



TURN YOUR
Dreams
INTO REALITY WITH HERITAGE CONNECT

INTRODUCING
PREMIUM COMMERCIAL SPACES + 3 BHK PREMIUM LIVING



**POOJA
DEVELOPERS**

Magnetic Construction on Earth
An ISO 9001 : 2015 Company

the “HERITAGE” connect

Embracing Timeless Values,
Pooja Developers is a distinguished real estate developer
weaving history and modernity into iconic spaces.

With a profound respect for heritage and
a commitment to innovation,
they craft projects that honor tradition while shaping the
future of urban living.

Pooja Developers : Where Legacy Meets Vision.



Fulfill your entrepreneurial aspirations with **HERITAGE CONNECT**

HERITAGE
TradeCenter
PREMIUM COMMERCIAL SPACES

The HERITAGE TRADE CENTER Scheme is not just a commercial development;
it's a testament to architectural brilliance and a gateway to exceptional business opportunities.
With its striking design, prime location, state-of-the-art infrastructure, and a range of support services,
the HERITAGE TRADE CENTER offers
an unparalleled platform for businesses to thrive, connect, and grow.
Join us at the HERITAGE TRADE CENTER and be a part of a prestigious business community
that embodies the perfect synergy of heritage and commerce.



HERITAGE
TradeCenter
PREMIUM COMMERCIAL SPACES

A fusion of tradition and innovation.



Heritage Trade Center, A fusion of tradition and innovation.

Heritage Trade Center is an ideal eclectic mix of retail stores, restaurants, cafes, entertainment venues, and various service providers. This diversity creates a one-stop destination for consumers and offering convenience and a wide array of choices.

Heritage Trade Center plays a vital role in fostering economic growth by generating employment opportunities and supporting local businesses. They serve as meeting places for people from different walks of life, promoting social interactions and community engagement.

An ideal destination for...



