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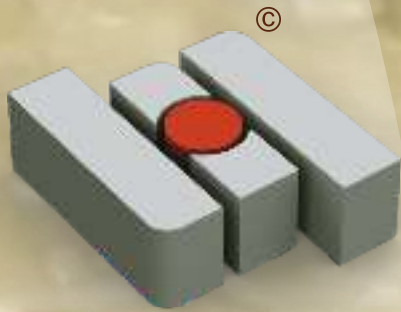
◦ Shopping extravaganza ◦



HAPPY

Goldmines

SHOPPERS



**There are many who build houses.
Only a few build homes.**



ISO 9001 : 2008
ISO 14001 : 2004
ISO 18001 : 2007

Happy Home Group has stamped almost 43 successful projects in reality development market including some landmarks in residential and commercial projects in the city of Surat. For Surat, Happy Home Group is considered to be most reliable corporate house to deal with. People have been experiencing trustworthiness since a decade and treating the name as a second nature to dependability. The group has always delivered more than it has promised; whether it is an extra amenity or an inclusion of a superlative brand in lieu of pronounced one.



*Wonderful, Wide
and Sensationally Splendid*





HAPPY

Goldmines SHOPPERS

◦ Shopping extravaganza ◦

Happy Home Group now announces its quite novel and most ambitious project “Goldmine”. The shopping extravaganza, being located in the city's most prime and rapidly developing area, it will sure become “Demand of the day” edifice in proximity of posh area. Keeping the changing shopping habits and attitude of shoppers in view the building has been designed with contemporary concept is carefully planned up to the minute details to deliver literally a joyous shopping experience to the shoppers. And Goldmine will prove its mettle in true means. So go for the gold, go for the Goldmine.

Welcome to
Wonderful World of Glittering Goldmine.



WELCOME TO HAPPY WORLD
Goldmines
SHOPPERS



Book world

metro shoes

Jack & Jill

Levi's

Kozafoss

GUESS

Lee

Pantaleon

Nike

Misya

Qangur Fashion

HAPPY

*Glorious Grandeur of
Goldmines in Magnificent Midnight Sky.*



Fantasizing First Impression.



Highlights

Ground Floor

- ▶ Anchor Shop : 379 sq.ft. to 744 sq.ft.
- ▶ Shop : 269 sq.ft. to 444 sq.ft.

Upper Ground & 1st Floor

- ▶ Anchor Shop : 237 sq.ft. to 1472 sq.ft.
- ▶ Unit Shop : 164 sq.ft. to 548 sq.ft.

2nd & 3rd Floor

- ▶ Offices : 240 sq.ft. to 2948 sq.ft.
(Office, Hospitals, Professionals, Consultants)

Under Ground Floor

- ▶ Storage : 369 sq.ft. to 3228 sq.ft.
(Gym, Safe Deposit Vault, Game Zone, Storage Floor, Flower Store)

Floor Heights

- ▶ Ground Floor : 12'-0"
- ▶ Upper Floor : 11'-6"
- ▶ 1st to 3rd Floor : 10'-0"
- ▶ Parking Floor : 12'-6"
(Storage Floor)

*P*rofuse Place for Relaxing Leisure Hours



*W*onderful Wide Angle View.



COMMERCIAL SPACE IDEAL FOR

- ▶ Shops
- ▶ Offices
- ▶ Bank/ATM
- ▶ Insurance Company
- ▶ Retail Outlet
- ▶ Food Court
- ▶ Departmental Store



- ▶ Salon & Spa
- ▶ Vegetable Shop
- ▶ Pastry Shop
- ▶ Electric Shop
- ▶ Consultant
- ▶ Showrooms
- ▶ Tuition Classes



- ▶ Gift Article
- ▶ Toy Shop
- ▶ Shoes Store
- ▶ Flower Store
- ▶ Safe Deposit Vault
- ▶ GYM
- ▶ Indoor Game



- ▶ Virtual Game Zone
- ▶ Stationery
- ▶ Yoga/Meditation Room
- ▶ Grocery Store
- ▶ Restaurant
- ▶ Sweets Dairy Product
- ▶ Boutique

