



**C. J. DEVELOPERS**

**Our Spaces Reflect You**

ESTD. 1985

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design: srpk&arrow@98240 92010

**G**

S Q U A R E

SHOWROOMS & OFFICES



ADDRESS OF SUCCESS



# G

S Q U A R E

Conduct business maneuvers in real style, from any of the imposing 6 floors of the commercial center.

Aptly named as "G-Square", a priceless real estate project that offers premium facilities at a Prime location. One that shall uplift the face of your business.

The ultimate business address. "G-Square" is located off the Shaktinath Cross Roads, at easy distance from the Court, Collector's Office, Railway Station & rest of the commercial district of Bharuch. Set amidst a prime urban landscape, the structure combined with a aluminium cladding & glass is remarkable for its technological & aesthetic finesse.

A commercial complex offering large sized showrooms & office spaces that's truly world class in conception, size, ambience, structure and location.

"G-Square", a shopping paradise has enough reasons to become the hottest retail address of Bharuch. The plush commercial complex offers the right ambience for a corporate office.

The project has been conceived & developed by "C.J. Developers", which is involved in creation of prime residential & commercial projects since 1985. Our name is synonymous for high quality construction, transparency and high standards of business ethics.

ADDRESSES

OF SUCCESSES

“A place where a man works,  
Tells a lot about what he is”

G

S Q U A R E

## MAKE THE SMART CORPORATE MOVE!

Give your business an added locational advantage. A prime location and best quality infrastructure of the building helps elevate the brand value of your business.

With frontage of more than 65 mtrs. for show rooms, it creates an aura & grandeur which few others can match.





# G

S Q U A R E

"G-Square" is designed as one of the most sophisticated, ultra-modern, and efficient commercial complexes in Bharuch, ideal for established businesses to move over or to set-up a new enterprise.

"G-Square" stands out from the rest as the architecture provides ample space for natural light & air.

The Ground & First Floor is dedicated to Retail, with shops and showrooms of different sizes to suit your needs. A clutter-free glass facade elevation, with unobstructed views of the show window allows you to

display your merchandise with comfort. The Basement and the Ground level offers ample car & 2-wheeler parking for easy and convenient flow of visitor & resident traffic.

The Second Floor to the Sixth Floor is dedicated for Office Spaces. Perfect for a small office, or a large corporate office, the planning allows for flexible use of space. The ambience of the complex shall enhance the professional culture of business transaction, providing all the conveniences for business to thrive.

ADDRESS

OF SUCCESS

Connected, Networked, Central

G

S Q U A R E

## BUSINESS WILL NEVER BE THE SAME AGAIN

- An Imposing Glass Structure
- Best in the class material specifications
- A Prime Location
- Intelligent Planning
- The Trust gained by the promoters with their past business success

COME...

PROFIT FROM THE WINNING COMBINATION >>>



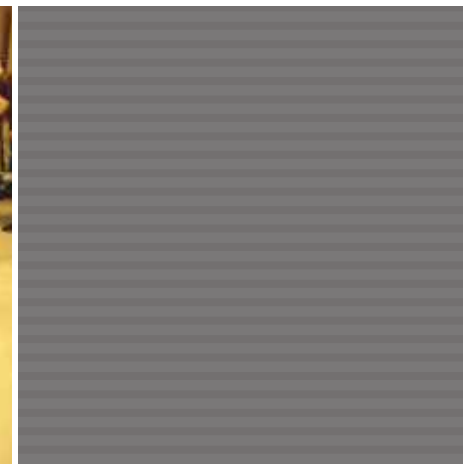


## AMENITIES

- 11 ft clear height (shops-GF & FF)
- Ample parking space
- Beautiful landscaping with ample sitting area
- Lifts - 2 nos (1 passenger & 1 cargo) starting from parking (basement level)
- Post box and meter box on ground floor for all the offices (starting 2nd level)
- Well lit corridors with natural light
- 24 hours round the clock security



S Q U A R E



## SPECIFICATIONS

Structure:  
RCC beam column as per structural design, earthquake resistant structure.

Wall Finish:  
Interior: Birla Putty on mala plaster.  
Exterior: acrylic based paint.

Flooring:  
Shops & Offices: Vitrified Tiles  
Corridor: Matt Finish Tiles (non slippery).  
Landscape: Paved blocks.

MS rolling shutter of good quality.

