





**WELCOME TO  
THE FUTURISTIC  
BUSINESS  
LANDMARK  
OF THE CITY**

Inceptum is not just a commercial landmark but it is our  
tribute to the vivacious and progressive city of Ahmedabad  
- a home of visionary entrepreneurs.

BUILD HAPPINESS &  
PROSPERITY



## THE LEGACY OF EXCELLENCE CONTINUES

Constéra Realty Private Limited is in the business of developing residential & commercial real estate landmarks that elevate cityscapes by creating beautiful vistas. Our architects and engineers design real estate projects & infrastructure that blend perfectly into surroundings creating harmonized buildings and spaces that offer better & sustainable living. We use one of the finest building materials with the highest quality standards which result in increased long term sustainable living for the future. Constéra's goal is to be customer-focused company with a commitment to consistently innovate and deliver the finest products & services that maximizes value to the customers by developing best of the best residential and commercial projects with utmost transparency.





**RETAIL**  
G+2

BEAUTIFULLY DESIGNED SHOWROOMS  
WITH EXCELLENT FRONT VISIBILITY  
SEPARATE GRAND ENTRANCE  
WITH OWN VISITOR PARKING AND  
DEDICATED LIFTS



**BUSINESS**  
G+9

A SEPARATE BUILDING HAVING G+2  
BEAUTIFULLY DESIGNED  
CORPORATE HOUSES AND  
56 FINEST OFFICES  
WITH AMPLE PARKING SPACE

