

MARKETED BY
THE MARWADI
INFRA SALES
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— ANANTA —
STANFORD
RARE. ROYAL. REVERED.

PREMIUM SHOPS & SMART OFFICES

STOP IMAGINING.
START EXPLORING.

Ananta Stanford is by far the most future-ready and aesthetically enchanting office spaces & shops you'd have encountered. These offices give out a positive vibe and a gush of fresh energy to turn every moment into a productive one. With a superior location, intelligent spaces and an inspiring design, all you need now is to explore infinite possibilities for your business.



NOT FOR PRINT



FUTURISTIC DESIGN

Having a mix of various European and Traditional Architecture, your office or shop here will bear a distinct identity. Beautiful from the outside and super spacious and elegant from the inside, these spaces are exactly how the offices of the future will appear like.



SMART OFFICES

Who wouldn't love an office or a shop that comes with all the modern facilities to add ease of doing business. Right from smart flexible infrastructure to well-thought-out and aesthetically appealing interiors, these offices make smart employees, smarter.





GROUND FLOOR

Area Table

NO.	CARPET	S.B.A.
01	419.80	714
02	420.33	715
03	420.33	715
04	420.33	715
05	420.33	715
06	420.33	715
07	420.33	715
08	420.33	715
09	420.33	715
10	419.80	714

Area in Sq.Ft.



FIRST FLOOR

Area Table

NO.	CARPET	S.B.A.
101	345.52	588
102	345.52	588
103	345.52	588
104	345.52	588
105	345.52	588
106	345.52	588
107	345.52	588
108	345.52	588
109	345.52	588
110	345.52	588

Area in Sq.Ft.





SECOND FLOOR

Area Table

NO.	CARPET	S.B.A.	TERRACE
201	177.93	303	31
202	359.30	611	74
203	407.63	693	74
204	339.71	578	-
205	144.56	246	-
206	144.56	246	-
207	144.56	246	-
208	144.56	246	-
209	144.56	246	-
210	144.56	246	-
211	339.71	578	-
212	407.63	693	74
213	359.30	611	74
214	177.93	303	31

Area in Sq.Ft.



THIRD FLOOR

Area Table

NO.	CARPET	S.B.A.	TERRACE
301	177.93	303	12
302	359.30	611	24
303	407.63	693	24
304	339.71	578	-
305	144.56	246	-
306	144.56	246	-
307	144.56	246	-
308	144.56	246	-
309	144.56	246	-
310	144.56	246	-
311	339.71	578	-
312	407.63	693	24
313	359.30	611	24
314	177.93	303	12

Area in Sq.Ft.





FOURTH FLOOR

Area Table			
NO.	CARPET	S.B.A.	TERRACE
401	154.36	263	32
402	311.08	529	60
403	359.41	611	60
404	339.71	578	-
405	144.56	246	-
406	144.56	246	-
407	144.56	246	-
408	144.56	246	-
409	144.56	246	-
410	144.56	246	-
411	339.71	578	-
412	359.30	611	60
413	311.08	529	60
414	154.36	263	32