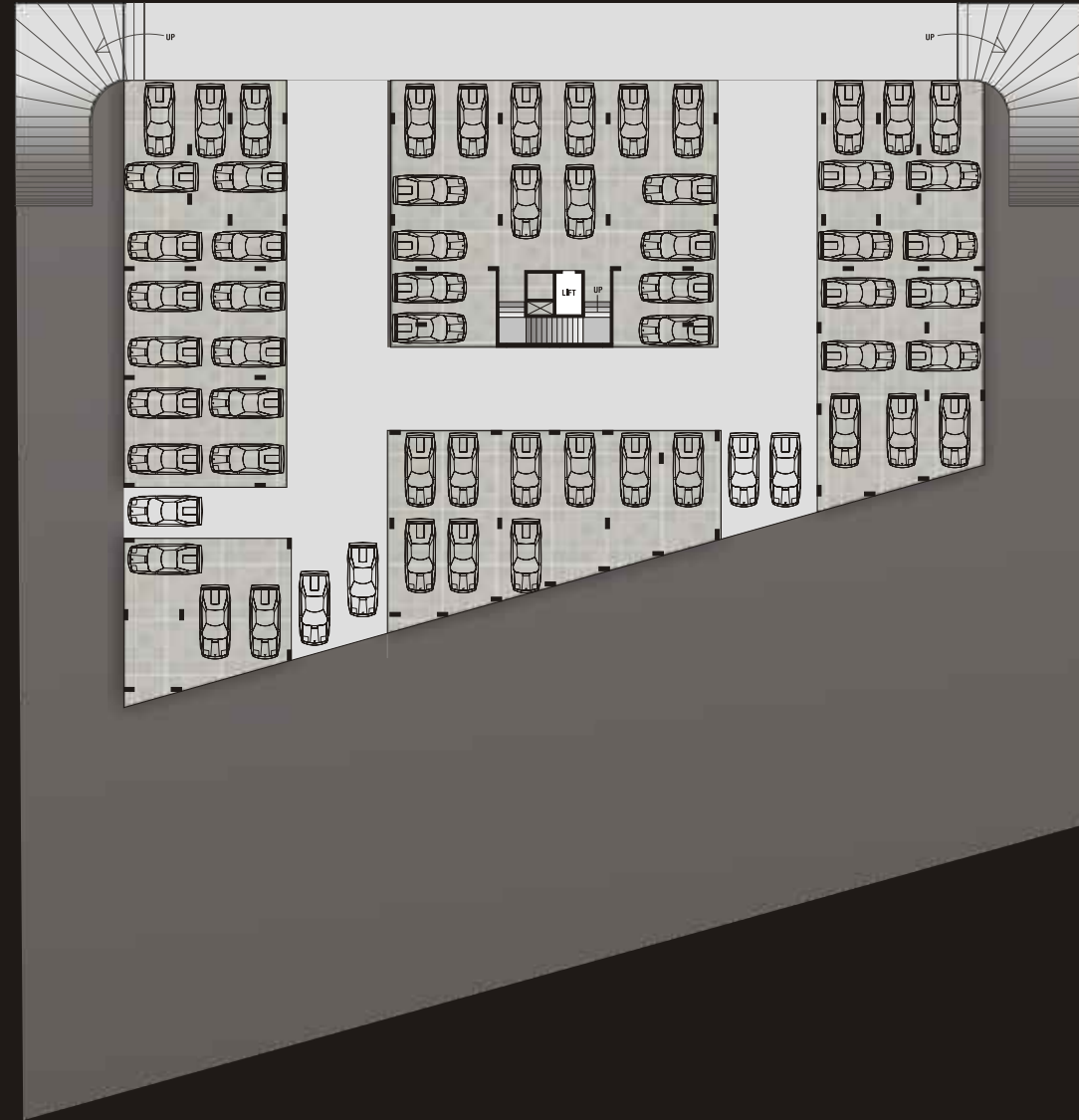
Doors & Windows:  
35 mm main door (commercial wood for office).  
Internal good quality flush doors and aluminum powder coated glass window.

Plumbing:  
Concealed plumbing with CP fitting.

