



THE GATEWAY  
TO GREAT BUSINESS





## DESIGN CONCEPT

Courtyard Gateway makes a perfect commercial eco-system with state-of-the-art offices and commercial spaces. Because of the inimitable design and aesthetics, Courtyard Gateway is bound to become a landmark in this location.

Crafted to captivate visitors, Courtyard Gateway is your Gateway to maximum opportunities and boundless prosperity.



Courtyard Group founded by Mr. Viral Sheth has been at the forefront of developing residential and commercial spaces in Vadodara. With over a decade of experience in real estate development, we've perfected the art of delivering value to our customers. Our properties stand the test of time and are constructed using quality materials.

With contemporary architectural designs and well thought out amenities. We're confident of satisfying the needs of the new-age buyer.

## COURTYARD ONGOING PROJECTS



## ARCHITECTS NOTES

What strikes the most about any commercial project is the first look, the ease of accessibility and the design aesthetics of it. In Courtyard Gateway, the design approach was urban with a blend of traditional exposed brick look and a modern glass facade. The building is designed to enable total ease of navigation and approachability with multiple entry points. Talking of the first look, it appears like a single massive monolith structure of brick and glass. All in all, giving the appearance of a modern business house.





# THE GATEWAY TO GREAT BUSINESS

Business is not just built on ideas and products. Any business needs to maintain its edge over competitors to be in the leading space. Get that edge at Courtyard Gateway – a smart, fun and savvy place to take your business to new heights.



A man in a dark suit stands with his back to the camera on a rooftop terrace. He is looking out over a city skyline with several tall buildings. The sky is hazy. The terrace has a glass railing with black posts. The overall tone is professional and modern.

## LOCATION

# THE GATEWAY TO CONSTANT GROWTH

### ABOUT SEVASI MAIN RD

When it comes to commercial real estate, nothing is more important than location. Offices and commercial spaces in cities have little room for expansion and tend to be less cost-effective than those in the emerging hubs of the city.

Consider the accessibility, appearance, and amenities as well as the neighbourhood when buying a commercial property. Sevasi is one of the emerging growth centres of the city with proximity to Gotri and Sevasi Road, the most favoured locations in Vadodara.



YOUR  
GATEWAY  
TO AN  
IDEAL  
BUSINESS  
LOCATION







RETAIL INDUSTRY IS GOING THROUGH TRANSFORMATION.  
MAKE SURE YOU DON'T JUST SELL PRODUCTS BUT  
EXPERIENCES TO MAKE SURE PEOPLE KEEP WALKING IN.



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## R E T A I L

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> HIGH SPEED MULTIPLE  
ELEVATORS

> SEPARATE SERVICE  
ELEVATORS

If you want to go beyond selling, Courtyard Gateway offers you a stellar location, incredible visibility, convenience & comfort to your customer and most importantly, a stature by being a part of an architectural icon that Courtyard Gateway is.