MEGA STORE



RETAIL OUTLET



SHOPS



SHOWROOM



BANK / ATM



OPTICAL



RESTAURANT



JEWELLERS



WATCHES



SWEETS

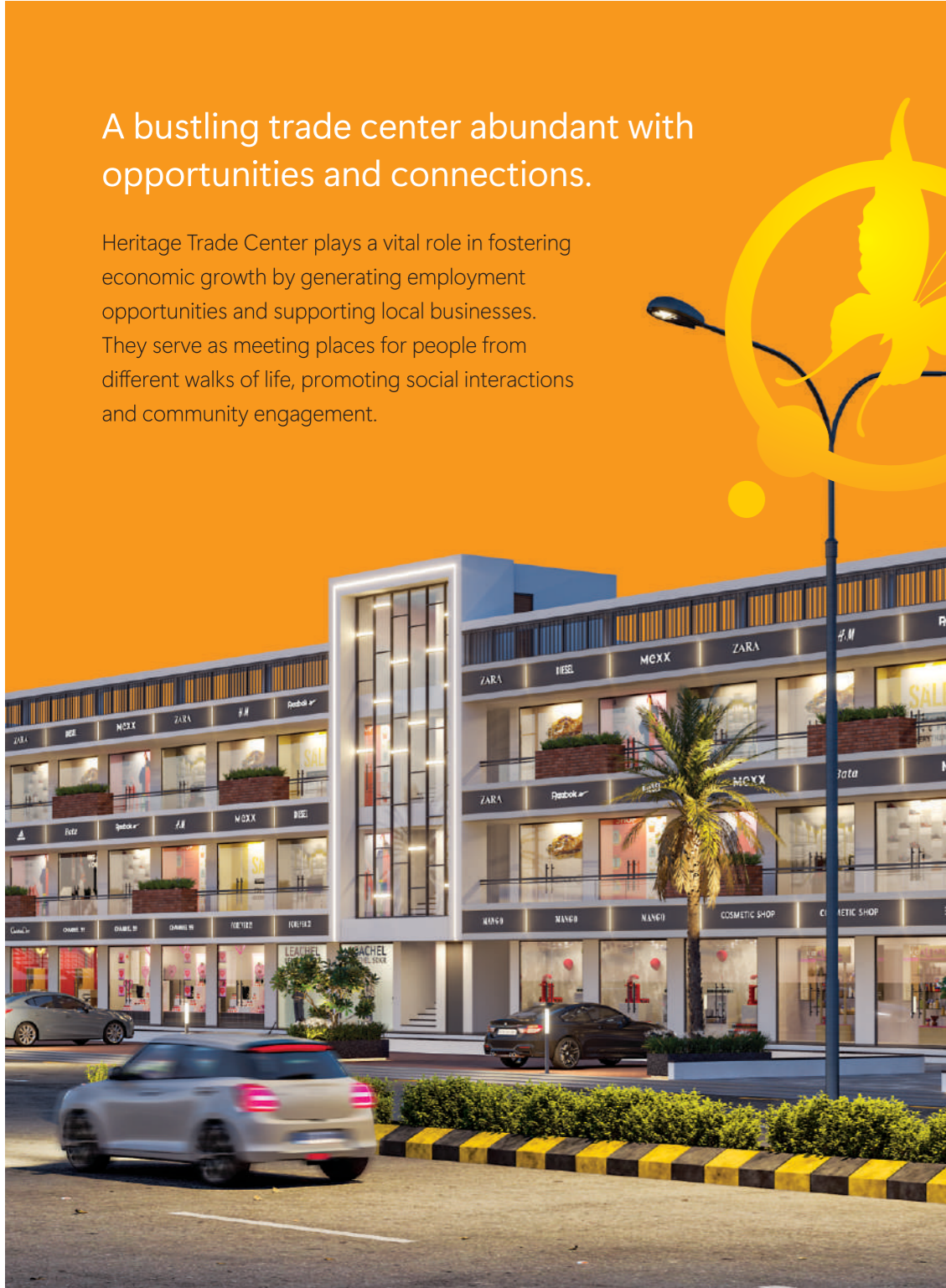


GIFT ARTICLE



FLOWER STORE





A bustling trade center abundant with opportunities and connections.

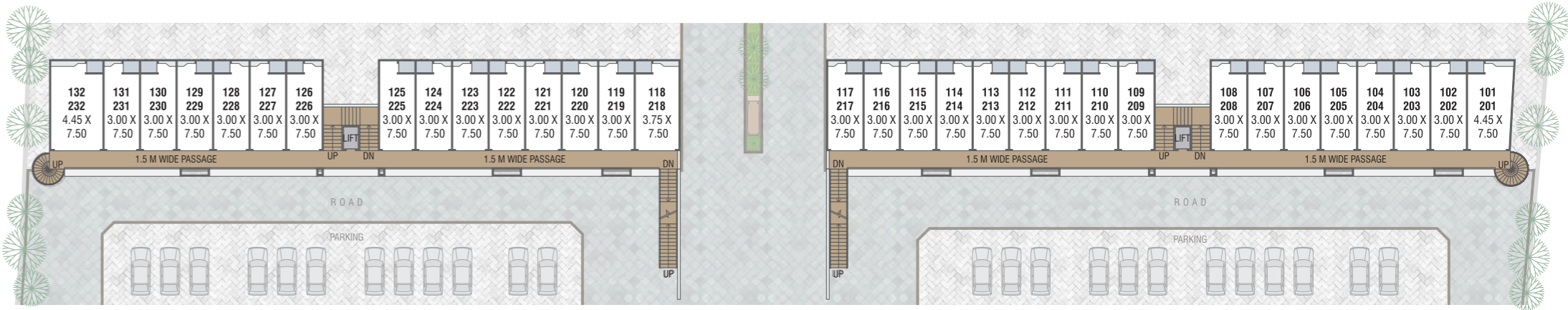