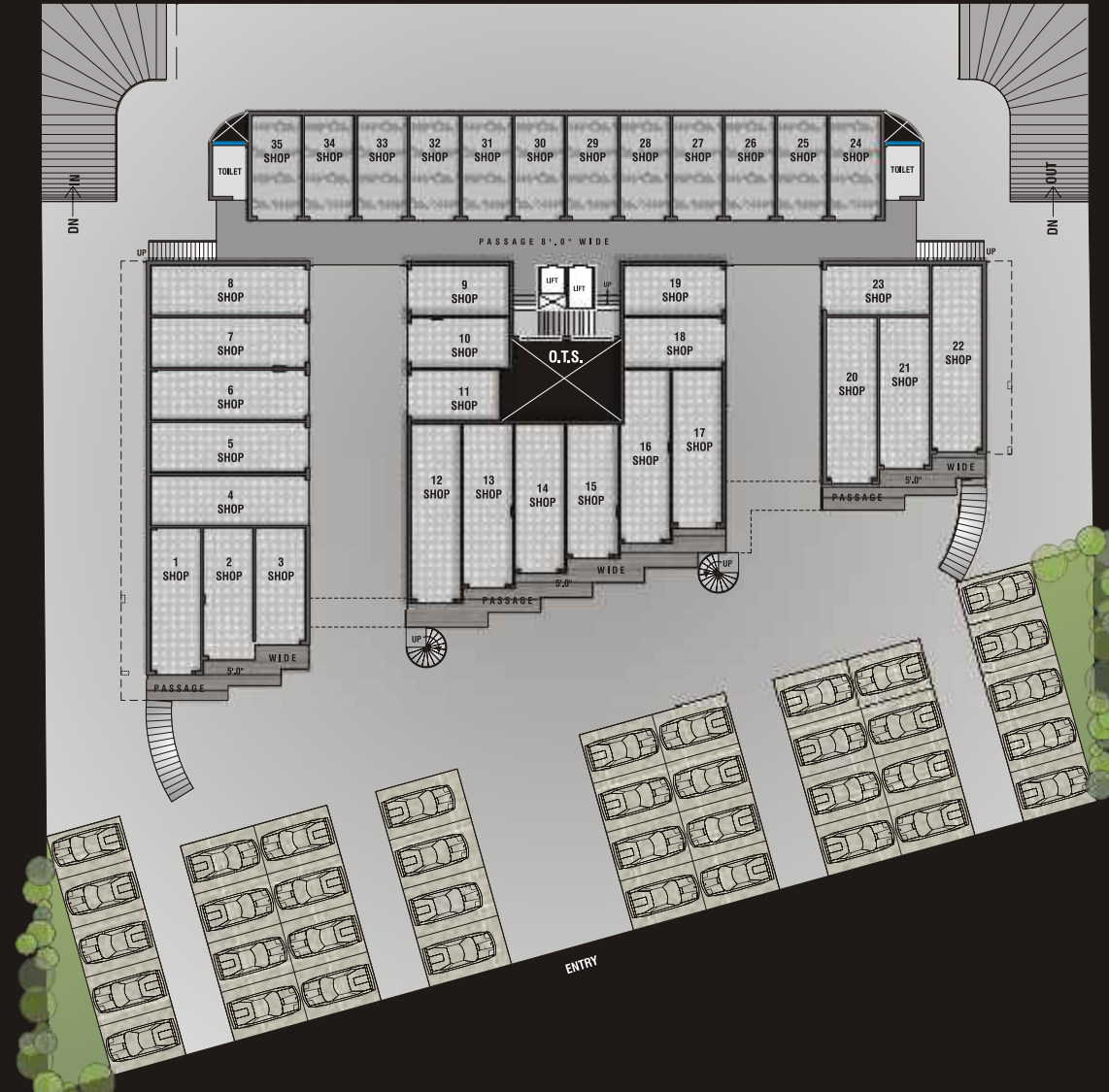
Electrification:  
Concealed ISI good quality wiring.

Parking:  
Tremix concrete base.

