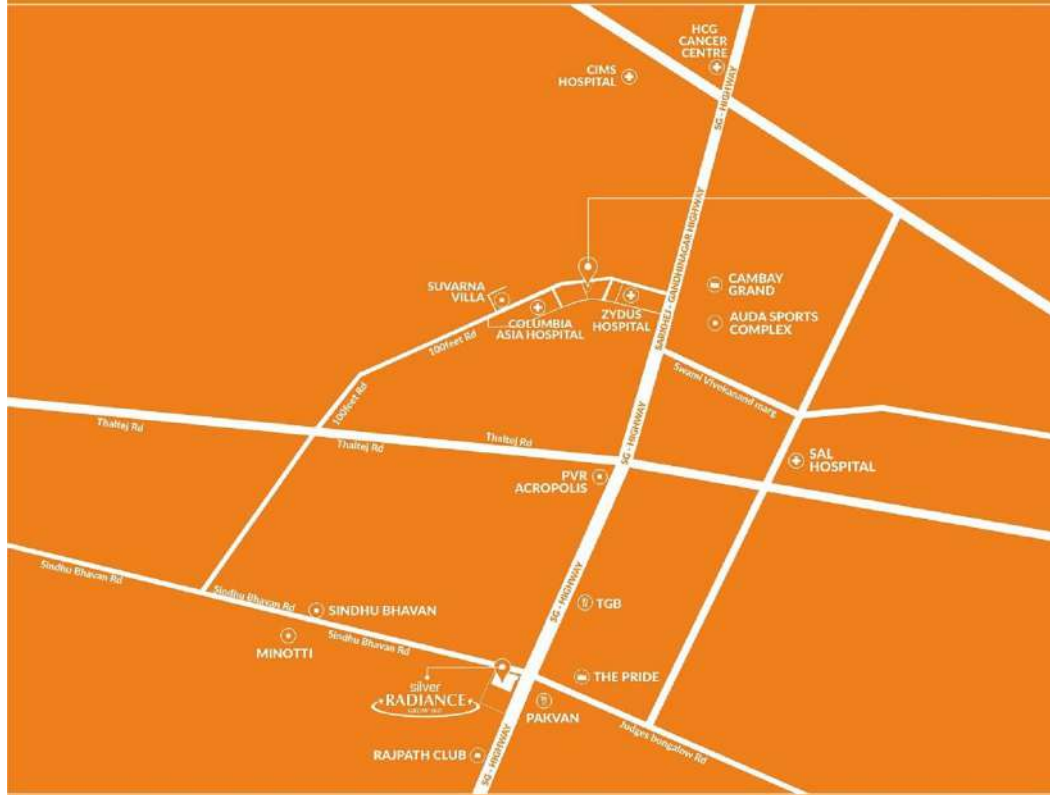


silver  
**RADIANCE**  
GROW 360°  
ONE



silver  
**RADIANCE**  
GROW 360°  
ONE



# AIM LOCATE LEAD

Make the aim to be the best.  
Locate the best location. Lead  
towards a stature that many  
could only dream of. Welcome  
to SILVER RADIANCE ONE.  
Let's grow 360°.



THE NEXT BIG THING.

# WELCOME TO THR. THALTEJ HEBATPUR ROAD.



Avirat Group has legacy of developing areas and giving it a new identity altogether. The most elite and the rapidly developing road - THR - Thaltej Hebatpur Road is attracting a lot of citizens be it for its connectivity or location.





A COMMERCIAL PROJECT FOR ALL.



SAME NAME.  
SAME FEATURES.  
DIFFERENT LOCATION.

With a history of creating iconic landmarks consistently, Silver Radiance One has every possibility of creating that history once again. Silver Radiance has everything for everyone, making it the most attractive commercial project of all.





CORPORATE OFFICE • PREMIUM BRANCH • BANKING  
FASHION HOUSE • SHOWROOMS  
RESTAURANTS • COFFEE SHOP • BANQUET

## ALL FOR ALL. EVERYTHING FOR EVERYONE!



Showrooms. Retail Outlet. Shops. Offices. Corporate House. Silver Radiance One has everything for everyone. Offices for small entrepreneur to big corporate, there is a space for every idea that has the capacity to become big.