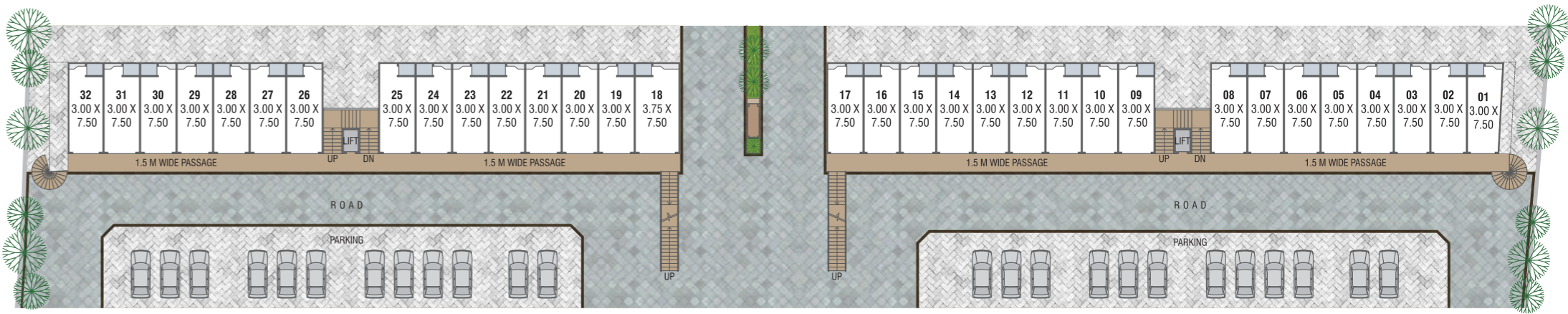
Heritage Trade Center plays a vital role in fostering economic growth by generating employment opportunities and supporting local businesses. They serve as meeting places for people from different walks of life, promoting social interactions and community engagement.