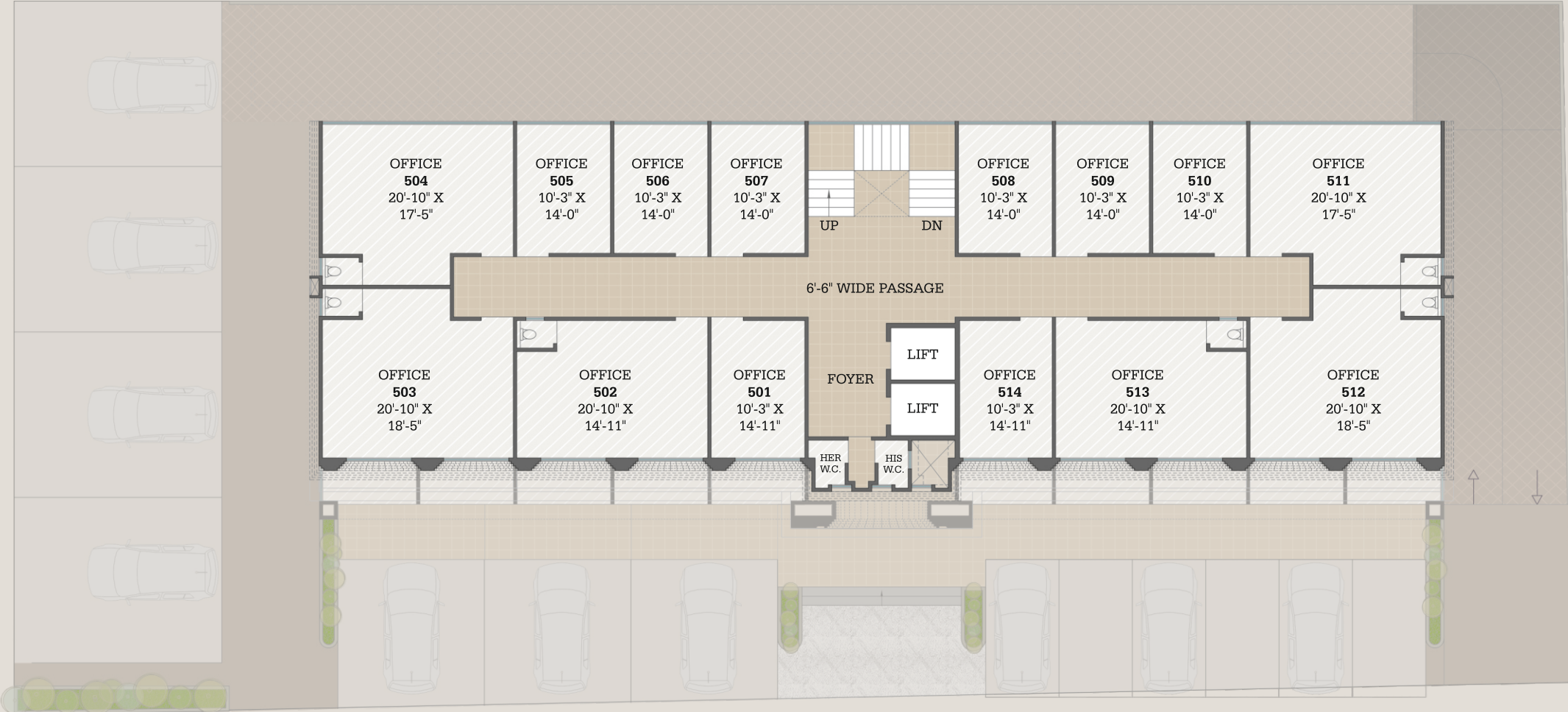
Area in Sq.Ft.



FIFTH FLOOR

Area Table		
NO.	CARPET	S.B.A.
501	154.36	263
502	311.08	529
503	359.41	611
504	339.71	578
505	144.56	246
506	144.56	246
507	144.56	246
508	144.56	246
509	144.56	246
510	144.56	246
511	339.71	578
512	359.30	611
513	311.08	529
514	154.36	263

Area in Sq.Ft.





SIXTH FLOOR

Area Table			
NO.	CARPET	S.B.A.	TERRACE
601	128.20	218	32
602	258.01	439	61
603	305.37	519	61
604	339.71	578	-
605	144.56	246	-
606	144.56	246	-
607	144.56	246	-
608	144.56	246	-
609	144.56	246	-
610	144.56	246	-
611	339.71	578	-
612	305.37	519	61
613	258.01	439	61
614	128.20	218	32

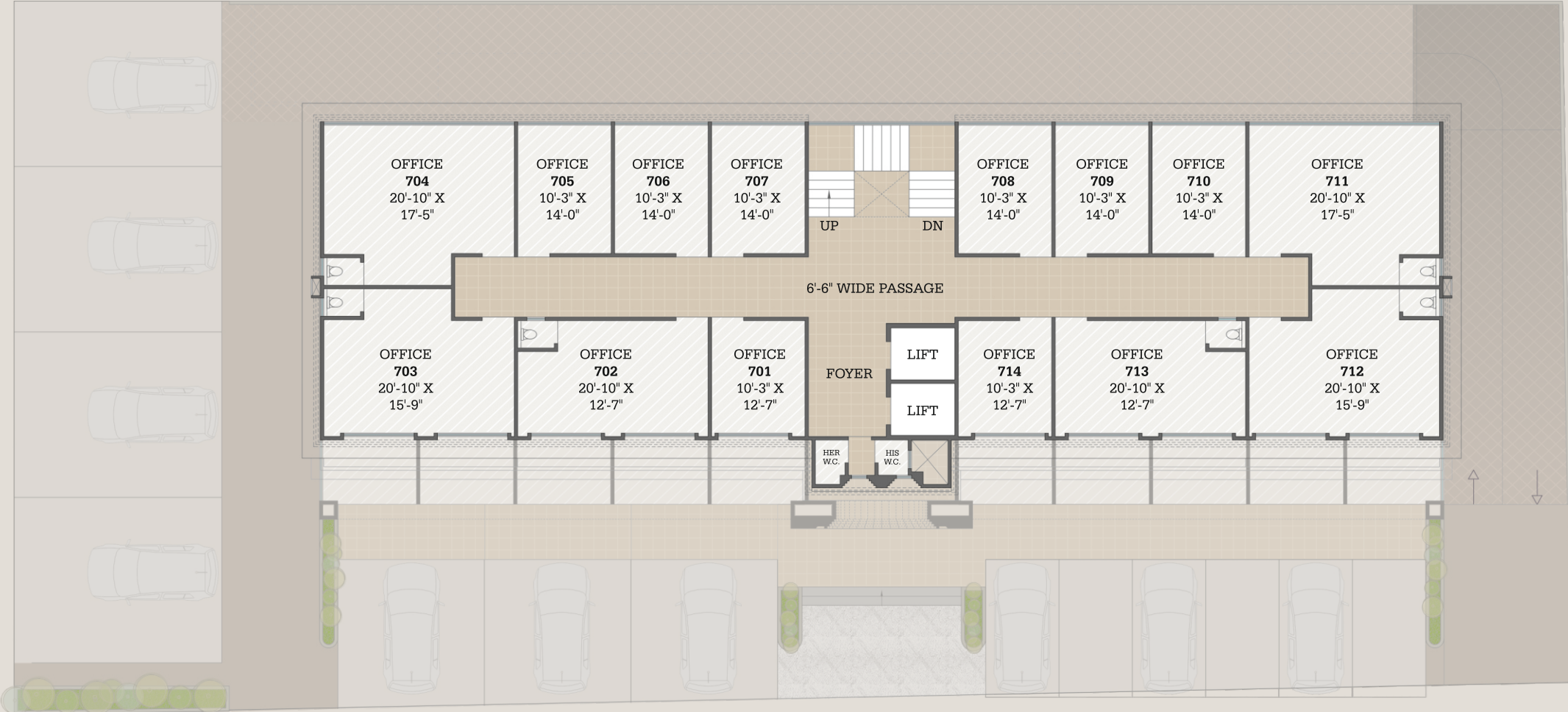
Area in Sq.Ft.