- ▶ Namkeen / Bakery
- ▶ Provision Stores
- ▶ Clinic
- ▶ Hospitals
- ▶ Professional
- ▶ Electronic
- ▶ Fast Food



- ▶ Jewellers
- ▶ Watches
- ▶ Opticals
- ▶ Computers
- ▶ Ice Cream Parlour
- ▶ Juice Parlour
- ▶ Domestic Appliances



- ▶ Medical Stores
- ▶ Snacks Bar
- ▶ Estate Agent
- ▶ Travel Agent
- ▶ Movers & Packers
- ▶ C.A & Advocate
- ▶ Interior Decorative



- ▶ Aerobics
- ▶ Garments & Sarees
- ▶ Tailors
- ▶ Hardware & Glass House
- ▶ Suiting Shirts
- ▶ Share Broker
- ▶ Architects, Landscape & Structure Designer



HAPPY
Goldmines
SHOPPERS

John players

jade blue

Happy
Gems & Jewellery

Vodafone

Titan

Multi fashion

My Mobile

Attor

India Bakery



Your Passport to the Paragon.



General Amenities

FACILITY OF COMPLEX

- ▶ Security Cabin & Boom Barrier at Entry
- ▶ Guard Room with Toilet
- ▶ SMC Water Supply and Auxiliary Source of Boring
- ▶ Under Ground & Over Head Water Tank
- ▶ Application of China Mosaic Floor with Two Coat Water proof at Terrace Level
- ▶ Signage Board for Advertising.
- ▶ Aluminium Section Window.
- ▶ Provision of A.C Piping in each Unit
- ▶ Double Coat Weather Proof Texture Colour
- ▶ Outer two Coat Sand face Mala Plaster & Inner Single Coat Smooth Plaster
- ▶ Society Office

INTERNAL UNIT SPECIFICATION

- ▶ 24" x 24" Vitrified Flooring
- ▶ Modular Switches
- ▶ Copper Wiring
- ▶ Electric Point for T.V, Phone, Xerox, PC & Printer
- ▶ 2 Coat White Lapi Finish

EXTERNAL AREA FINISHES

- ▶ Plaza : Vitrified & Granite
- ▶ Parking : Trimix Road Finishes
- ▶ Under Ground Parking : Trimix Road Plus Cota Flooring Tiles Dedo

LEGAL INFORMATION

- ▶ SMC Development Permission
- ▶ N.A Land for Commercial Use
- ▶ Lift Licence & Use Certificate
- ▶ Fire NOC
- ▶ Airport NOC
- ▶ B.U.C
- ▶ Loanable Clear Title

EXTRA CHARGES

- ▶ All GEB Expenses (Quotation, Cable, Transformer, Contractor & Other)
- ▶ SMC Taxes
- ▶ Grill & Platform for A.C
- ▶ Advance Society Maintenance for 3 Year

LEGAL EXPENSES

- ▶ Sale Deed (Stamp Duty, Registration Fees, Advocate Fees) Society Formation, Legal File Charges, Service Tax / GST, Vat (if Applicable), I.C. (Incremental Contribution) of SMC

INTERNAL AREA FINISHES

- ▶ Lift Dedo : Vitrified
- ▶ Staircase : Granite & Granamite Combo
- ▶ Passage : Vitrified
- ▶ Toilet : Granamite, Wall Hung Closet
- ▶ 2 Level of Parking (Ground & Underground)
- ▶ Generator For Common Utility
- ▶ Fire Safety
- ▶ Spacious Atrium
- ▶ Intercom
- ▶ CCTV
- ▶ Earthquake Resistant RCC With Block Partition Structure Considering Last Scale
- ▶ 11 Nos. of Lift (Stretcher Lift)
- ▶ 11 Nos. of Staircase
- ▶ Richly Landscaped with Waterfall
- ▶ Ladies and Gents Toilet in each Floor in Shop Area
- ▶ Galvanized Shutter for Shop
- ▶ All Office With Attached Toilet
- ▶ Water Connection in each Unit
- ▶ Floor Plan for Public Addressing on each Floor
- ▶ Seatout with Landscape at Ground Level
- ▶ Water Cooler for Visitors & Staffs
- ▶ Wi-fi Zone in Common Ground Area
- ▶ World Class Elevation with Glass Facade & Composite Panel
- ▶ Tata Sky / Airtel Digital Connection in each Unit
- ▶ Handicapped Accessible Complex
- ▶ Water Body in Ground Plaza
- ▶ Storage Units in Underground with Attached Toilet



