x 30'3"	338
3 to 8	24'10" x 9'5"	235
9	24'10" x 9'5"	230
10	7'11" x 32'11"	262
11 to 19	9'10" x 32'11"	324
20 to 23	19'6" x 9'5"	185
24	19'6" x 41'9"	727
25	19'6" x 36'7"	598
26 to 29	19'6" x 9'5"	185
30	21'0" x 9'7"	195
31	21'0" x 10'0"	210
32	37'11" x 16'5"	533
33	34'0" x 10'4"	352
34	30'3" x 10'0"	303
35	25'0" x 15'7"	394
36	32'1" x 10'0"	321
37	32'1" x 9'7 1/2"	309
38	32'1" x 10'0"	321
39	35'8" x 9'8"	346
40	35'8" x 9'8"	346
41	77'5" x 39'3"	4311
42 to 47	35'8" x 10'0"	357
48	35'3" x 11'6"	391

TOWER-B

SHOWROOM	SIZE	CARPET
1	43'8" x 170'0"	6893
2	37'8" x 170'0"	5797

Area in sq.ft.

FIRST FLOOR PLAN



TOWER-A

SHOP NO.	SIZE	CARPET
101	23'3" x 42'0"	975
102 to 107	23'3" x 9'5"	220
108	7'11" x 32'11"	262
109 to 117	9'10" x 32'11"	324
118 to 121	14'7" x 9'5"	138
119	14'7" x 9'5"	138
122	14'7" x 41'8"	596
123	14'7" x 36'6"	523
124 to 127	14'7" x 9'5"	138
128	16'1" x 9'7"	148
129	16'1" x 10'0"	161
130	22'2" x 36'1"	793
131	25'7" x 27'1"	706
132	23'11" x 10'0"	239
133	23'11" x 9'7"	230
134	23'11" x 10'0"	239
135	27'5" x 9'8"	266
136	27'5" x 9'8"	266
137	135'1" x 39'3"	5693
138 to 143	27'5" x 10'0"	275
144	35'8" x 11'6"	399

TOWER-B

SHOWROOM	SIZE	CARPET
101	43'8" x 175'9"	7145
102	37'8" x 175'9"	5952

Area in sq.ft.

SECOND FLOOR PLAN

THIRD FLOOR PLAN



TOWER-A

SHOP NO.	SIZE	CARPET
201	22'10" x 51'8"	1158
202 to 205	21'7" x 9'5"	205
206	21'7" x 9'5"	200
207	7'11" x 32'11"	262
208 to 216	9'10" x 32'11"	324
217 to 219	14'7" x 9'5"	138
220	14'7" x 51'6"	740
221	14'7" x 46'4"	666
222 to 224	14'7" x 9'5"	138
225	16'1" x 9'7"	148
226	16'1" x 10'0"	161
227	22'2" x 36'1"	794
228	25'7" x 28'0"	706
229	23'11" x 10'0"	239
230	23'11" x 9'7"	230
231	23'11" x 10'0"	239
232	27'5" x 9'8"	266
233	27'5" x 9'8"	266
234	135'1" x 39'3"	5693
235 to 240	27'6" x 10'0"	275
241	35'8" x 11'6"	399

TOWER-B

SHOWROOM	SIZE	CARPET
201	43'8" x 175'9"	7145
202	37'6" x 175'9"	5952

Area in sq.ft.



TOWER-A

OFFICE NO.	SIZE	CARPET
301	27'10" x 42'0"	1125
302 to 306	21'7" x 9'5"	205
307	21'7" x 9'5"	200
308	7'11" x 32'11"	262
309 to 317	9'10" x 32'11"	324
318 to 321	15'2" x 9'5"	144
322	19'1" x 32'0"	574
323	19'1" x 32'0"	606
324 to 327	15'2" x 9'5"	144
328	20'2" x 9'7"	187
329	20'2" x 10'0"	202
330	20'2" x 10'0"	202
331	26'9" x 26'6"	700
332	26'0" x 27'1"	679
333	26'0" x 10'0"	260
334	26'0" x 9'7"	250
335	26'0" x 10'0"	260
336	26'0" x 9'8"	252
337	26'0" x 9'8"	252
338	26'0" x 13'11"	362
339 to 344	26'0" x 10'0"	260
345	35'3" x 11'6"	396
346	18'3" x 39'8"	722

TOWER-B

SHOWROOM	SIZE	CARPET
301	43'8" x 175'9"	7145
302	37'6" x 175'9"	5952

Area in sq.ft.