BASEMENT

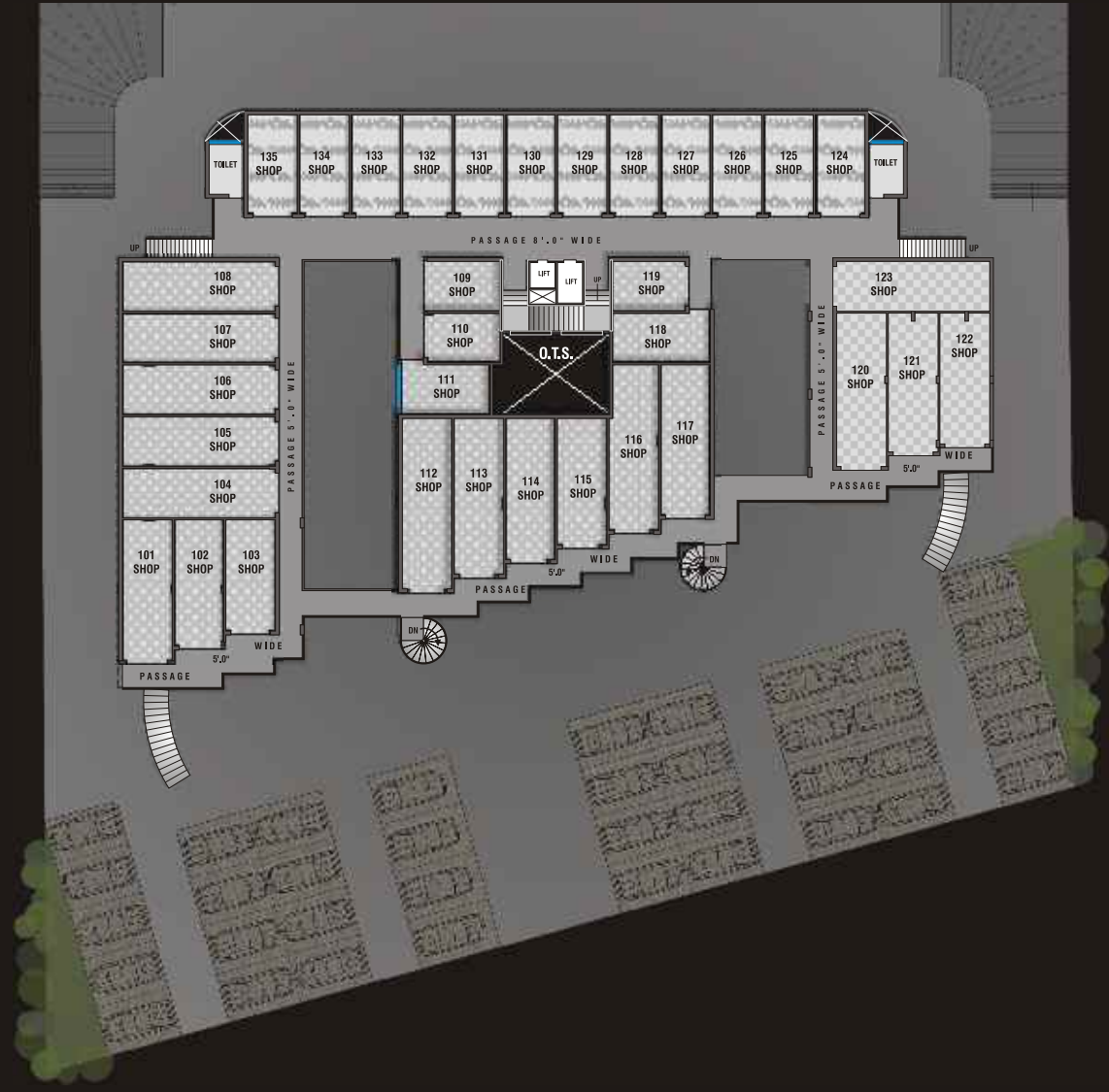


GROUND FLOOR



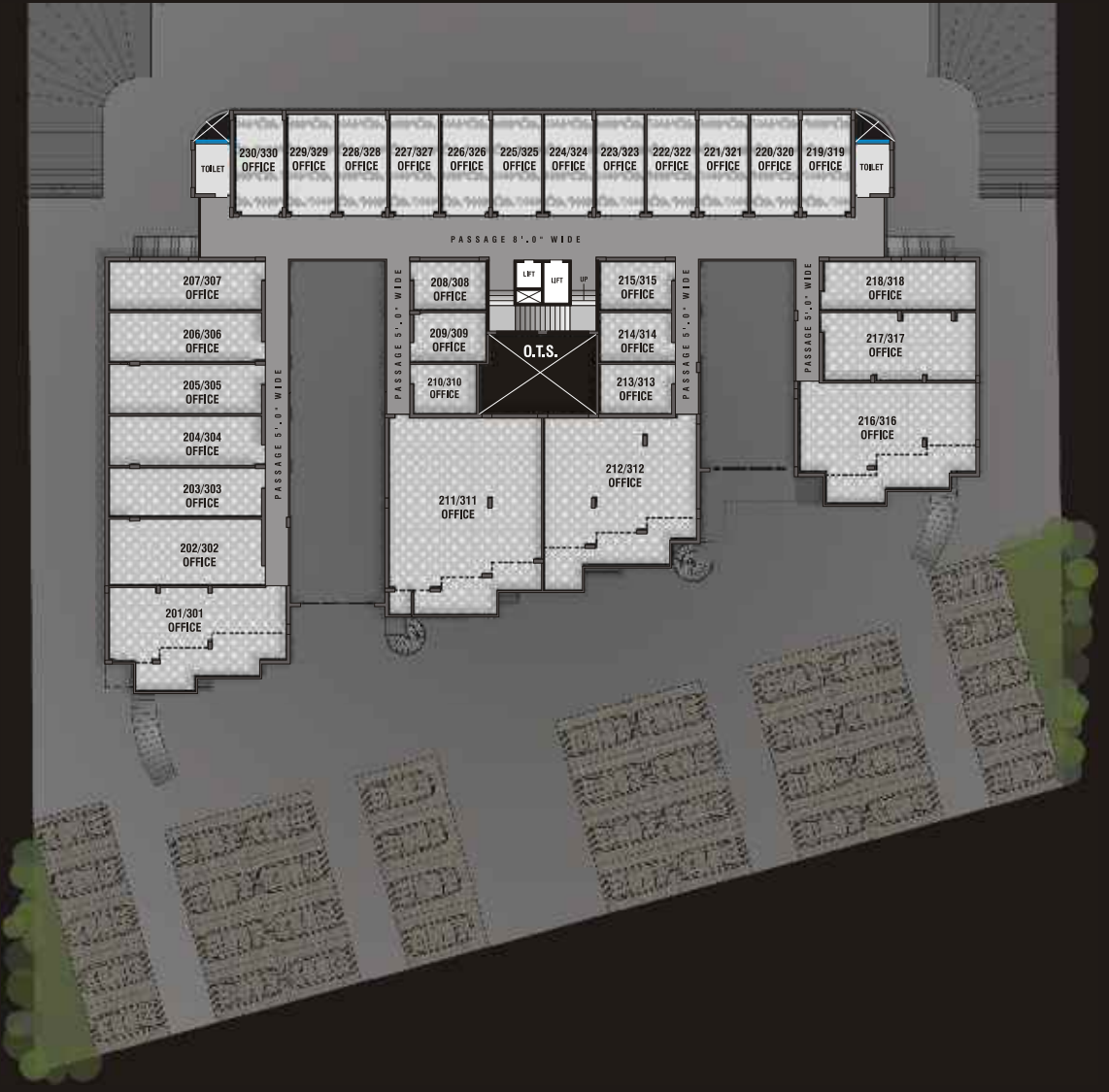
Shop No.:	Super Built Up	Shop No.:	Super Built Up	Shop No.:	Super Built Up	Shop No.:	Super Built Up	Shop No.:	Super Built Up	Shop No.:	Super Built Up
1	416.52	7	434.94	13	439.59	19	297.70	25	289.97	31	289.97
2	355.74	8	458.54	14	404.20	20	472.19	26	289.97	32	289.97
3	331.20	9	297.70	15	364.65	21	408.56	27	289.97	33	289.97
4	434.94	10	283.27	16	457.70	22	542.28	28	289.97	34	289.97
5	434.94	11	259.87	17	443.95	23	302.77	29	289.97	35	305.76
6	434.94	12	503.65	18	282.38	24	305.76	30	289.97		