NOTE

- ▶ Any Changes in Rules & Regulations or by Laws, or Real Estate Bill Passed by SMC / Government Authority During & After Completion of Project, It will be Bound to all the Purchaser.
- ▶ External & Internal Changes are not allowed. Changes in Exterior Elevation of the Building are not Permitted during & After Completion of Project.
- ▶ Out Station Cheques shall not be Accepted. Cheques / Pay Order / DD to be Issued in Favour of "HAPPY HOME CORPORATION" Payable at Surat.
- ▶ Continuous Default (3 Installment) of Payment Leads to be Cancellation
- ▶ Subject to Surat Jurisdiction.

ITEM	BRAND		WEBSITE
COCK			www.roca.in www.jaquar.com
CERAMICS			www.cera-india.com www.simpolo.net
FLOORING			www.asianflooringindia.com www.nitcotiles.in
SWITCHES			www.anchor-world.com www.havells.com
WIRE			www.rrkabel.com www.havells.com
HARDWARE			www.kichindia.com www.archiware.com
LIFT			www.johnsonliftsltd.com www.eskayelevators.com
SINK			acrysil.com www.niralisinks.com
PAINT			www.asianpaints.com www.dulux.com
GLASS			saint-gobain.co.in www.asiglass.com
CCTV			www.dahuasecurity.in www.cssltd.co.uk
WINDOW			www.geetaaluminium.com www.jsw.in
DOOR			www.uniply.in www.gujcon.com
GENERATOR			www.kirloskar-electric.com www.sudhirgensets.com
INTERCOM			www.beetel.in www.panasonic.com
CABLE CONNECTION			www.tatasky.com www.airtel.in

Note : Brand May be Substituted by Equivalent brands in Case of no Availability of Products or any other Reasons.

Project Team

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amrut
Intomedia Ltd.