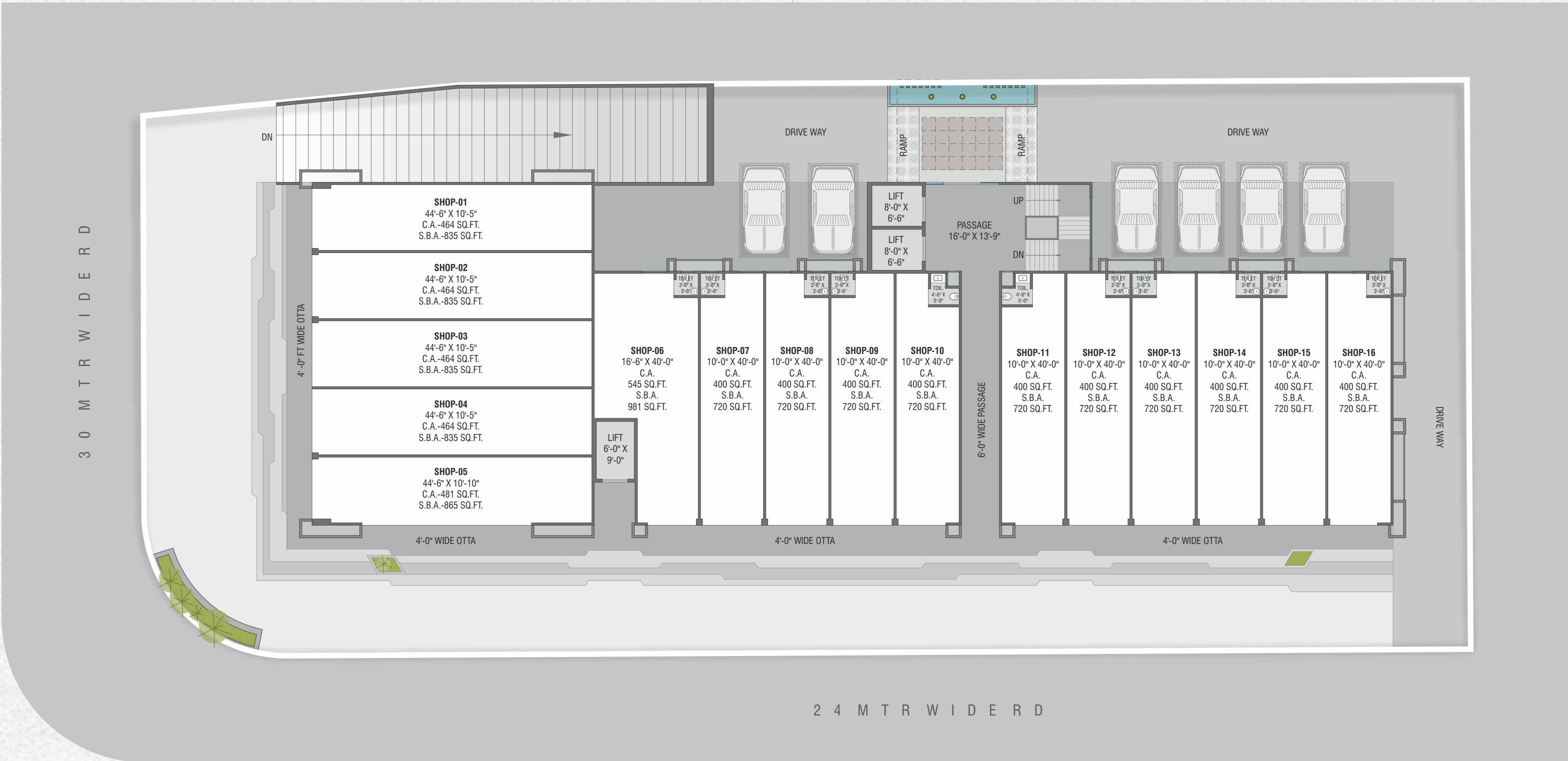
YOUR GATEWAY  
TO MAXIMUM COMFORT  
& CONVENIENCE

## COMMON AMENITIES

- WIDE CORRIDORS
- 24 X 7 SECURITY WITH CCTV SURVEILLANCE
- PROFESSIONALLY MANAGED POST POSSESSION
- MAINTENANCE AGENCY
- GENERATOR BACKUP FOR ALL COMMON UTILITIES
- AMPLE PARKING SLOTS
- AESTHETICALLY FINISHED COMMON TOILETS WITH MODERN C.P. FITTINGS
- DEFINED BRANDING SPACE FOR ALL THE SHOPS
- ADVANCE BUILDING MANAGEMENT SYSTEM