FOURTH FLOOR PLAN



TOWER-A

OFFICE NO.	SIZE	CARPET
401	27'10" x 42'0"	1125
402 to 406	21'7" x 9'5"	205
407	21'7" x 9'5"	200
408	7'11" x 32'11"	262
409 to 417	9'10" x 32'11"	324
418 to 421	15'2" x 9'5"	144
422	19'1" x 32'0"	574
423	19'1" x 32'0"	606
424 to 427	15'2" x 9'5"	144
428	20'2" x 9'7"	187
429	20'2" x 10'0"	202
430	20'2" x 10'0"	202
431	26'9" x 26'6"	700
432	26'0" x 27'1"	679
433	26'0" x 10'0"	260
434	26'0" x 9'7"	250
435	26'0" x 10'0"	260
436	26'0" x 9'8"	252
437	26'0" x 9'8"	252
438	26'0" x 13'11"	362
439 to 444	26'0" x 10'0"	260
445	35'3" x 11'6"	395
446	18'3" x 14'11"	272
447	18'3" x 10'0"	182
448	18'3" x 13'11"	254

SHOWROOM

401	43'8" x 175'9"	7145
402	37'6" x 175'9"	5952

Area in sq.ft.

FIFTH FLOOR PLAN



TOWER-A

OFFICE NO.	SIZE	CARPET
501	27'10" x 42'0"	1125
502 to 506	21'7" x 9'5"	205
507	21'7" x 9'5"	200
508	7'11" x 25'7"	204
509 to 517	9'10" x 25'7"	252
518 to 521	15'2" x 9'5"	144
522	19'1" x 32'0"	574
523	19'1" x 32'0"	606
524 to 527	15'2" x 9'5"	144
528	20'2" x 9'7"	187
529	20'2" x 10'0"	202
530	20'2" x 10'0"	202
531	26'9" x 26'6"	700
532	26'0" x 27'1"	679
533	26'0" x 10'0"	260
534	26'0" x 9'7"	250
535	26'0" x 10'0"	260
536	26'0" x 9'8"	252
537	26'0" x 9'8"	252
538	26'0" x 13'11"	362
539 to 544	26'0" x 10'0"	260
545	35'3" x 11'6"	395
546	18'3" x 14'11"	272
547	18'3" x 10'0"	182
548	18'3" x 13'11"	254

Area in sq.ft.