SEVENTH FLOOR

Area Table		
NO.	CARPET	S.B.A.
701	127.55	217
702	256.72	437
703	305.05	519
704	339.71	578
705	144.56	246
706	144.56	246
707	144.56	246
708	144.56	246
709	144.56	246
710	144.56	246
711	339.71	578
712	305.05	519
713	256.72	437
714	127.55	217

Area in Sq.Ft.





BE AT THE HIGHEST PEDESTAL OF EXCELLENCE

Superior Privacy /
Convenient Connectivity /
Flexible Size & Budget Range /
Private Restrooms Provision in Selected Offices & All Showrooms /
Common Restrooms /
Attached Open-to-Sky Terrace Gardens or Balconies /
Ample Parking Space

SPECIFICATIONS

STRUCTURE & WALL CONSTRUCTION

- R.C.C. framed structure design, as per structural consultant's plan.
- Internal & external wall with block masonry.
- Finishing - Internal Wall with Primer Putty & External Walls with Paint / Exposed Bricks, as per architect's design.

FLOORING & WALL CLADDING

- 600 X 600 mm Vitrified Tile flooring with skirting in all units.
- Natural Stone / Vitrified Tile Flooring in corridor & stairs.
- Designer Tiles / Granite Flooring in Lobby.
- Unit attached toilet on demand at extra cost.

ELECTRICAL

- Optimum electric points with modular switches for communication equipment and air-conditioning in offices.
- Main electrical line from meter panel to unit DB board at one point in Showrooms / Shops
- Fire Safety Equipments in common area for safety, as per norms.
- Provision for 3-Phase meter on demand at extra cost.

DOORS & WINDOWS

- Decorative Flush with laminate & safety lock for Offices.
- G.I. rolling shutter with paint for showrooms.
- Anodized / Powder coated aluminium section windows for offices

Excellent frontage with magnificent visibility
for the retail spaces from the main 24 mts. road.

Grand entrance lobby
& Waiting/foyer area on each floor.

Easy access for the Office Floors
from the Front Entrance.

Smart sized offices with terrace / balcony

Located at Gotri,
the fastest developing area of Vadodara.

UTILITIES

3 Level Ample parking with 2 level
basement & ground floor.

2 high speed automated elevators,
with access from basement.

Well Designed separate Common
Washrooms for each floor of offices.

Water supply & drainage connections to
selected unit for toilet provision at particular location.

Allotted space for outdoor AC unit in each
showroom & office.





ENVIABLE LOCATION

One of the most progressive and iconic locations of Vadodra is where Ananta Stanford is situated. A location so premium and enviable, yet within your budget and lovable. Well-connected with the most important business hubs of the city, necessities, prime residential localities and above all, easy commute and transport availability for your team, makes it an even more desired office address.





The journey of Ananta Builders' has been one of many milestones.