- 24X7 CCTV SURVEILLANCE • MECHANISED PARKING • AC FOYER
- TERRACE CAFETERIA • 30 MTR. WIDE ROAD

## ANOTHER CHANCE, FOR THOSE WHO MISSED OUT ON THE FIRST ONE!



After a thumping response to the first edition of Silver Radiance, Avirat Group proudly launches Silver Radiance - One. It has been strategically placed on the most upcoming location of the SG Road: THR - Thaltej Hebatpur Road. For those who missed out on the first one, not many get a second chance.

silver  
RADIANCE  
DROW 140  
ONE





silver  
RADIANCE  
GROW UP  
ONE

KILLER

Levi's

U.S. POLO

adidas

fy07007

Ca

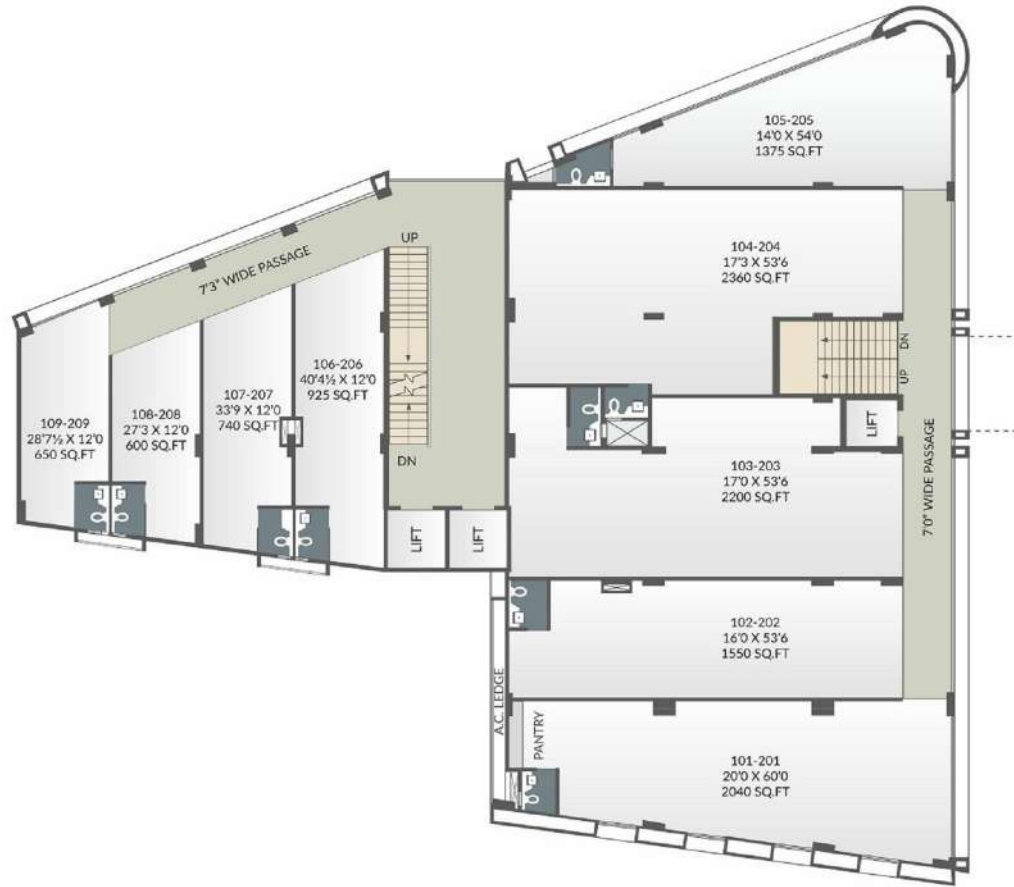








**GROUND  
FLOOR PLAN**

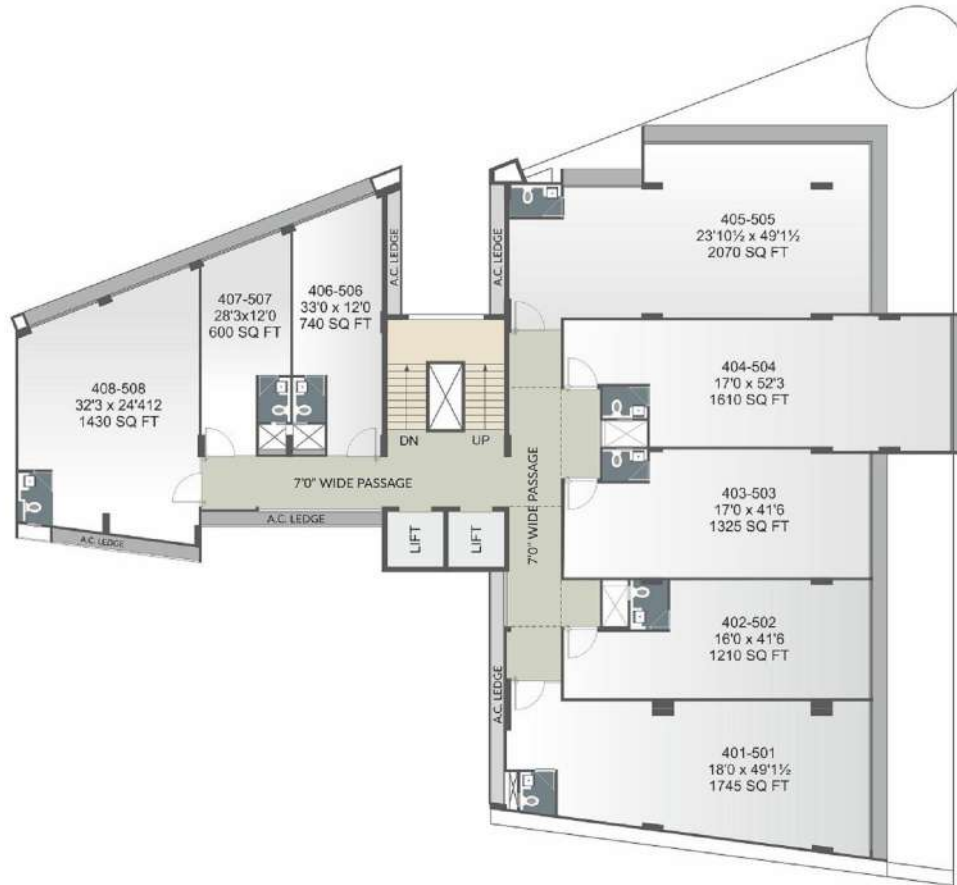


**FIRST & SECOND**  
FLOOR PLAN





**THIRD**  
FLOOR PLAN



