



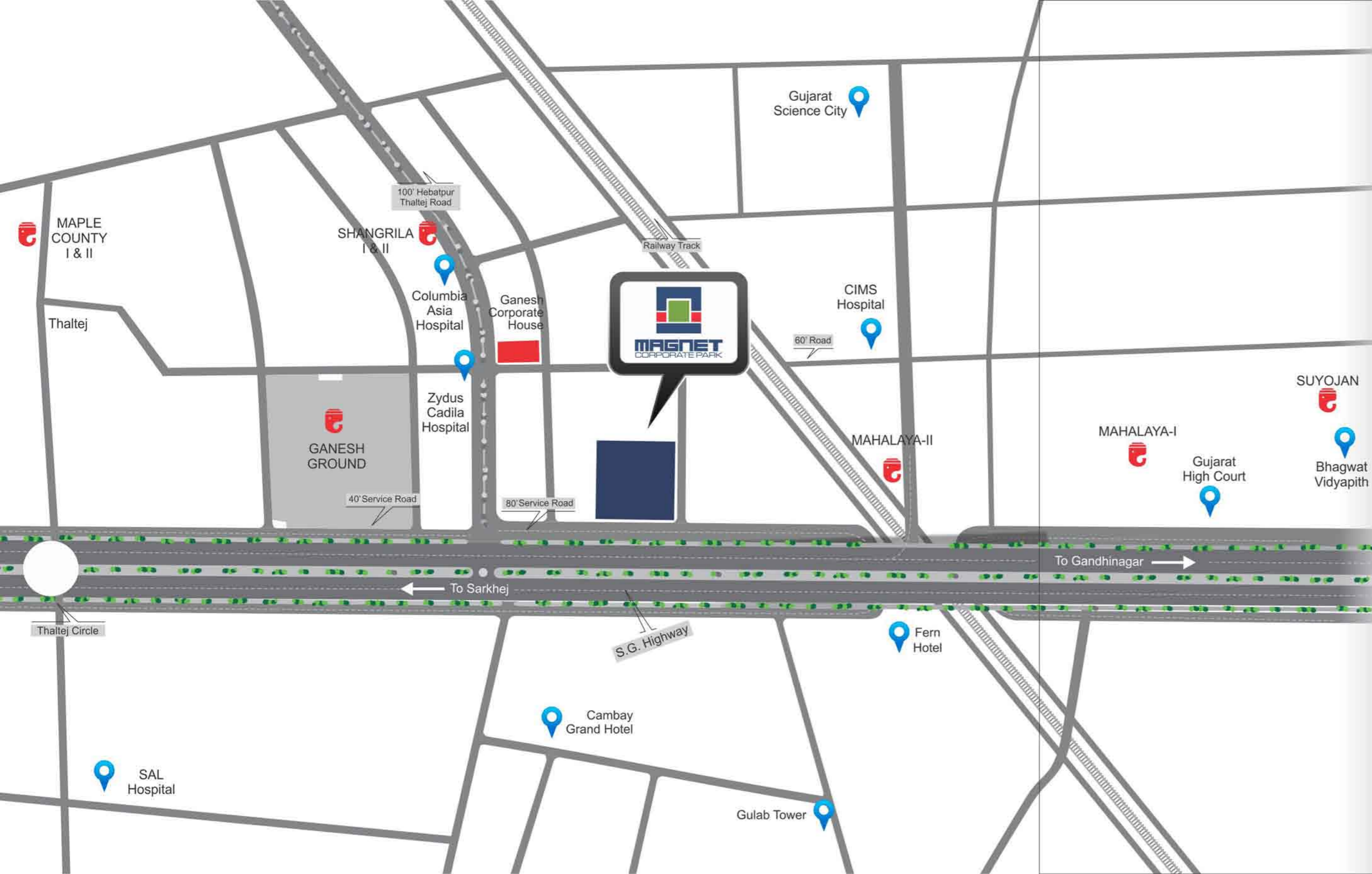
MAGNET
CORPORATE PARK

The logo for Magnet Corporate Park is centered on the page. It consists of a square icon on the left, divided into four quadrants: top-left is dark blue, top-right is green, bottom-left is red, and bottom-right is dark blue. To the right of the icon, the word "MAGNET" is written in a bold, dark blue, sans-serif font. Below "MAGNET", the words "CORPORATE PARK" are written in a smaller, dark blue, sans-serif font.