ALL 3 LEVEL RETAIL WITH DIRECT ENTRY FROM 30 MTR ROAD



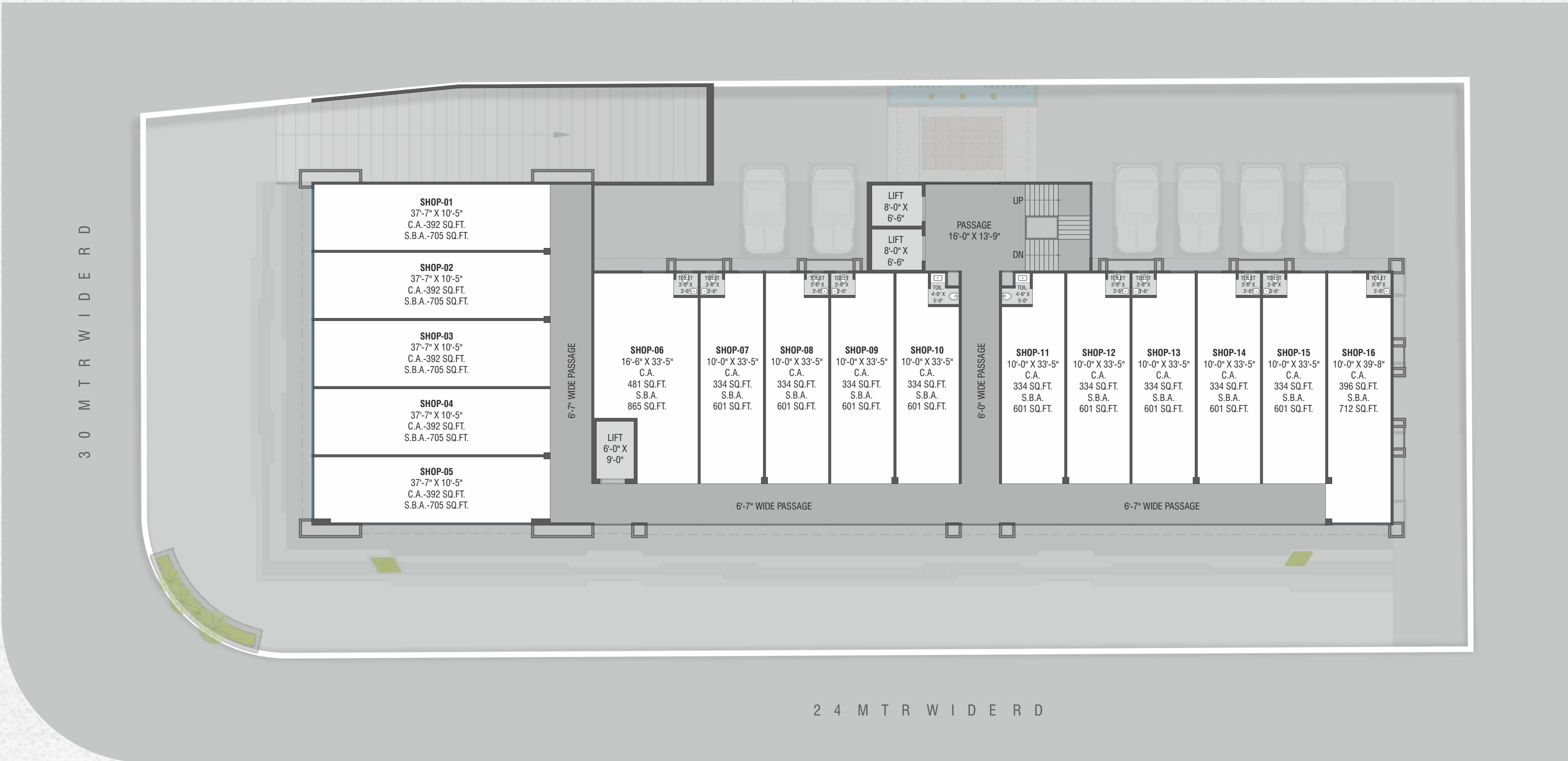
THE GATEWAY TO GREAT BUSINESS



GROUND FLOOR



ALL 3 LEVEL RETAIL WITH DIRECT ENTRY FROM 30 MTR ROAD



THE GATEWAY TO GREAT BUSINESS



1st & 2nd FLOOR





## RETAIL & OFFICE SPACES

- > 7 LEVELS
- > 2 BASEMENTS
- > 48 RETAIL SHOWROOMS
- > 56 WORK SPACES
- > TERRACE OFFICES
- > ROOF TOP CAFETERIA



“

DON'T SIT DOWN AND WAIT  
FOR THE OPPORTUNITIES TO  
COME. GET UP AND MAKE  
THEM.”