HERITAGE TRADE CENTER SPECIFICATIONS

- Earthquake resistant structural design.
- Attractive & elegant elevation.
- External double coat cement plaster with premium quality exterior paint.
- Each shops having attached toilet.
- High resolution cctv camera.
- Fully automatic premium quality high speed elevator.
- Sufficient car parking.
- Shops having 11’0” height for all floors of complex.
- 600 x 600 mm premium quality vitrified tiles flooring in all shops.
- Concealed copper wiring with good quality accessories.
- Under ground electrification with decorative electric poles.
- China mosaic flooring on terrace.



GROUND FLOOR PLAN



FIRST AND SECOND FLOOR PLAN



LAYOUT PLAN



HERITAGE
DreamCity
3 BHK PREMIUM LIVING

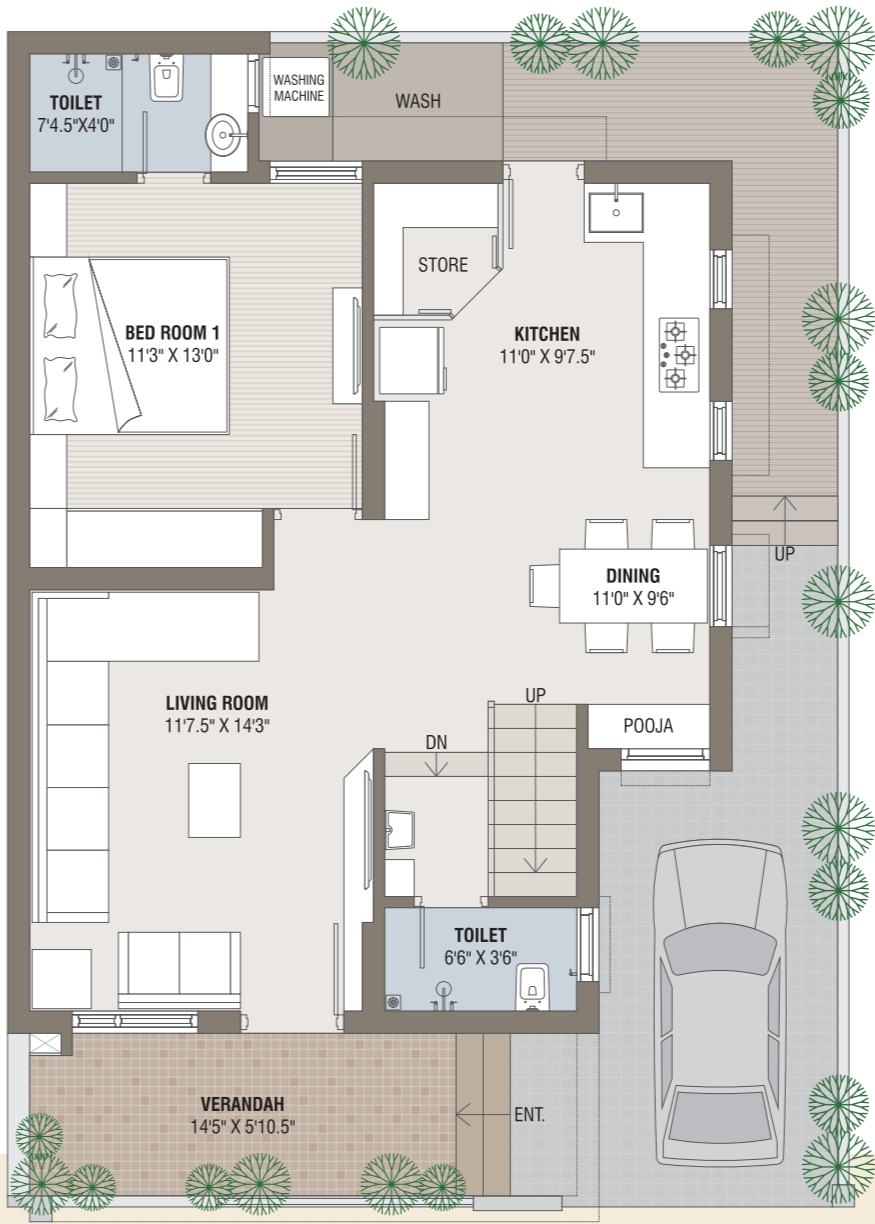
HERITAGE
TradeCenter
PREMIUM COMMERCIAL SPACES