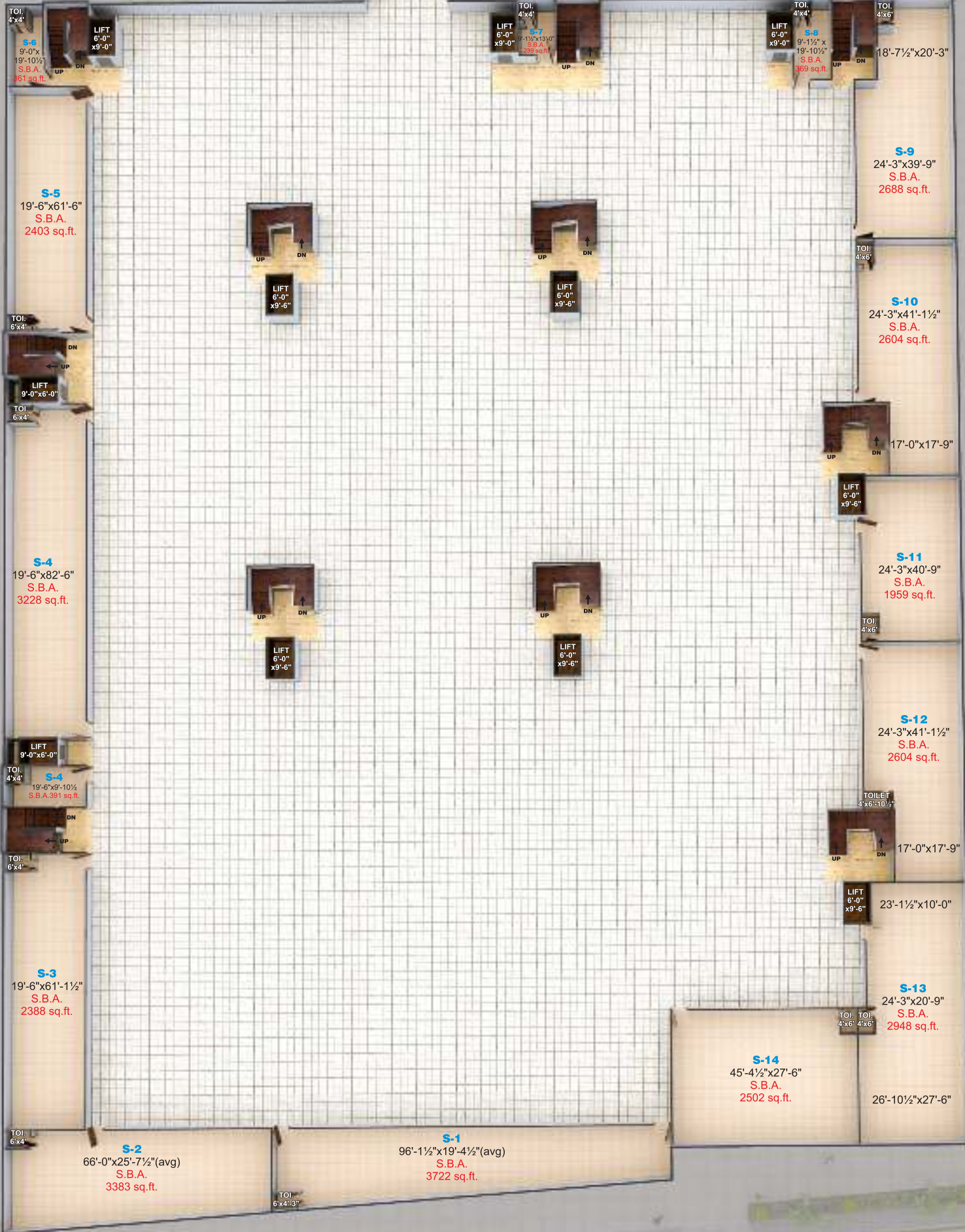
www.amrutindia.com


soham
GRAPHICS

www.soham.graphics

BASEMENT PLAN

RAMP UP
TO
GROUND LVL.