-C. J. WALKER

## WORK SPACES

- > EXCLUSIVE  
CORPORATE TOWER
- > HIGH TECH BUSINESS  
CENTRE
- > SECURED & CONVENIENT  
PARKING SPACE FOR  
SHOPS & OFFICES

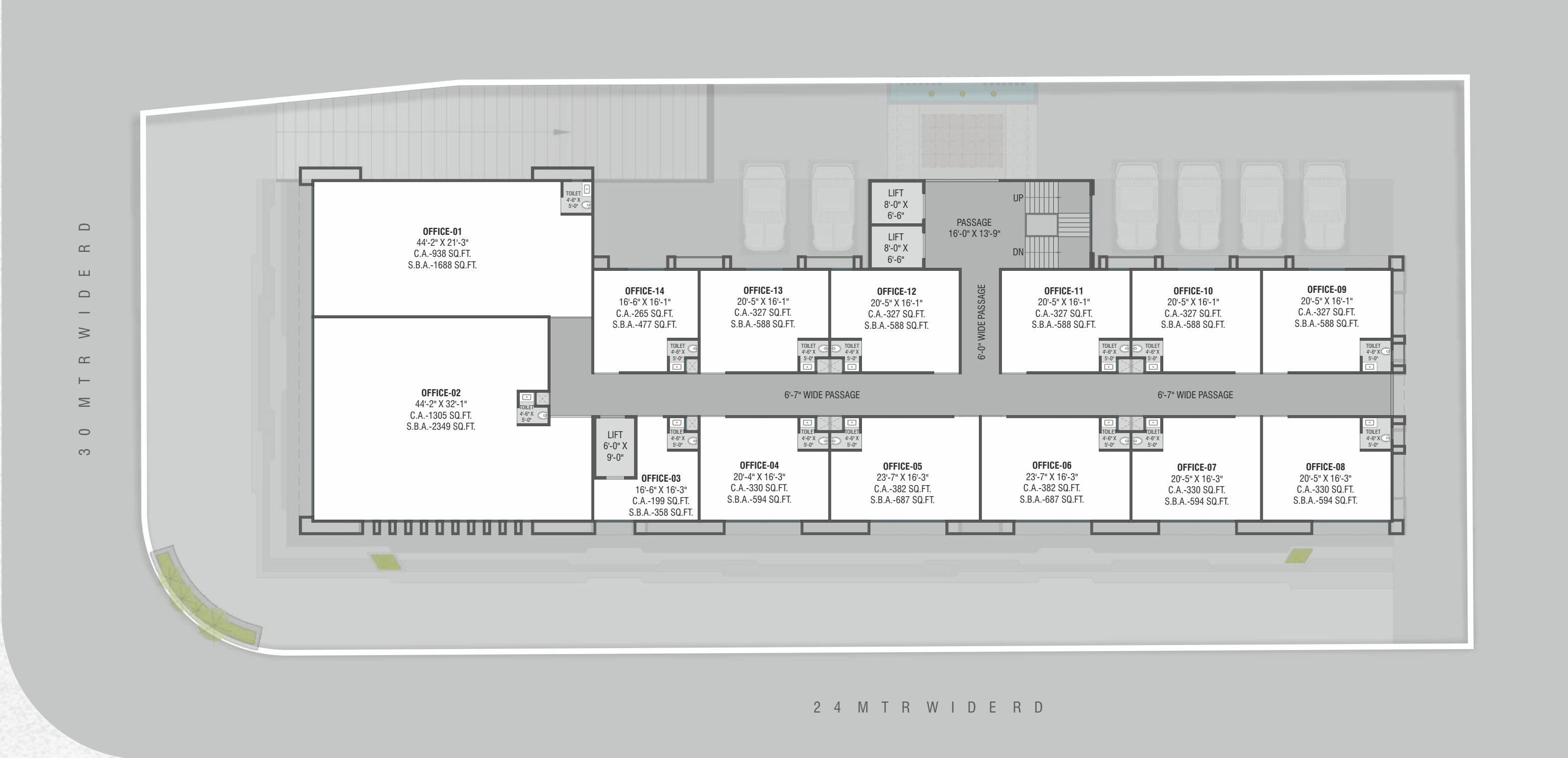


YOUR  
GATEWAY  
TO  
UNBOUND  
SUCCESS





ALL 3 LEVEL RETAIL WITH DIRECT ENTRY FROM 30 MTR ROAD