**FOURTH & FIFTH**  
FLOOR PLAN









**FIRST BASEMENT**  
 FLOOR PLAN



**SECOND BASEMENT**  
 FLOOR PLAN

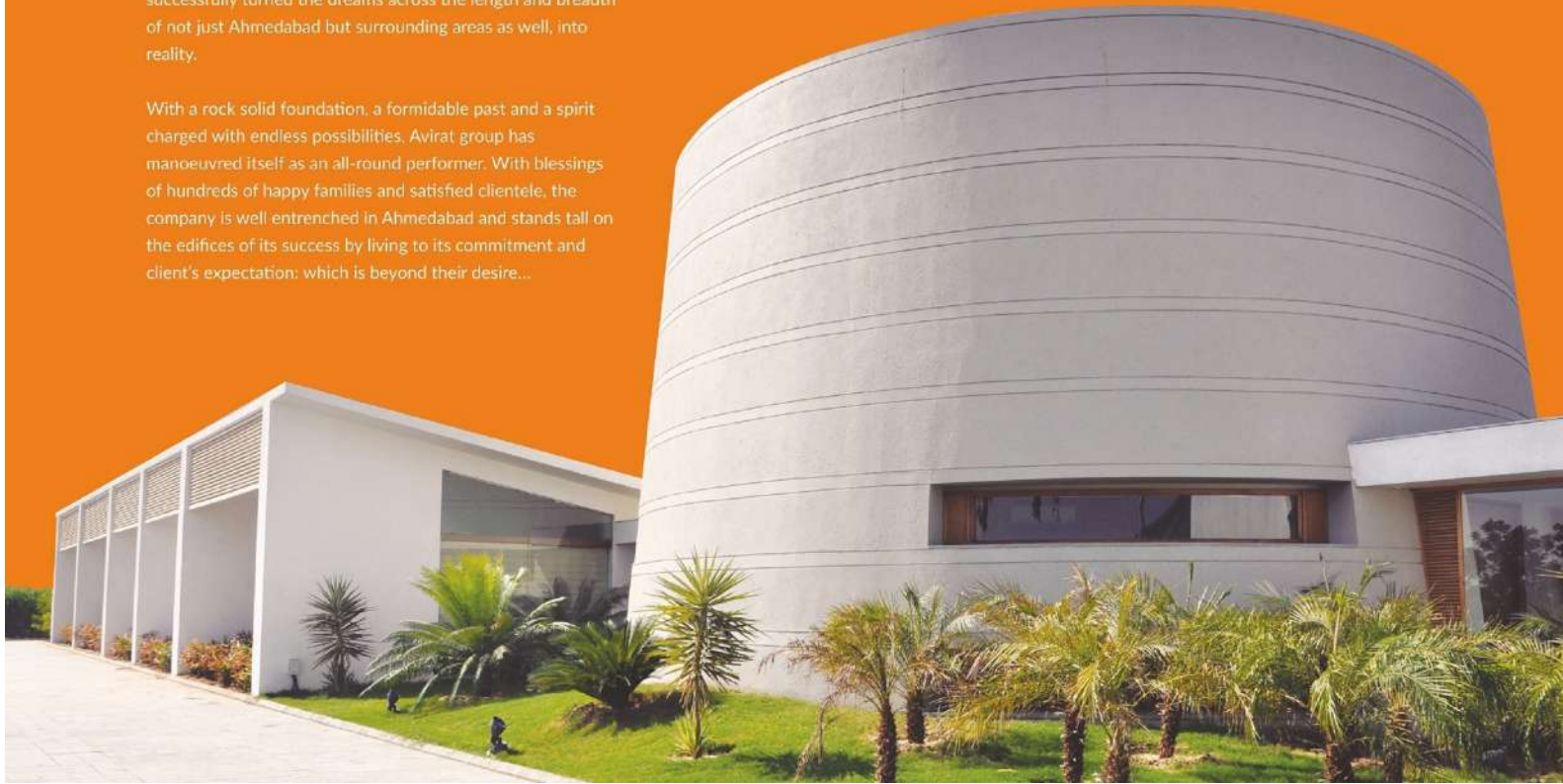
A young conglomerate formed in the year 1985 to an ISO 9001:2000 and 14001:2004 certified company, the evolution of Avirat group has been dotted with trail-blazing success. For more than two decades, Avirat group has carved a permanent niche for itself by adopting quality system standards that matches the best. All thanks to its valued customers and trusted partners who have constantly reposed their confidence in them. Today, Avirat group takes pride in being a premier integrated real estate company that has successfully turned the dreams across the length and breadth of not just Ahmedabad but surrounding areas as well, into reality.