SIXTH FLOOR PLAN

24.00 MT. WIDE ROAD

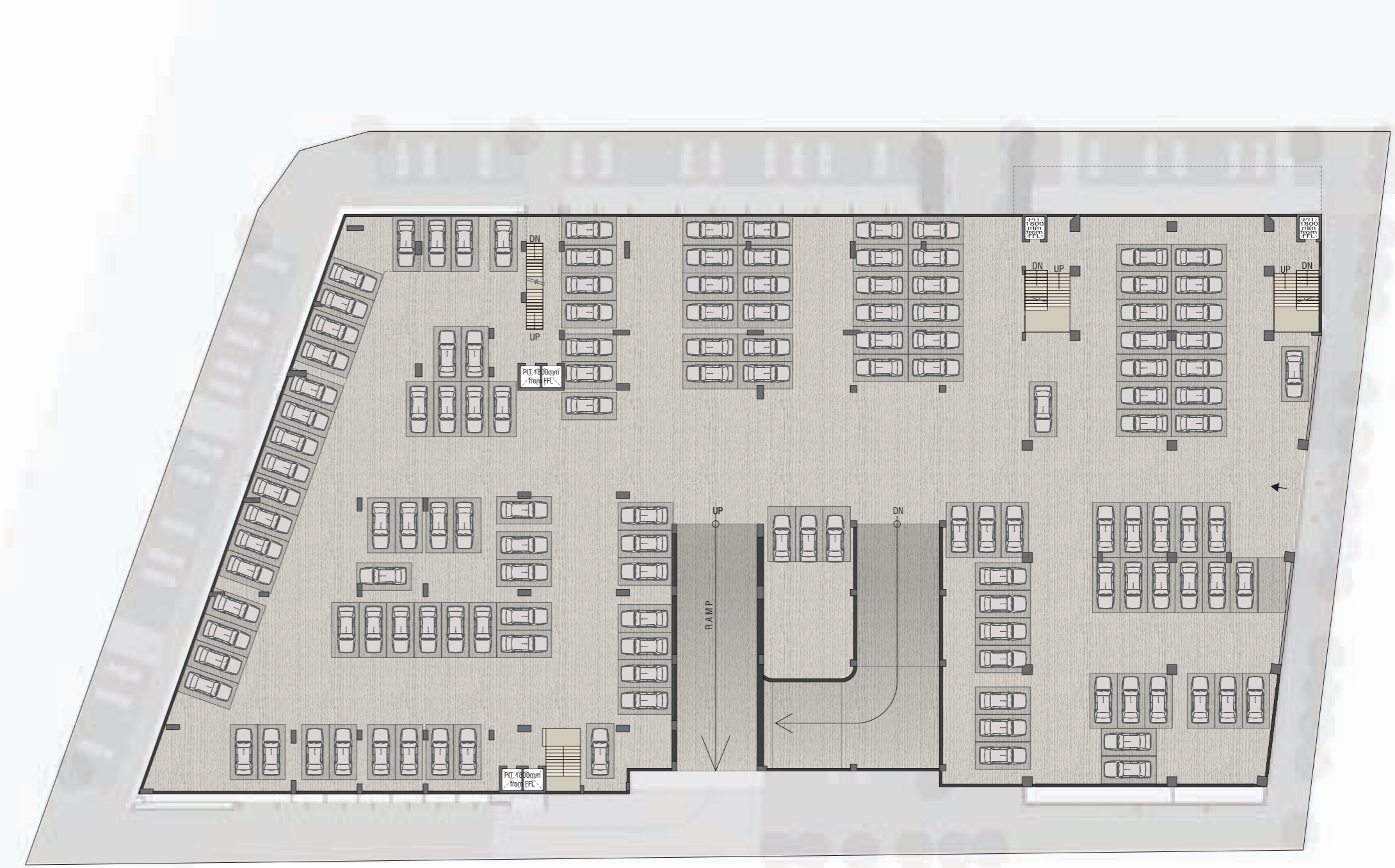


TOWER-A

OFFICE NO.	SIZE	CARPET
601	27'10" x 42'0"	1125
602 to 606	21'7" x 9'5"	205
607	21'7" x 9'5"	200
608	7'11" x 18'0"	142
609 to 617	9'10" x 18'0"	176
618 to 621	15'2" x 9'5"	144
622	19'1" x 32'0"	574
623	19'1" x 32'0"	606
624 to 627	15'2" x 9'5"	144
628	20'2" x 9'7"	187
629	20'2" x 10'0"	202
630	20'2" x 10'0"	202
631	26'9" x 26'6"	700
632	26'0" x 27'1"	679
633	26'0" x 10'0"	260
634	26'0" x 9'7"	250
635	26'0" x 10'0"	260
636	26'0" x 9'8"	252
637	26'0" x 9'8"	252
638	26'0" x 13'11"	362
639 to 644	26'0" x 10'0"	260
645	35'3" x 11'6"	395
646	18'3" x 14'11"	272
647	18'3" x 10'0"	182
648	18'3" x 13'11"	254

Area in sq.ft.

FIRST / SECOND BASEMENT FLOOR PLAN





VALUE ADDITIONS

The facilities at SWC Hub are designed to enhance the business environment, with great attention to detail.

- High Finish Vitrified Flooring in common areas for a plush look & easy maintenance
- Branded Elevators for easy vertical movement
- Power Back-up for uninterrupted power supply to common amenities only
- Pre-arranged electrical connections
- Uninterrupted water supply
- Fire Fighting system
- Provisions for sign board for shops
- Ample Parking (2-level Basement & Instant Parking)
- 24 x 7 Professional Security
- Points for water & sanitation in showrooms

SPECIFICATIONS

Structure & Wall Construction

- Earthquake resistance RCC framed structure design, Internal & External masonry work with brick.
- Internal wall with putty finished and external wall with weather proof paint over double coat plaster.
- No Plaster to Ceiling.

Doors & Windows

- M.S Rolling shutter with color in shops and offices
- Powder coated aluminum sliding / glazing openable window.

Flooring & wall cladding

- Vitrified tile flooring in all units.
- Natural stone / Vitrified tile flooring in common area.

Electrification

- No Concealed wiring in shops and offices, latest and convenient cable tray system, one MCB and junction box for each office and shops.
- Provision for three Phase meter on demand.

Exterior glazing & ACP Work as per architect's design





Payment Schedule:

10% Booking | 20% Within 30 days of booking | 10% On casting of basement slab (Plinth) | 8% On casting of Ground floor slab | 8% On casting of 1st floor slab | 8% On casting of 2nd floor slab | 7% On casting of 3rd floor slab | 7% On casting of 4th floor slab | 7% on casting of 5th floor slab | 5% On casting of 6th floor slab | 5% Plaster | 5% One month before possession.

Terms & Conditions: 1. The following will be charged extra in advance/ as per government norms: (a) Stamp Duty & Registration Charges. (b) GST (as actual) or any such additional government taxes if applicable in future. (c) Maintenance Deposit. (d) Electrical infrastructure charge and Deposit for New Electric Connection. 2. If any new tax applicable by Central or State Government in future, it will be borne by the buyers/ members. 3. Possession will be given only after one month of settlement of all accounts. 4. Continuous default in payments leads to cancellation. The developers reserve all the rights to change the plan, elevation, specification or any details will be binding to all. 5. In case of delay in water supply, light connection, drainage work by the concerned authority, developers will not be responsible. 6. Changes in any structural design & changes in any external facade will not be permitted under any circumstances. 7. Internal changes will only be permitted with prior permission. 8. Outdoor AC units will be fitted as per provision provided in the designated place by the architect. 9. Any balance FSI at present or in future shall be availed by the developer and no member would claim any right for the same. 10. This brochure is for information purpose only. It does not form a part of the agreement or any legal document. 10. GST will not be refundable at any cost/circumstances as per government norms.