THE GATEWAY TO GREAT BUSINESS



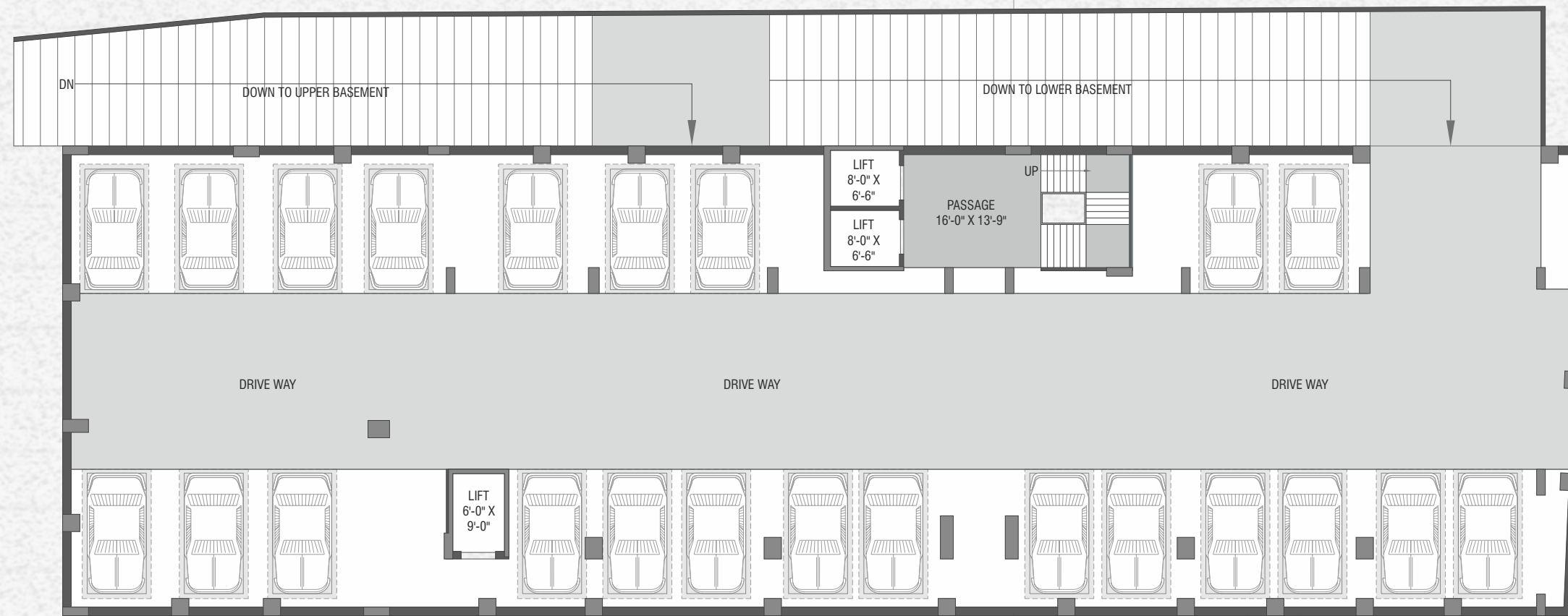
OFFICES

3rd to 5th FLOOR

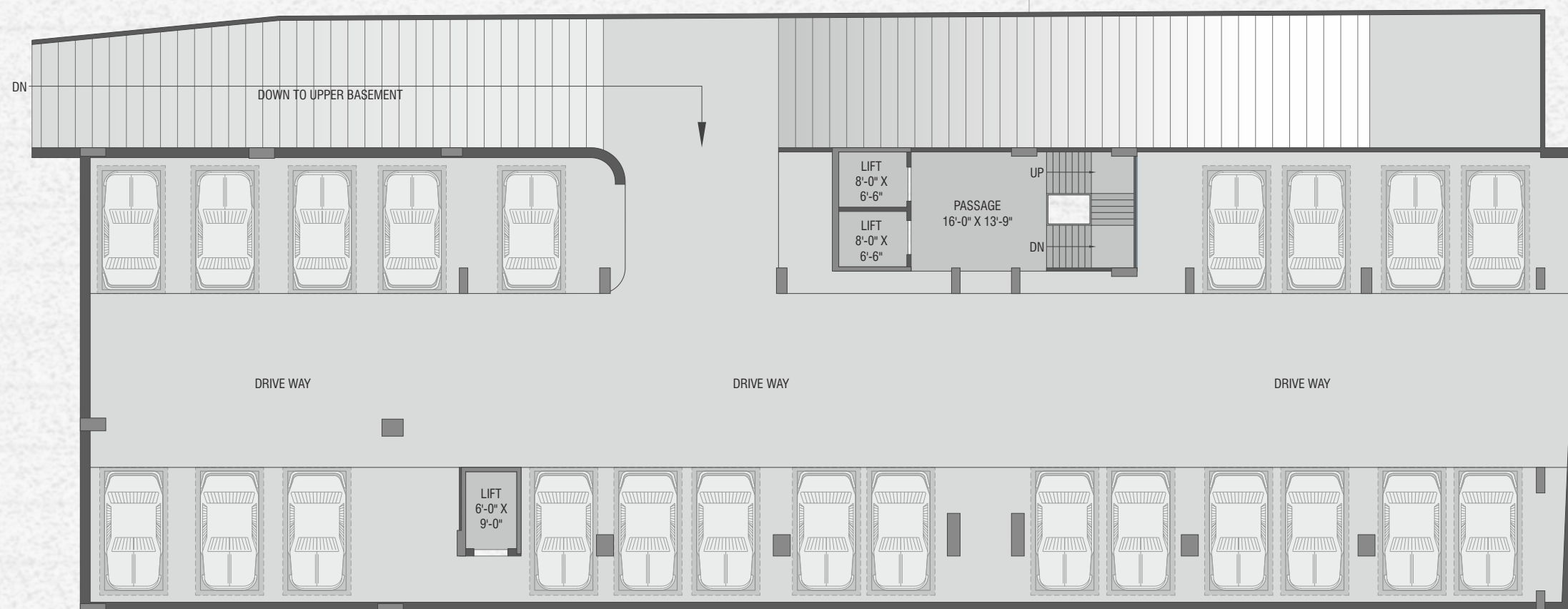








LOWER BASEMENT  
PARKING



UPPER BASEMENT  
PARKING



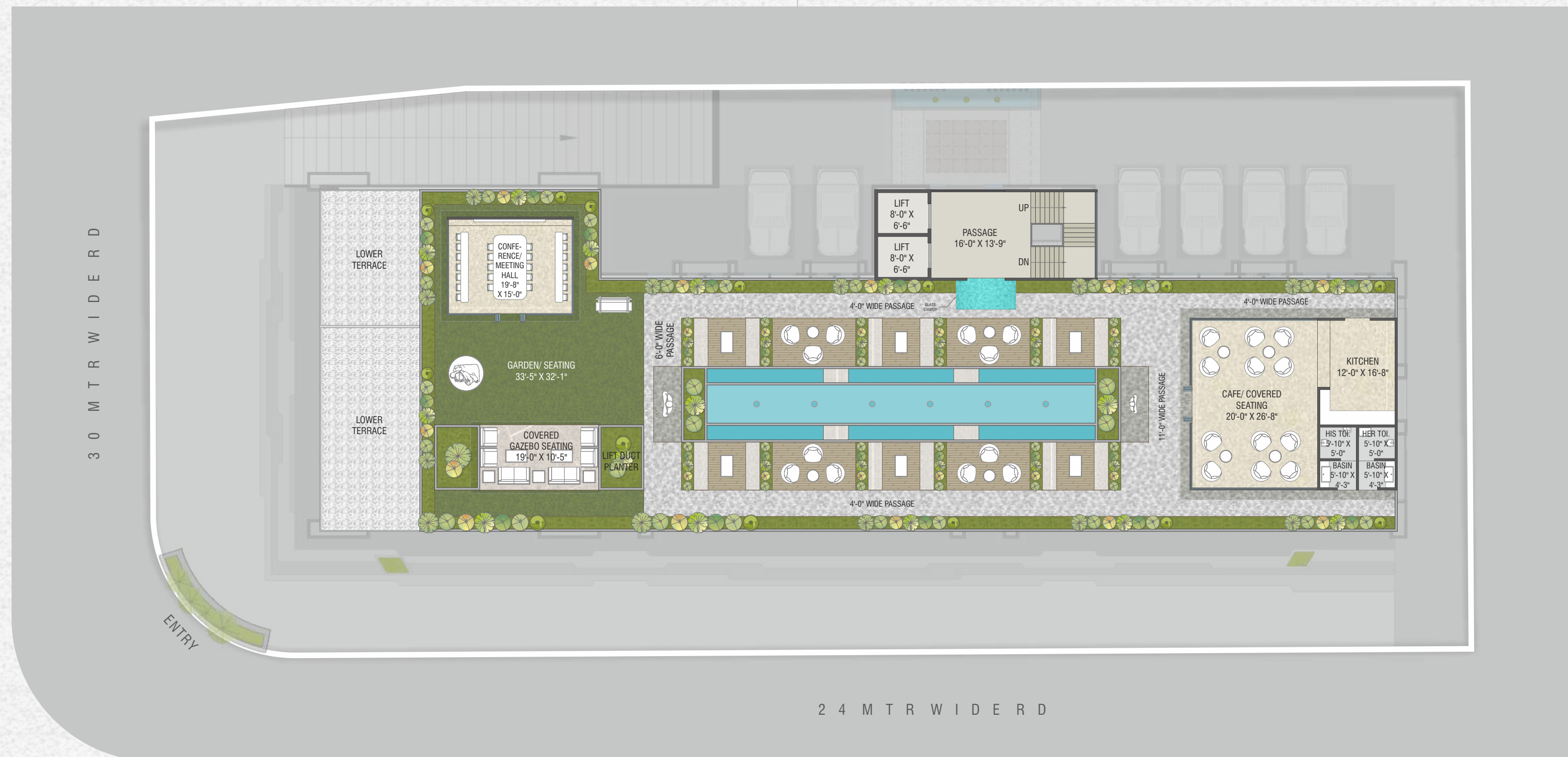


“ The secret for  
your future is hidden  