FIRST FLOOR



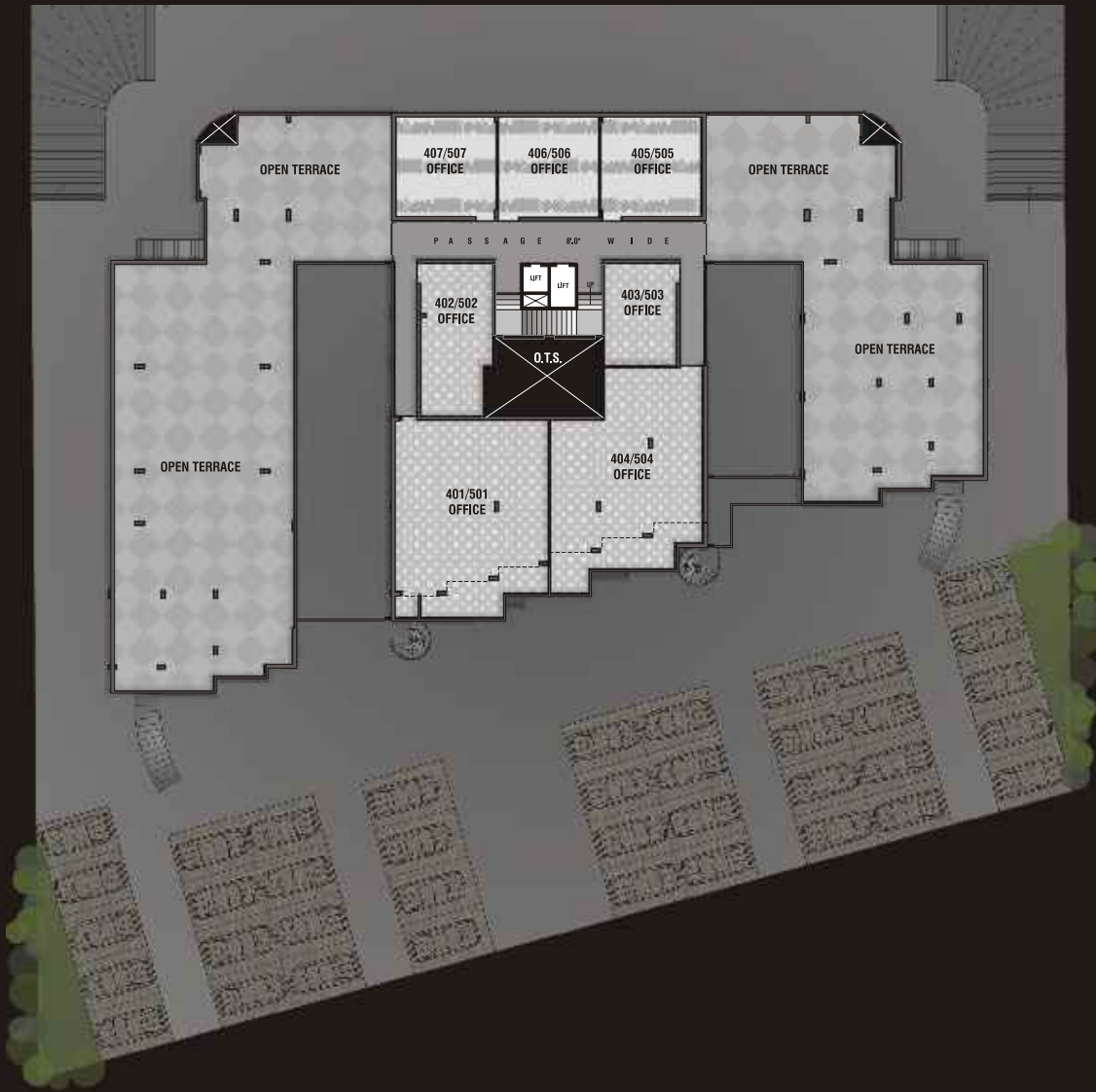
Shop No.:	Super Built Up	Shop No.:	Super Built Up	Shop No.:	Super Built Up	Shop No.:	Super Built Up	Shop No.:	Super Built Up	Shop No.:	Super Built Up
101	416.46	107	434.94	113	439.59	119	226.60	125	289.97	131	289.97
102	355.74	108	458.54	114	404.20	120	451.10	126	289.97	132	289.97
103	331.20	109	226.60	115	365.65	121	389.09	127	289.97	133	289.97
104	434.94	110	215.43	116	457.70	122	386.90	128	289.97	134	289.97
105	434.94	111	263.66	117	443.95	123	458.13	129	289.97	135	305.76
106	434.94	112	503.65	118	286.05	124	305.76	130	289.97		