INSURANCE AGRICULTURE MANUFACTURING
TEXTILE & DENIMS
BUSINESS SERVICES LOGISTICS CEMENT
STORAGE ELECTRICAL FISHING PHARMACEUTICAL CHARTERED ACCOUNTS
TRANSPORT GOVT. BODIES & PUBLIC ADMINISTRATION
INFORMATION TECHNOLOGY MNCs
GEMS & JEWELLERY CONSTRUCTION BIOTECH
MINING & QUARRYING INDUSTRY PSU FINANCIAL SERVICES
AUTO ENERGY INFRASTRUCTURE BANKING
TELECOM AVIATION ENGINEERING
FASHION DESIGN BOUTIQUE
METALLURGY INDUSTRY
MEDIA AND ADVERTISING
LAWYERS AND ARCHITECTS IMPORTS AND EXPORTS
ART & CULTURE INTERIORS & HANDICRAFTS

A CORPORATE OFFICE
THAT COMES WITH
THE PRIDE OF
A CORPORATE HOUSE

WELCOME TO MAGNET CORPORATE PARK



S.G. ROAD, THALTEJ. THE STRATEGIC ADVANTAGE

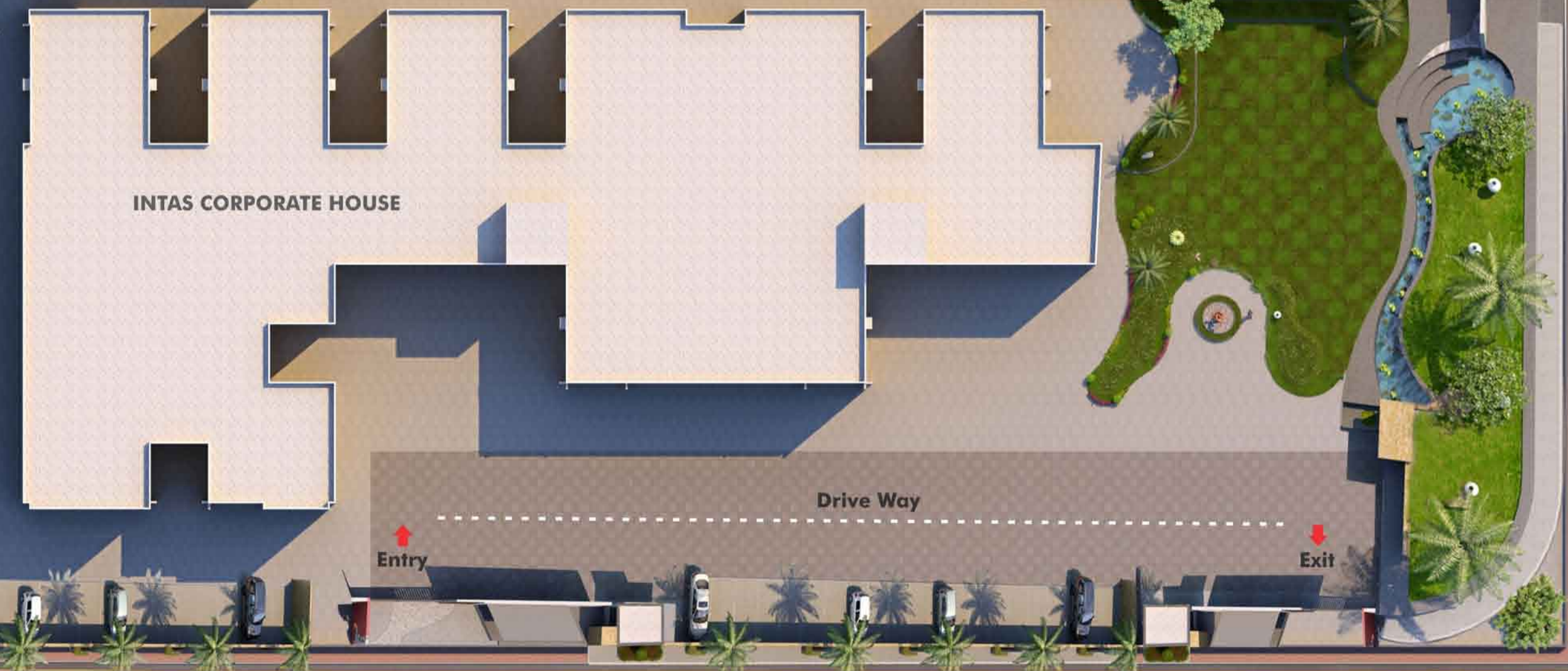
AN ADDRESS CAN INDICATE
WHERE YOU ARE.
OR, IT CAN STATE
WHERE YOU WANT TO BE.