beautifully designed retail &  
intelligent workspaces

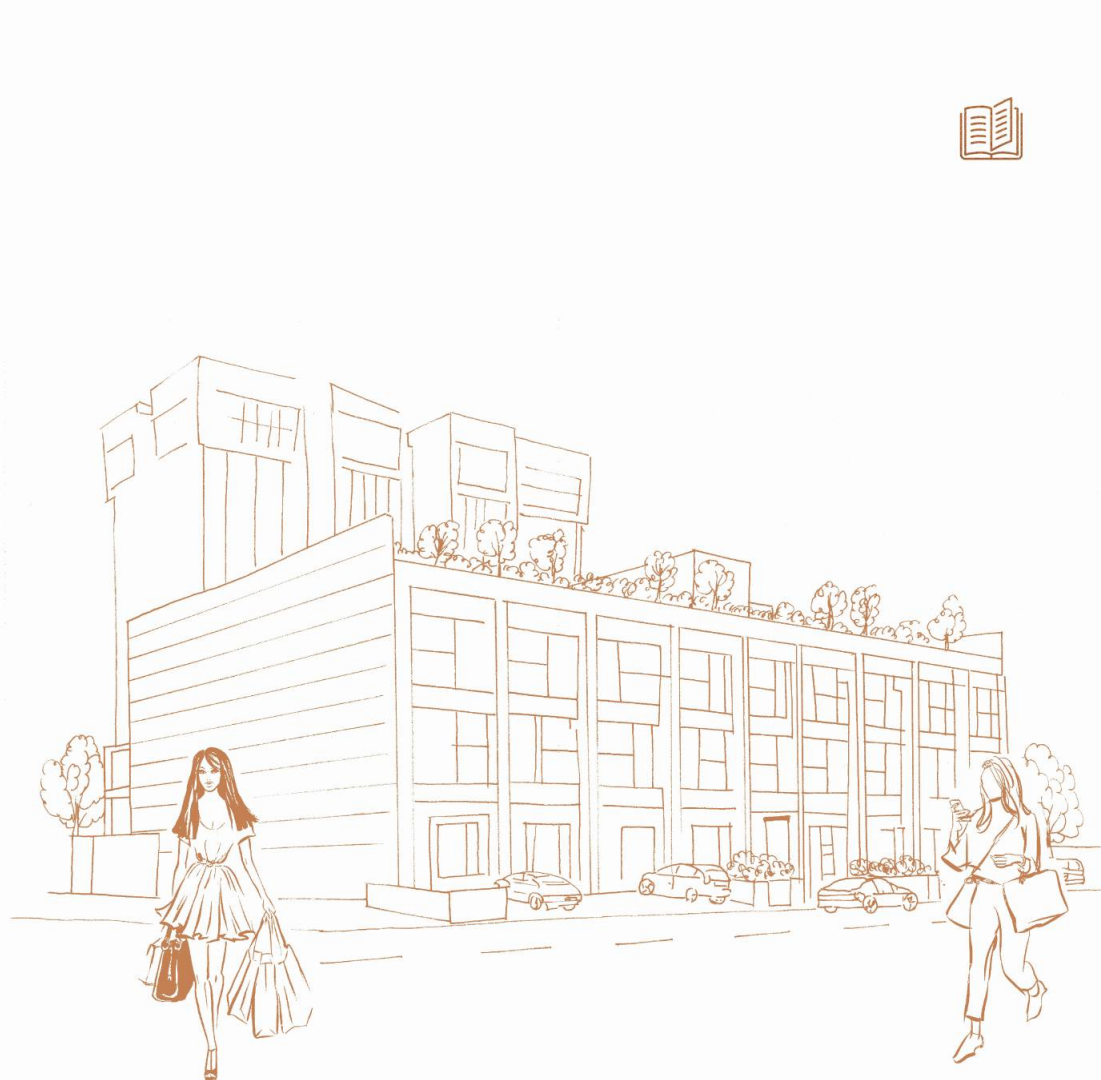


RETAIL | CORPORATE HOUSES | OFFICES



Artist's Impression



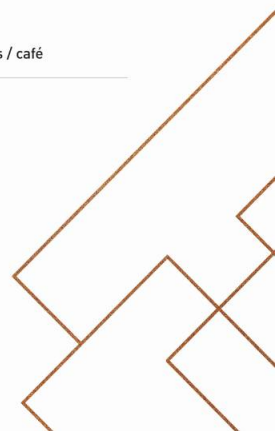


# ONE OF THE MOST BEAUTIFULLY DESIGNED HIGH-END RETAIL OF THE CITY AWAITS YOU



No matter the type or size of your business, these premium retail spaces are perfect beginning for you to write your own success story.

- ◆ Showrooms-Ground floor : 14' 9" ft., 1st & 2nd floor : 13' ft. height
- ◆ Sufficient parking space
- ◆ Strategic location
- ◆ Amazing connectivity to S.G. Road
- ◆ A perfect place for brands
- ◆ Beautifully carved place for terrace restaurants / café



EMBRACE THE JOY OF SHOPPING



Spectacular glass façade guarantees excellent visibility  
of your brand and products.





# GREAT COMPANIES DESERVE A GREAT PLACE OF WORK

Unparalleled in design, space, convenience and exclusivity; these corporate houses are made for the leaders of the business world.

- ◆ An exclusive entrance
- ◆ Private lifts
- ◆ Distinct parking space
- ◆ Ground floor parking for Directors of Corporate Houses







Artist's Impression

A CORPORATE HOUSE THAT  
**MATCHES YOUR STATUS**

World-class infrastructure, finest business amenities and sophisticated styling, everything here send the right signals to potential clients, associates and employees.



CORPORATE HOUSES  
G+2





**INTELLIGENTLY DESIGNED FOR  
ALL YOUR BUSINESS NEED**

At Inceptum, you don't just occupy an office, You enter an inspiring work environment. Each element here has been designed to make your everyday comfortable, efficient and productive.

- ◆ Air conditioned entrance foyer with waiting lounge
- ◆ Spacious lifts & wide stairs
- ◆ Ample parking space

# AWAY FROM THE WORRIES OF WORK

This blissful green space acts as a perfect antidote to stress.



## CAFÉTERIA

Occupants can have clubhouse space for some tea/coffee with colleagues, whatever the mood, one can relish it from the comfort of these refreshing spaces.



## ESTATE MANAGEMENT SERVICES

An appointed manager to oversee and ensure the smooth functioning of the premises and all maintenance activities concerning the building and its members.



## DE-STRESS ZONES

Quite locations, easily accessible from the foyer of the building to take a much-needed break, relax and breathe-in some fresh air.