SECOND & THIRD FLOOR



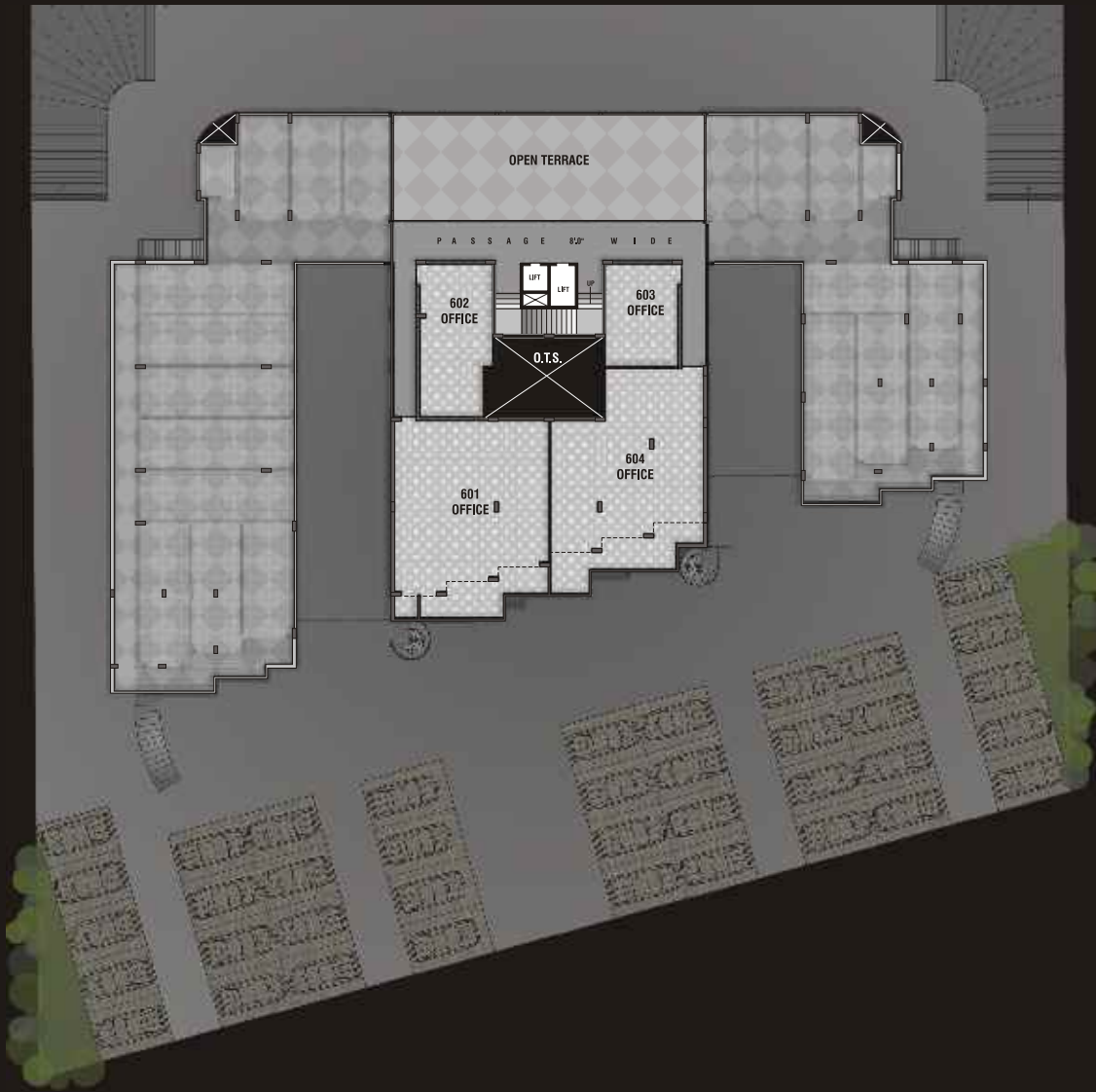
Office No.:	Super Built Up	Office No.:	Super Built Up	Office No.:	Super Built Up	Office No.:	Super Built Up	Office No.:	Super Built Up	Office No.:	Super Built Up
201/301	911.67	207/307	458.54	213/313	218.42	219/319	305.76	225/325	289.97		
202/302	574.75	208/308	226.60	214/314	214.95	220/320	289.97	226/326	289.97		
203/303	434.94	209/309	215.43	215/315	215.43	221/321	289.97	227/327	289.97		
204/304	434.94	210/310	191.37	216/316	1041.96	222/322	289.97	228/328	289.97		
205/305	434.94	211/311	1592.50	217/317	592.70	223/323	289.97	229/329	289.97		
206/306	434.94	212/312	1245.17	218/318	458.06	224/324	289.97	230/330	305.76		