S.G. Road has long been established as a conducive business environment & a place that is home to the corporate elite.

Your reputation is inextricably linked to the location of your Corporate Office. To erase any doubts concerning Location, you just need to make one astute decision.

With its sprawling facade right along S.G. Highway, Magnet Corporate Park offers you more than a presence on this crucial commercial artery. It assures you a permanent position in the upper echelons of Corporate India.

A MOVE TO MAGNET CORPORATE PARK



600' WIDE T.P.S. ROAD

S.G. ROAD (Premiere destination for corporate)



GIVE YOUR BUSINESS THE SCALE IT DESERVES.

IT IS TIME TO BROADEN YOUR OUTLOOK.

You are ready to stake a claim for a place in the big league. From humble origins, you are now at the cusp of becoming a corporate force to reckon with. Your all-consuming dream is on the threshold of becoming a glorious reality.

Your Corporate Office/House at Magnet Corporate Park epitomizes the scale at which you want your business to grow.

◀ A CENTRAL GREEN AREA
SPREAD OVER 52,500 SQ. FT.



INTRODUCING - MAGNET CLUB

CLUB LIFESTYLE

The corporate way of life and the club culture go hand in hand. If you network over your dinners and talk business over coffee, then why not do it in the comfort of your corporate/office premises. Your move to Magnet Corporate Park entitles you to become Magnet Club Member.

Spread in over 7500 sq. ft. area is the MAGNET CLUB; created exclusively for members of Magnet Corporate Park. You can host gala dinners and exclusive coffee chats with poise while burn those extra calories at the fully equipped gymnasium.

Also available will be specialized services to support office requirements like Stationery, Customised Lamination, Photocopying facilities and so on.

THE FINAL RECIPE FOR SUCCESS

← MAGNET CLUB



CAN YOUR MOST TRUSTED ALLY BE A BUILDING?

MAKE A LASTING IMPRESSION

In an increasingly competitive climate, your business needs all the help it can get. And that starts from the place that is its very backbone - your Corporate Office.

A business on an upward trajectory demands an Office with the right balance of functionality and inspiration.

It should awe an unsuspecting client or onlooker, and simultaneously motivate every employee to perform better.

When your business expands, so should your interiors. The height of every floor at Magnet Corporate Park stands at **11 feet**, considerably more than the 9.6 feet afforded to most offices. Not only does the higher ceiling improve aesthetics, it also provided more breathing space. It's time you aimed higher.