Founded in 2009, Ananta is Vadodara's very own world-class real estate developer. An amalgamation of young and passionate individuals, Ananta Builders has been redefining the skyline of Vadodara with some finest real estate properties. Icons of class, luxury and value-for-money, our landmark developments are home to people from diverse socio-economic backgrounds. Known for quality construction, fast project completion and comprehensive set of amenities, we delight our customers with thoughtful innovations and genuine craftsmanship.

From Residential to Commercial, Hospitality to Retail, we are creating spaces that help people prosper in life.

Vadodara's Most Loved Builder

12 YEARS
30,00,000+
Sq. Ft.

COUNTLESS SMILES

OUR LANDMARK PROJECTS



Shops, Offices & Showrooms
@ Gotri Road



Shops, Flats & Penthouses
@ Ajwa Crossing



Shops & Flats
@ Ajwa Crossing



Shops, Flats Penthouse and Duplexes
@ New Waghodia Road



Duplexes
@ New Waghodia Road



Tenements & Duplexes
@ New Waghodia Road



Tenements & Duplexes
@ New Waghodia Road



Shops, Offices & Corporate Houses
@ Karelibaug



Shops Flats and Penthouse
@ Ajwa Crossing



Shops, Flats & Penthouses
@ New Ajwa Road



Shops, Offices & Multiplex
@ Harni Road



Tenements & Duplexes
@ Atladara-Bill Road



Duplexes, Tenements
@ New Ajwa Road



Premium Bungalows
@ New Waghodia Road



4 Side Open Villas
@ Atladara-Bil Road



Shops, Offices & 2 BHK Flats
@ Halol, Vadodara



Residential & Commercial
@ Muktanand Circle, Karelibaug



Showroom & Offices
@ Gotri - Sevasi Road

JOIN PROJECT BY:



Developers:
Dharma Infra

Site: " Ananta Stanford " B/s. Lotus Enora,
24 Mtr. Gotri Road, Near Darshanam Arise,
Gotri-Sevasi Road, Vadodara-390 021.

Call: 97250 81860
email: dharmainfra99@gmail.com
www.anantabuilders.com

RERA Reg. No.:
PR/GJ/VADODARA/VADODARA/Others/CAA08877/05-08-2021

ADDITIONAL CHARGES:

Infrastructure/Development Cost

Maintenance Deposit

Electricity Charges & Meter Deposit MGVCL

Stamp Duty, Registration Fee, GST, Legal Document Charges etc.

Charges for Additional Alterations & Modifications

₹ 150/ sq. ft.

₹ 150/ sq. ft.

As per Actual

As per Actual

As per Actual

ARCHITECT NOTE

Ananta Stanford is by far the most future-ready and aesthetically enchanting office spaces & shops you'd have encountered. These offices give out a positive vibe and a gush of fresh energy to turn every moment into a productive one. With a superior location, intelligent spaces and an inspiring design, all you need now is to explore infinite possibilities for your business.



Architect:



Structural Consultants:



Aashutosh A. Desai

MEP Consultants:



Vraj Sanitation

PAYMENT SCHEDULE:

25% On Booking/Execution of Agreement | 10% Lower Basement Slab | 10% Plinth Level
10% 2nd floor Slab | 10% 4th Floor Slab | 10% 6th Floor Slab | 5% Floor masonry wall and plaster
5% Floor External Plaster and Plumbing | 10% Finishing of Property
5% Notice of Handover/Before possession

TERMS & CONDITIONS:-

The information contained in this brochure is subject to change as may be approved by the competent authorities and cannot form part of any form or contract. All plans are subject to any amendments approved by the competent authorities. This brochure shall not be treated as a legal document. It is only for the purpose of information. The developers reserve all the rights to make any changes as may be necessitated from time to time in the layout. Building plan and specifications without any prior notice. Such changes would be binding to all members. The areas are indicative only. The measurements indicated in the plan may vary at the time of construction. Illustrations in this brochure are artist impressions and serve only to give an approximate idea of the project, while every reasonable care has been taken in providing this information. The developers cannot be held responsible for any inaccuracy. Future if any additional government taxes, maintenance charges, development charges will be bound by the buyer. In order to maintain the aesthetics of the building no signboards is allowed, in case of showrooms will be allowed on marked location & outdoor ac unit will not be allowed on outer front & side elevation. Changes in structural design & external facade will not be permitted. Project completion time may vary as it is highly dependent on labor & material availability. Continues defaults in payments will lead to cancellation of booking and refund will be made after new booking of the same unit after deduction of 10% of amount against administrative charge. Possession will be given only after one month of settlement of all accounts. In case of delay in water supply, light connection, drainage work by authority, developer will not be responsible. Rights of Margins land, Hoarding & balance or additional FSI and future construction & re-development rights are always remain & reserve by the developers only.