With a rock solid foundation, a formidable past and a spirit charged with endless possibilities, Avirat group has manoeuvred itself as an all-round performer. With blessings of hundreds of happy families and satisfied clientele, the company is well entrenched in Ahmedabad and stands tall on the edifices of its success by living to its commitment and client's expectation: which is beyond their desire...

#### SOME OF OUR LANDMARK PROJECTS

- GULAB PARK
- GULAB TOWER
- PRASHWA
- SURMOUNT
- GULAB RESIDENCY
- SILVER CRUST
- SILVER STAR
- SILVER GARDENIA
- SILVER RADIANCE

#### THE DEVELOPERS:



## PROJECT DETAILS

### NATURE OF PROJECT

High Street Commercial Complex

### LOCATION

THR Road, Nr. Zydus Hospital

### SHOWROOMS

- 9 Premium Showrooms on Ground Floor  
Floor Height: 13'.6" ft
- 9 Exclusive Showrooms on First Floor  
Floor Height: 12'.6" ft
- 9 Exclusive Showrooms on Second Floor  
Floor Height: 13'.9" ft

### OFFICES

#### 3rd Floor

- 4 Exclusive Offices with Terrace Garden
- 4 Exclusive Offices  
Floor Height: 10'.2" ft

#### 4th, 5th Floor

- 8 Exclusive Offices on Each Floor  
Floor Height: 10'.2" ft

#### 6th Floor

- 7 Exclusive Office
- 1 Exclusive Office with Terrace Garden

## DISCLAIMER

- Rs. 500/- per sq.ft. (Super Built-up) for AMC, Torrent and Legal
- Rs. 3.00/- per sq.ft. (Super Built-up) per month for up to 24 months (3.00 X 24 = 72 per sq.ft.) Maintenance Charges to be borne by member for maintenance of building; to be maintained by Avirat Group.
- Rs. 100/- per sq.ft. (Super Built-up) for maintenance deposit
- Stamp Duty, Registration, Legal Documentation, Service Tax Charges shall be borne by the purchaser.
- Any additional charges or duties levied by the Government / Local authorities during or after the completion of the scheme will be borne by the purchaser.
- Commencement and timely execution of the project is subject to all necessary approvals from relevant Government authorities, occurrence of natural calamities or any other external factors beyond the developer's control.
- Possession Period is 20 to 24 months approximately from the date of start of construction.
- The dimension shown are approximates.
- The Developer/Architects reserves the rights to change, revise or make any modification, additions, omission or alteration in the scheme as a whole part thereof at their sole discretion.
- The Brochure is only for illustration purpose and is not a legal document or a binding one.
- Subject to Ahmedabad Jurisdiction.

## PROJECT SPECIFICATIONS

- Round the clock security surveillance system
- Professionally property management team
- Optical fiber network building
- 3 High-Speed Elevator system of MNC Brand.
- DG back up for common utility & area
- Double basement with mechanised car parking system
- Convenient provision for outdoor AC units
- Vitrified tiles in flooring. Glazed tiles in toilets
- RCC frame structure with Seismic Zone III Compliance.



ARCHITECT

placemaking associates **plka**



OFFICE ADDRESS: Avirat House, Nr. Science City, Sola, Ahmedabad-380060. • +91 79 6510 1300 • +91 99250 13951 • +91 95580 13951 • info@aviratgroup.com • www.aviratgroup.com

SITE ADDRESS: Silver Radiance One - THR - Thaltej Hebatpur Road, Near Zydus Hospital, Ahmedabad-380054.



Scan the Barcode  
for application of Avirat  
on your smart phone