◀ NIGHT VIEW OF CENTRAL GARDEN

SITE LAYOUT PLAN

HOUSE NO.	LENGTH in Ft.	WIDTH in Ft.	SALEABLE AREA in Sq. Ft.
1	98' 3"	36' 9"	29477
2	98' 3"	36' 6"	29206
3	98' 3"	36' 6"	29206
4	98' 3"	36' 6"	29206
5	98' 3"	36' 6"	29334
6	80' 0"	36' 4.5"	23210
7	80' 0"	36' 4.5"	23075
8	100' 0"	36' 4.5"	Floor-wise
9	82' 6"	35' 9"	23618
10	97' 8"	39' 6"	30498
11	97' 8"	39' 6"	30493
12	97' 8"	39' 6"	30434
13	97' 8"	39' 6"	30537
14	82' 6"	36' 1.5"	23557
15	100' 0"	36' 1.5"	Floor-wise
16	80' 0"	36' 1.5"	Floor-wise
17	80' 0"	34' 9"	Floor-wise
18	98' 6"	35' 7.5"	Floor-wise
19	98' 6"	35' 7.5"	Floor-wise
20	98' 6"	35' 7.5"	Floor-wise
21	98' 6"	35' 7.5"	Floor-wise
22	98' 6"	35' 7.5"	27707
23	98' 6"	35' 9"	28157



60" WIDE T.P.S. ROAD

INTAS CORPORATE HOUSE

MAGNET CLUB

S.G. ROAD

Entry

Exit

Drive Way

Way to Basement

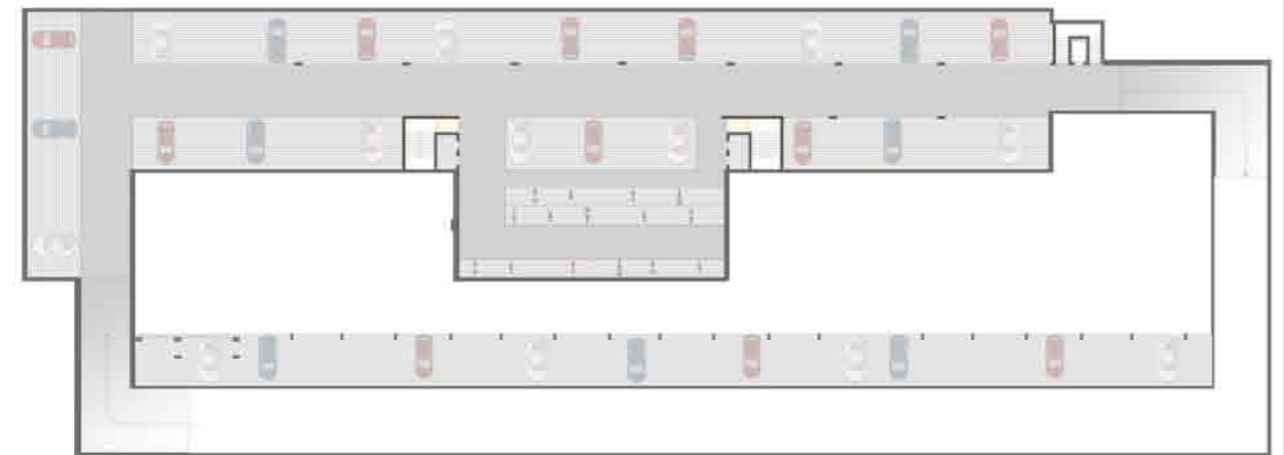
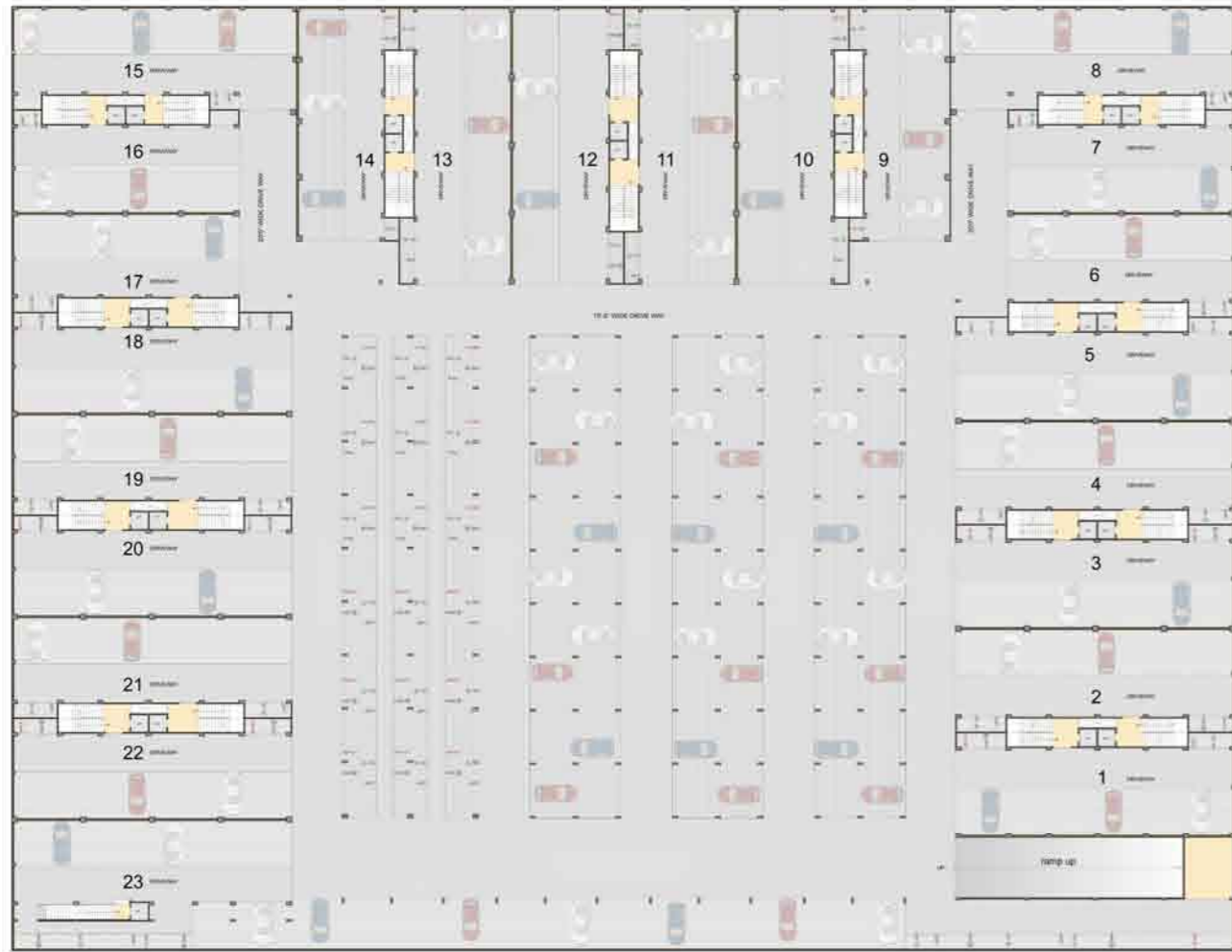
Entry