FOURTH & FIFTH FLOOR

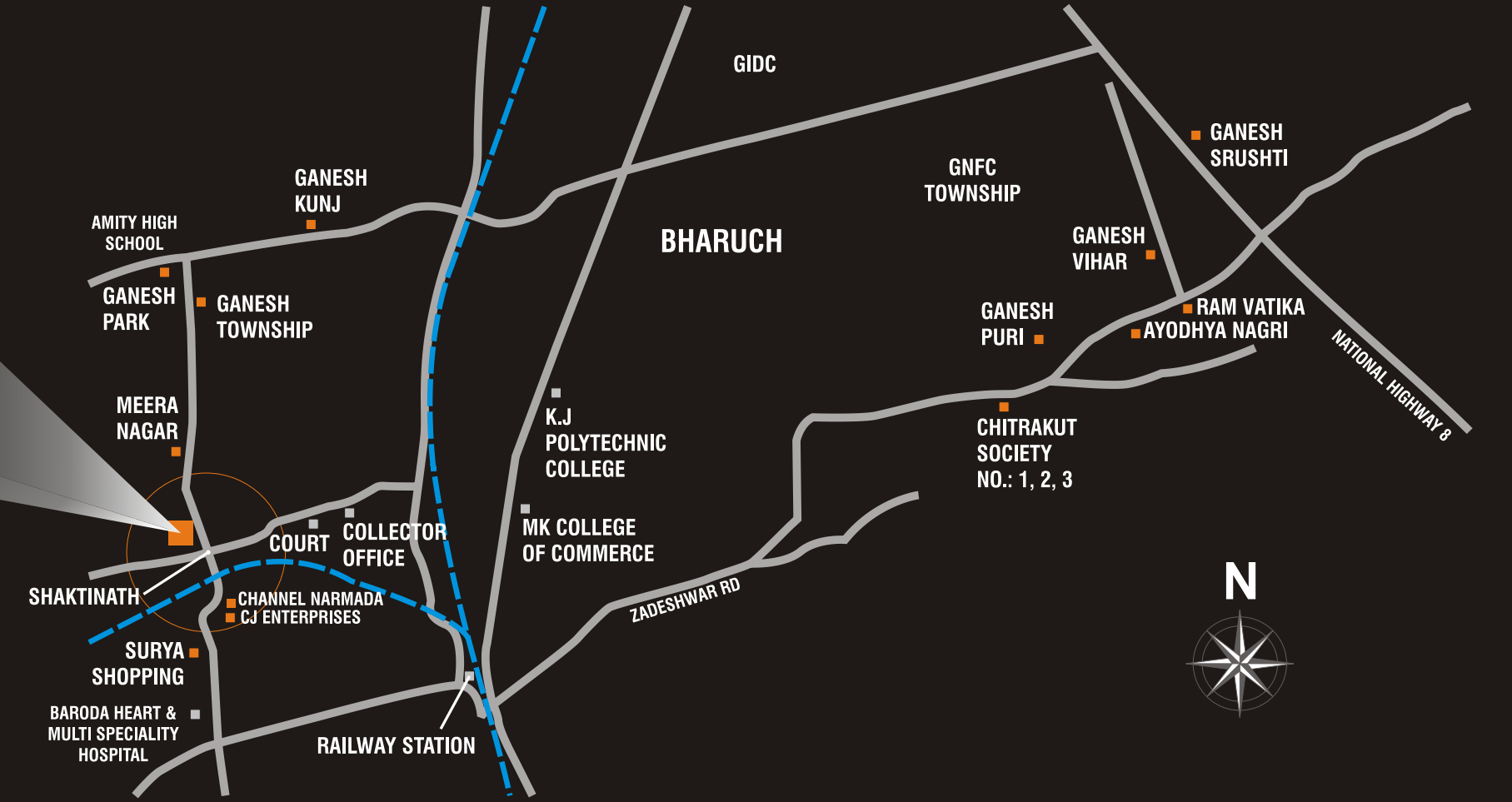


Office No.:	Super Built Up
401/501	1595.50
402/502	633.42
403/503	441.55
404/504	1531.40
405/505	590.43
406/506	579.95
407/507	590.43

SIXTH FLOOR



Shop No.:	Super Built Up
601	1592.50
602	633.42
603	441.55
604	1531.40



Site: "G-Square", Besides Shaktinath Market, Bharuch.

■ CJ GROUP PROJECTS

PAYMENT SCHEDULE

• Booking	15%	• Basement Parking Slab	10%	• Third Floor Slab	9%	• Sixth Floor Slab	9%
• Within 1 Month of Booking	10%	• First Floor Slab	9%	• Forth Floor Slab	9%	• Possession	6%
• Basement level work start	5%	• Second Floor Slab	9%	• Fifth Floor Slab	9%		

**We Request:** >> Possession will be given after one month of settlement of all accounts.>> Documentation charges, stamp duty & common maintenance charges will be extra. >> Any new Central or State Government Taxes, if applicable shall have to be borne by the clients. >> Continuous default payments leads to cancellation. >> Architect/Developers shall have the right to change or raise the scheme or any details herein and any change or revision will be binding to all. >> In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. >> Refund in case of cancellation will be made within 30 days from the date of booking of new client only. 10% of the refund amount will be deducted as administrative expense. >> Any plans, specifications or information in this brochure can not form part of an offer, contract or agreement. >> If ever any legal formalities arise, they are subject to BHARUCH JURISDICTION only.