60' WIDE ROAD

60' WIDE ROAD



GROUND FLOOR PLAN

RAMP
DN
TO BASEMENT



60' WIDE ROAD

60' WIDE ROAD



UPPER GROUND / FIRST FLOOR PLAN

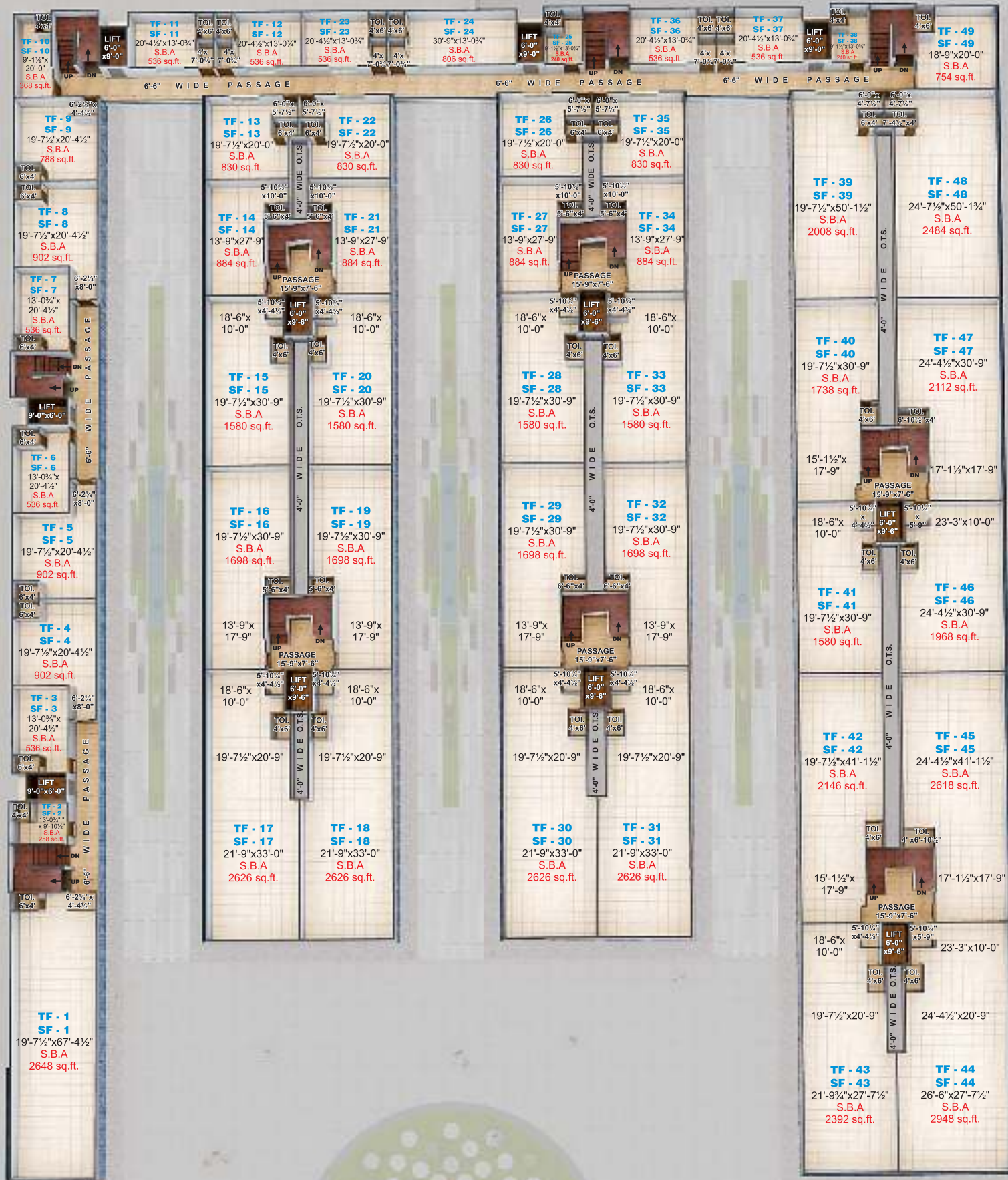


60' WIDE ROAD

60' WIDE ROAD



SECOND / THIRD FLOOR PLAN



60' WIDE ROAD

60' WIDE ROAD

Titanic Top View



Location

LOCATION & CONNECTIVITY

- ▶ Address : T.P 29, F.P. 104/2 , B/S. Bella de Mora, Nr. Happy Residency, Opp. Union, Vesu, Surat.
- ▶ Project Located Near Heart of Vesu BRTS Road & Dumas Road
- ▶ 2 Side 60' Road Corner
- ▶ Airport : 4 km 6 Min Drive
- ▶ Theatre / Mall : 0.5 km 1 Min Drive
- ▶ Railway Station : 13 km 20 Min Drive
- ▶ Posh Residential Area : Walking Distance
- ▶ Bus Station : 13 km 20 Min Drive
- ▶ Surat Dumas Road : Walking Distance
- ▶ Petrol Pump / CNG : 1 km 2 Min Drive
- ▶ BRTS Road : Walking Distance
- ▶ Club / Stadium : 1 km 2 Min Drive
- ▶ Well Connected to : Vesu & All City Area Road Network



*Scintillating Side View
in Enchanting Evening.*





shoes

shoes

shoes

Oldmines SHOPPERS

Women's Fashion

Women's Style

Women's Style

Women's Style

Women's Style

Women's Style

Women's Style

Women's Style

Women's Style

Women's Style

Women's Style

Women's Style

www.happyhomegroup.co.in




ISO 9001 : 2015
ISO 14001 : 2015
ISO 45001 : 2018

Off.: Shantiniketan, 1st Floor, Near S.D. Jain School, Vesu Cross Road, Surat - 7

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 Search - **happyhome**

 Google play

 Available on the
App Store

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