Entry

30" WIDE INTERNAL ROAD

30" WIDE INTERNAL ROAD

BASEMENT PARKING PLAN

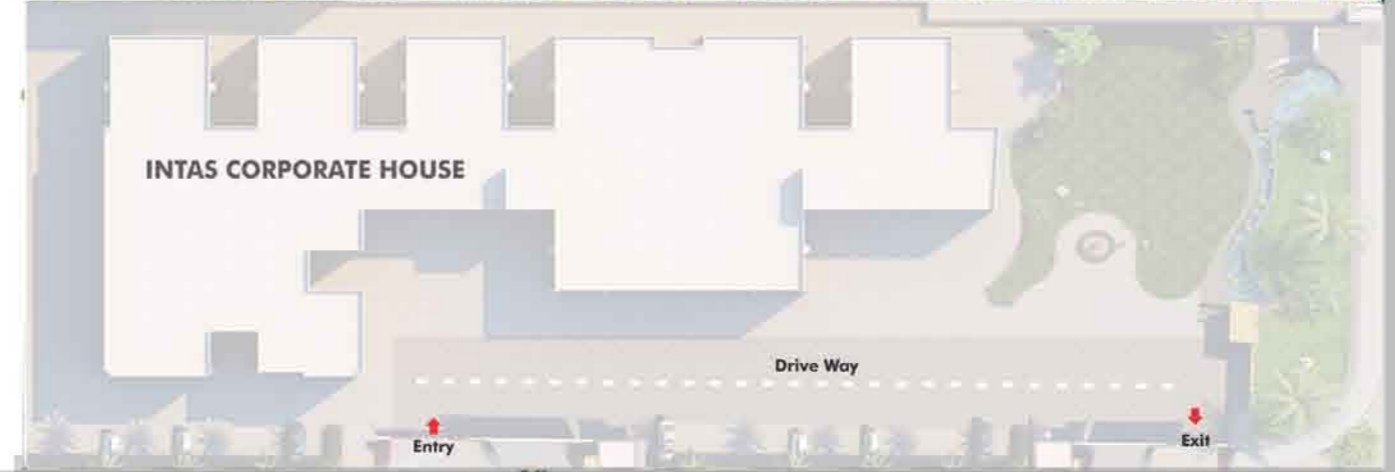


S.G. ROAD

600" WIDE T.P.S. ROAD



GROUND FLOOR PARKING PLAN



INTAS CORPORATE HOUSE

Drive Way

Entry

Exit

S.G. ROAD

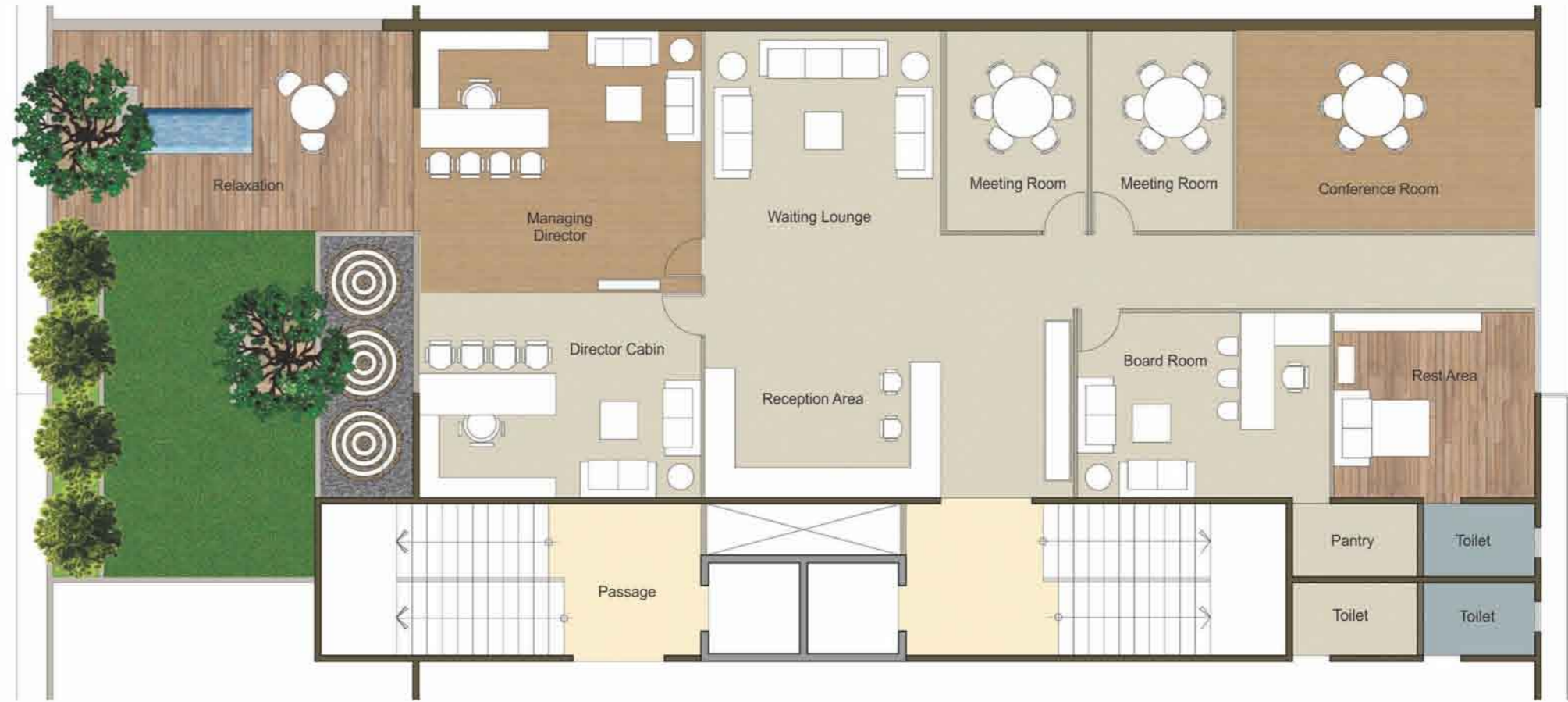
600" WIDE T.P.S. ROAD





House No.	Independent Floor Saleable Area in Sq. Ft. (1st to 4th Floor)
8	5707
15	5707
16	4432
17	4174

House No.	Independent Floor Saleable Area in Sq. Ft. (1st to 4th Floor)
18	5409
19	5409
20	5409
21	5409



FIFTH FLOOR - TERRACE GARDEN VIEW

UNIT NO	SALEABLE BUILT UP AREA (SQ. FT.)	SALEABLE CARPET TERRACE AREA (SQ.FT.)
8	2,360	1,964
15	2,356	1,964
16	2,351	1,234
17	2,444	1,038

UNIT NO	SALEABLE BUILT UP AREA (SQ. FT.)	SALEABLE CARPET TERRACE AREA (SQ.FT.)
18	2,782	1,556
19	2,898	1,486
20	2,782	1,546
21	2,914	1,477



PROJECT HIGHLIGHTS

LOCATION

Strategically located at S.G. Road, Thaltej, Gujarat's commercial nerve centre

MAGNET CLUB

Introducing for the first time a Corporate Club inclusive of all modern amenities - Café, Restaurant and Gymnasium

AMENITIES

- 52,500 sq. ft. of Central Garden, unimaginable on S.G. Road
- Each Corporate Office/House faces the central garden
- Central Garden - Vehicle Free Zone

PARKING

- Exclusive free allotted parking for each Corporate Office/House & visitors
- Basement clear height of 13.5 ft. - (Option to install stack parking)
- Exclusive allocated parking for visitors in the basement

SECURITY & MAINTENANCE

- 24x7 manual security at entry gate/exit gate
- High-tech CCTV cameras for all common areas
- Technically qualified maintenance team for efficient & prompt service

BUILDING STRUCTURE

- Column free floor space ensures optimum utilisation of space
- 11ft. clear floor height

GREEN BUILDING FEATURES

- Adequate provision of energy efficient HVAC system
- Double-glazed UPVC windows for better Sound & Heat insulation
- Individual high-speed (KONE) elevator to each unit, with 8 person capacity
- Heat resistance (Insulated) exterior wall cladding

◀ FEELING OF TRULY
CORPORATE EXPERIENCE

SITE ADDRESS:

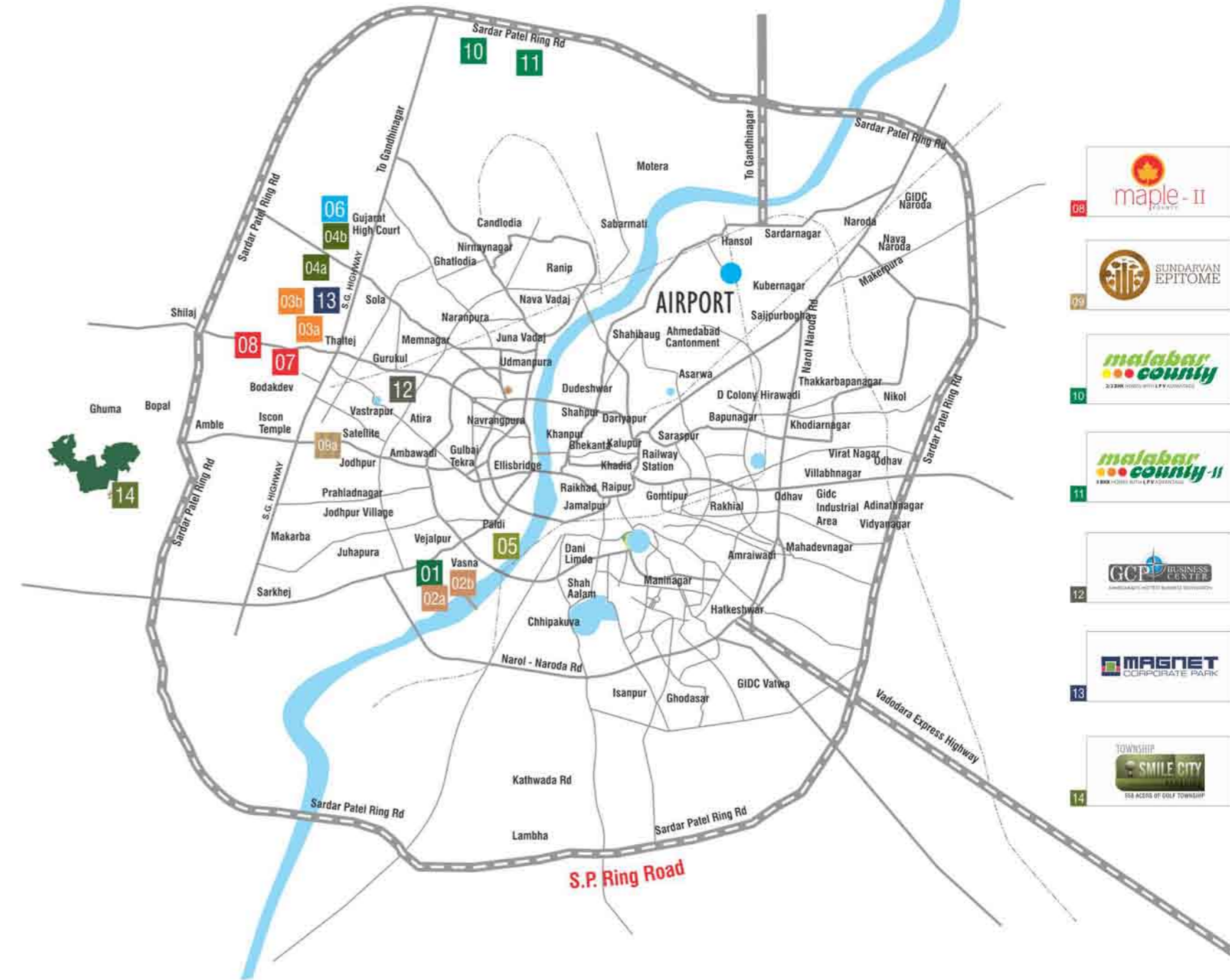
Nr. Ganesh Ground, Thaltej, S.G. Road, Ahmedabad - 380054, Gujarat, India.
Contact: Amit Trivedi: +91 99981 61406 | Vishal Hirani: +91 99135 20445
E: magnet@ganeshhousing.com | **W:** www.ganeshhousing.com/magnet.php

Developed by MAHESHWARI (THALTEJ) COMPLEX PVT. LTD. (A 100% Subsidiary of Ganesh Housing Corporation Ltd.)	Structural Designer Dimension Consultant	MEP Consultant Aqua Utility Designs & Management Pvt. Ltd.
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Architect hpa hiren patel architects	Legal Advisor Viren Shah
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NOTES:

- Stamp duty, Registration, Maintenance, Services Tax & other Govt. Charges if any shall be borne by purchaser.
- Developers reserve their right to make any change/revision to the project for any part of any detail and that shall be binding to the purchaser.
 - Furnishing and fixtures shown in brochure are only for presentation purpose and will not be provided.
 - This brochure is only for advertisement and it shall not be considered as a part of legal documents.



**GANESH
HOUSING**
CORPORATION LIMITED



GANESH CORPORATE HOUSE

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