## RECREATIONAL ZONE

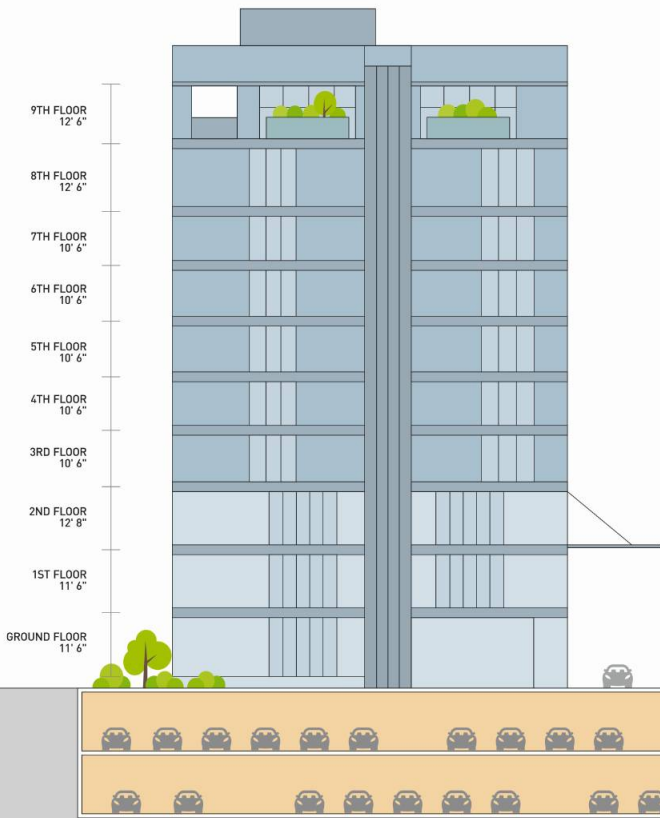
Whether you're in the mood for a simple game of chess or a downright friendly battles with your colleagues, the common space like a game zone is a great place for some team building.



## VALET PARKING FOR VISITORS

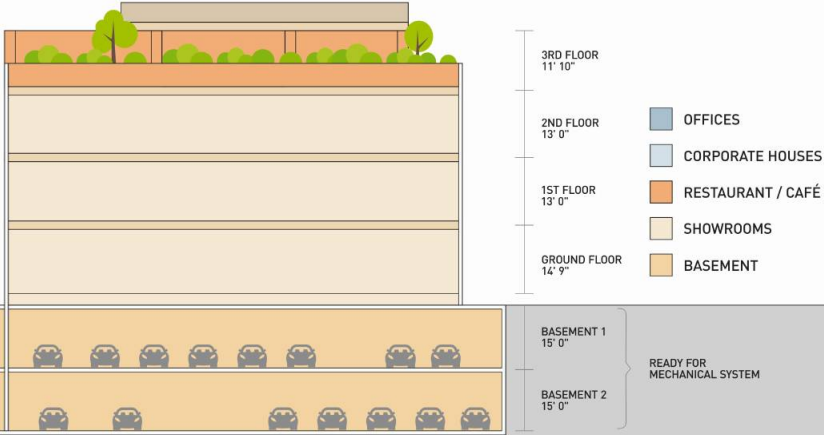
Hassle-free car parking by in-house valet attendants that will help you save precious time and give you peace and convenience.





INNOVATIVE CONCEPT  
INTELLIGENT DESIGN

- Well-designed air conditioned entrance foyer in office building with waiting lounge
- Flexible office spaces
- Cafeteria/restaurant on campus
- Professionally maintained post possession maintenance agency
- Beautifully landscaped garden and common area
- Tiffin eating space
- Free Wi-Fi zone in entrance lobby of office building
- Allotted parking for occupants with option of mechanical system and ample parking for visitors
- Security 24X7 CCTV camera & manned security guards
- Convenient provision for AC outdoor units
- Common toilets with managed housekeeping
- Valet parking for visitors
- Space for driver lounge





SPECIFICATIONS

STRUCTURE

**Shell** : Earthquake resistant RCC frame structure with masonry partitions.

**Masonry** : High quality sand lime AAC block masonry on the external surface with external plaster and coated with water resistant texture. Internal sand lime AAC masonry partition walls with mala plaster.

FLOORING AND DADO

**Showrooms and Offices** : Double vitrified tiles with seamless joints.

**Toilets** : Anti-skid vitrified tiles for flooring and ceramic tiles for dado up-to lintel height.

**Internal Passages & Foyer** : Superior quality vitrified tiles.

**Staircase** : Polished kota stone slabs with anti-skid grove.

**External Paving** : Anti-skid calibrated paver blocks / tiles.

**Basements** : Tremix finish with thermoplastic painted parking markers and radium reflecting guards for vehicle safety.

**Terrace** : China mosaic on terrace area for water proofing and heat resistance.

SECURITY SYSTEM

Security cabin at the premises entrance with controlled motorized boom barriers at entry and exit.

Separate pedestrian enter and exit path.

CCTV surveillance in all common areas of the premises.

CONNECTIVITY

DTH, Broadband and Landline conduit provisioning for uninterrupted network integration.