in your daily routine.  
Make sure you  
make each  
day count.” ”

B R E A K T I M E



# EXCLUSIVE TERRACE AMENITIES



THE GATEWAY TO GREAT BUSINESS



TERRACE FLOOR PLAN



ALL  
LASTING  
BUSINESS  
STARTS  
WITH  
NETWORKING







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## A PLACE TO REFUEL & RECHARGE YOUR ENERGY

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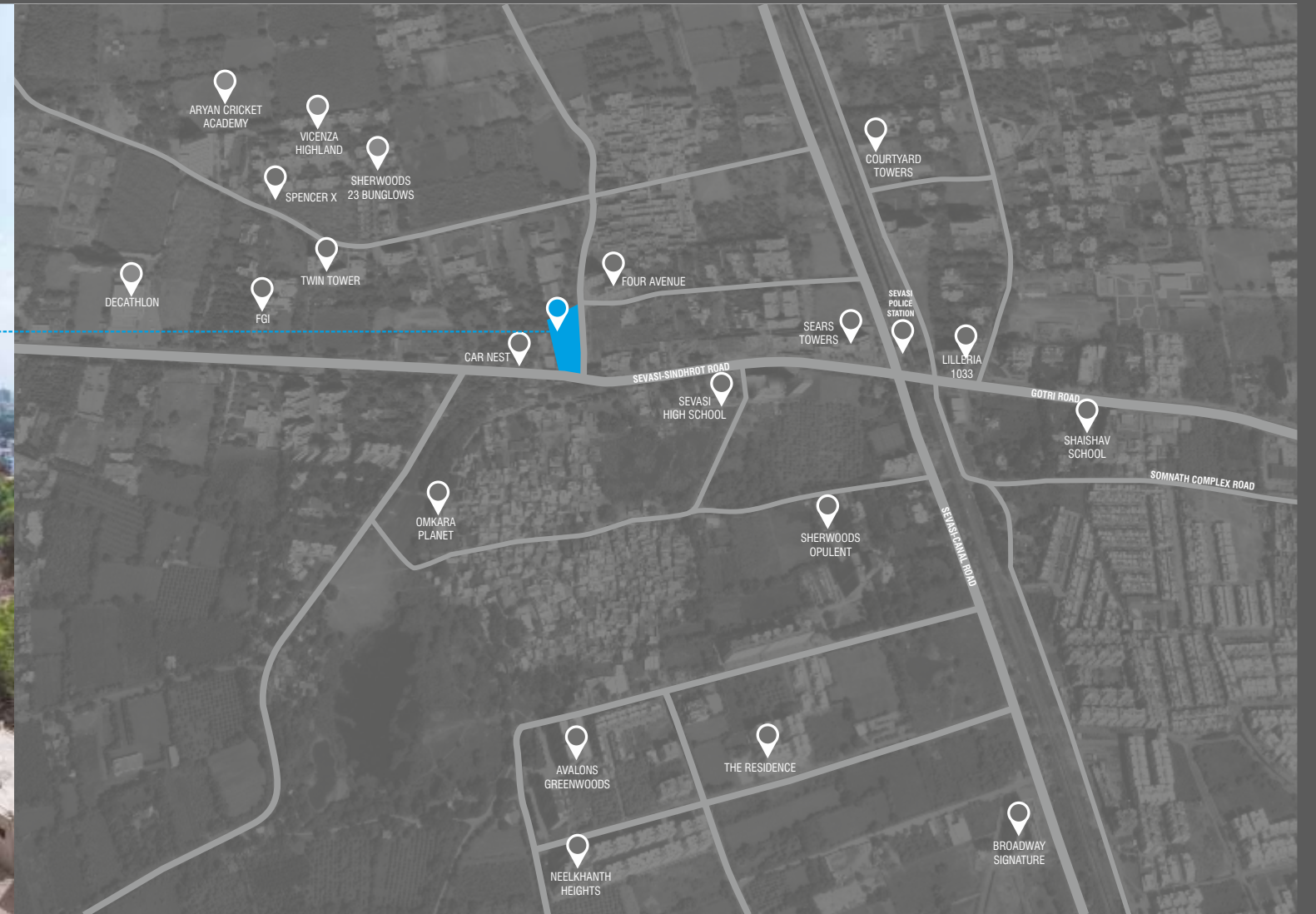
- > CAFETERIA AC HALL
- > CONFERENCE AC ROOM
- > GAZEBO SITOUT
- > TERRACE GARDEN
- > WATER BODY
- > SITOUT AREA
- > AUTOMATIC STRETCHER LIFT
- > 24/7 SECURITY



YOUR  
GATEWAY  
TO AN  
UNPARALLELED  
OPPORTUNITY







## SPECIFICATIONS

### RCC

- Structure designed with Earthquake resistant frame.

### FLOORING

- Vitrified Tiles in all shops and offices.
- Entrance foyer on ground floor with matt finish vitrified flooring
- Lift Lobbies with vitrified flooring for all the floors.
- Lift wall cladding in granite
- Staircase with stone flooring for all the floors.

### ELECTRIFICATION

- Concealed electrical copper wiring.
- Modular switches.
- ISI wires, MCB and ELCB.

### WINDOWS

- Aluminum powder coated windows with sliding doors.
- Marble/Stone on windows sills

### COLOR

- Internal walls finished with wall putty.
- Weather shield acrylic emulsion paint for exteriors

### AC

- Provision of duct for AC piping will be provided

### TOILETS

- Common with all infra and fittings.
- For Office space - Individual toilet provision will be given



THE GATEWAY TO GREAT BUSINESS

### Site Address

30 mtr Sevasi Main Road  
Opp. Sevasi Bus stop  
Sevasi, Vadodara.

### Site Contact

Call: 70461 51518  
Email: courtyardgateway@gmail.com  
Website: www.courtyardgroup.in

### Architect



### Structure



### PAYMENT TERMS

30 % At the time of Booking • 10% Plinth Level • 28% (4% for each Slab) • 15% Brick Masonry, Flooring & Plaster work • 07% Plumbing, Outer Plaster & Elevation Treatment • 05% Finishing work • 05% At the time of Sale deed & Before Possession.

**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. (2) Possession will be given after one month of settlement of all account. Also Vastu Puja, Furniture work will be permitted only after possession. (3) Development charges, stamp duty, GST, common maintenance charges, legal charges, MGVC, VMSS Charges will be paid by the purchaser. (4) Any new central or State Government Taxes, if applicable shall have to borne by purchaser (5) Payment dues are to be paid within 7 days from the date of completion of each stage of work or as per commitment. (6) 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 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. (8) In case of delay in the procedure or any activity of Corporation, MGVC or any Authority shall be faced united. (9) 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 effect the elevation or outer look or strength of the unit or Project. (11) Any Plans, Specification or Information in this Brochure can not form Legal part of an Offer, Contract or Agreement it is only depiction of the project. (12) All disputes are subject to Vadodara Jurisdiction.

For further details visit: [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)  
RERA REGISTRATION NO.: PR/GJ/VADO/VADODARA/Vadodara Municipal Corporation/