SANITARY AND FITTINGS

**Water Closet** : Branded western style toilets with concealed wall hang and push button.

**Health Faucet** : Chrome plated stainless steel fittings with water control valve attached.

**Wash Basin** : Wall hung white colored porcelain wash basin with environmentally sustainable water saving chrome plated fittings.

DOORS AND WINDOWS

**Glass Frames** : Elegantly designed façade system with aluminum windows.

**Frames & Shutters** : Office entrance and toilet doors with teak or equivalent hardwood frames and flushed door shutters provided with laminate. For retail spaces, entrance door with clear toughened glass panels for maximum commercial visibility.

**Hardware** : Superior quality brushed finish stainless steel hardware for doors and pull/push handles for windows.

PLUMBING AND DRAINAGE

Corrosion free CPVC / UPVC or equivalent plumbing system and leak proof pipe.

Suspended plumbing and tube well.

**Water Supply By** : Efficient composite water supply system and tube well.

ELECTRIFICATION

Three phase MCB provided in each showroom and office.

Fire tested ISI rated wires of reputed brands.

UTILITIES

Power backup for common area lighting.

24 X 7 water supply by municipal corporation with back up borewell.

Rain water harvesting system.

Sewage Treatment Plant for water recycling to be reused for toilets and gardening.

PARKING

Ground floor car parking and two basements with option for mechanical parking.

Separate visitor parking provided.

Space for two-wheeler parking.

SIGNAGES

**Offices** : Provision of elegant signage on respective floor's entrance foyer.

**Showrooms** : Provision of sufficient space for signages.

ELEVATORS

High speed elevators with center opening automatic doors.

Separate elevator for Showrooms & Corporate Houses.

COMPOUND AND PREMISES

**Landscaping** : Pleasant landscaping in various scales, colours, textures and fragrances in compound periphery.

**Soil** : Good quality soil and sand mixture with manure shall serve as the base layer for landscaping.

**Lighting** : Ambient lighting along walkways and elegant façade energy efficient LED lighting in common areas.

Sufficient lighting in basement parking areas.

GREET AND MEET

Completely pedestrian elevated plaza at the showroom frontage at ground level.

Exclusive air-conditioned high-end foyer and waiting lounge for visitors at offices at the ground level.

FIRE AND SAFETY

Fire hydrant with hose reel on each floor of office building and sprinklers at common areas.

Emergency signage in all common areas for ease of egress in case of emergency.

Refuge area (Emergency exit).

UNIVERSAL DESIGN

Provision of wheel chair accessibility on the premises by ramps with railings.

Special washroom provision with disabled friendly design on the ground floor.



Artist's Impression



Site Address : INCEPTUM, Opp. Hotel Planet Landmark, Ambli - Bopal Road, Ahmedabad



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E- Brochure



Walkthrough

RERA Reg. No.: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/CAA06196/191019 | www.gujrera.gujarat.gov.in

Architect : Tranquil-The Design Wave | Structural Designer : Dimensions | MEP Consultants : Transenergy

#### DISCLAIMER

- Stamp duty, Registration charges, Legal charges, Electricity charges, Society maintenance deposit etc. shall be borne by the purchaser.
- VAT, Service Tax, TDS, TCS, GST & or any other taxes levied in future will be borne by the purchaser as applicable.
- Any additional charges or duties levied by the Government / Local Authorities during or after completion of the scheme shall be borne by the purchaser.
- In the interest of continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including & not limited to technical specifications, design, planning, layout & all purchasers shall abide by such changes.
- Specifications and amenities mentioned in this brochure and in all promotional documents are only representational and informative and are subject to modification/compliance required as per the RERA Act.
- Changes/alteration of any nature including elevation, exterior color scheme, balcony grill or any other changes affecting the overall design concept & outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme.
- Any RCC member (Beam, Column, Slab) must not be damaged during occupant / owner interior work.
- Low-voltage cables such as telephone, TV and internet cables shall be strictly laid as per consultant's service drawings with prior consent of Developer / Builder's office.
- No wire/cables/conduits units shall be laid or installed such that they form hanging formation on the building exterior or common interior faces.
- Common passages / landscaped areas are not allowed to be used for personal purposes.
- This brochure is just for an easy presentation of the project and should not be treated as a legal document. The entire dimensions given are approximate and unfinished. Subject to Ahmedabad jurisdiction. Payments are to be made in favour of "CONSTERA REALTY PVT. LTD." strictly through cheques / demand draft only.

PRESENTED BY



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build happiness & prosperity

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[www.consterarealty.com](http://www.consterarealty.com)