Fulfill your dream to buy a new home with **HERITAGE CONNECT**

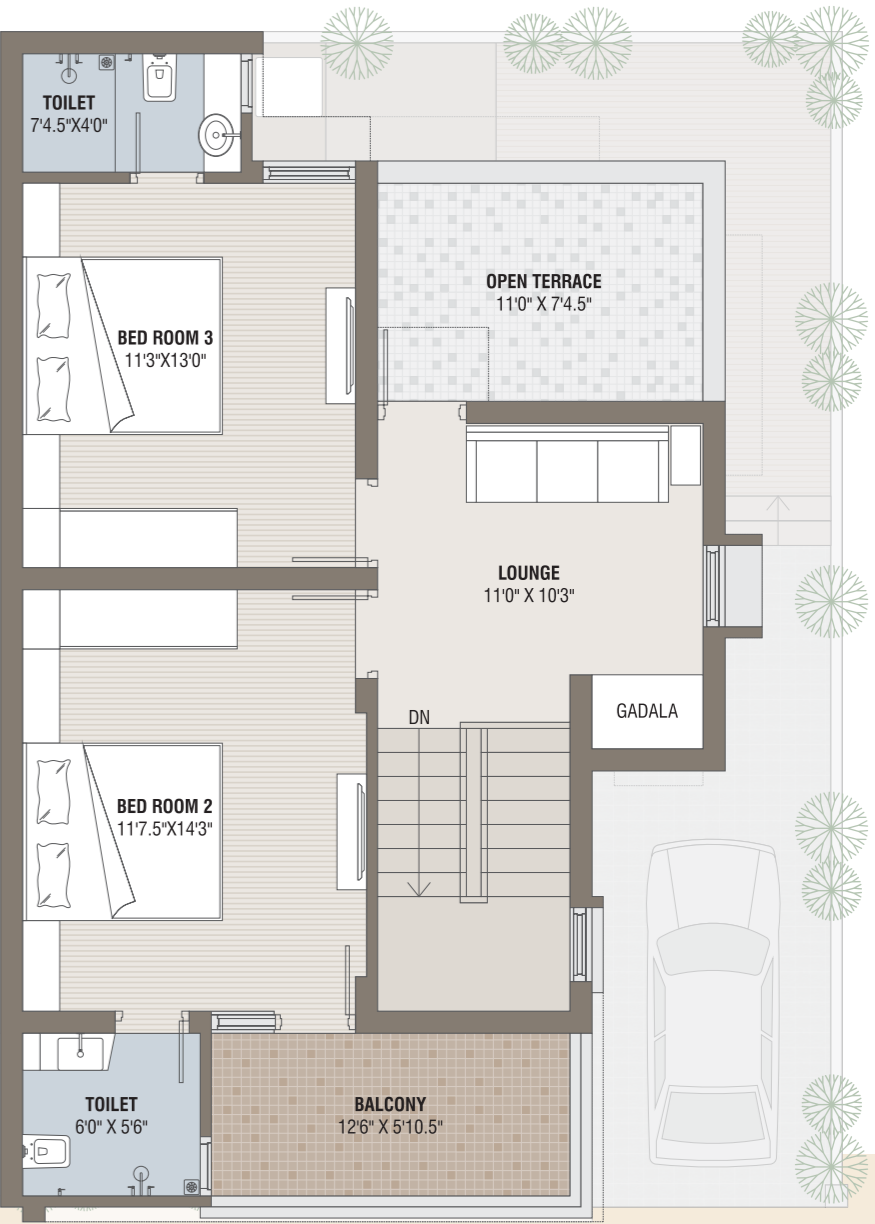
HERITAGE
DreamCity
3 BHK PREMIUM LIVING

Welcome to Dream City, an extraordinary residential scheme that aims to fulfill your aspirations and create an idyllic living environment for you and your family. Dream City is not just a place to reside; it's a vision brought to life, designed to offer the perfect blend of comfort, convenience, and an unparalleled lifestyle.



UNIT PLAN - GROUND FLOOR

PLOT AREA : 122.00 SQ. YARDS
BUILT-UP AREA : 194.00 SQ. YARDS
(G. F. + F. F. + TERRACE CABIN)



UNIT PLAN - FIRST FLOOR



HERITAGE
DreamCity
3 BHK PREMIUM LIVING







AMENITIES

WELL ORGANISED AND DEVELOPED RESIDENTIAL SCHEME WITH UNIQUE CONCEPT,
FIRST TIME IN VISNAGAR LIKE METRO CITIES.

IDEAL LOCATION FOR RESIDENTIAL & COMMERCIAL LOCALITY
OPP. N. V. KANYA VIDYALAYA, KADA ROAD.

AESTHETICALLY ELEGANT & ATTRACTIVE ELEVATION.

NEARBY REPUTED EDUCATIONAL INSTITUTES AND PARTY PLOT.

24 HOURS WATER SUPPLY FROM PRIVATE WELL AND MUNICIPAL WATER CONNECTION.

INTERNAL C.C. ROADS JOINING WITH MAIN ROAD AND STREET LIGHT.

ATTRACTIVE MAIN GATE WITH 40 FEET WIDE ENTRY ROAD.

PROJECT BOUNDARY WITH COMPOUND WALL

DEVELOPED COMMON PLOT WITH MULTI PURPOSE UTILITY AND LANDSCAPED GARDEN.

CLUB HOUSE WITH YOGA ROOM AND INDOOR GAMES.

SENIOR CITIZEN SIT OUTS WITH JOGGING TRACK.

CHILDREN PLAY AREA.

PAVING BLOCKS IN SIDES OF INTERNAL CC ROADS.

24 HOURS SECURITY.

HIGH RESOLUTION CCTV CAMERA WITH DISPLAY UNIT AT MAIN ENTRANCE GATE.

UNDER GROUND ELECTRIFICATION.

TERMITE TREATMENT.

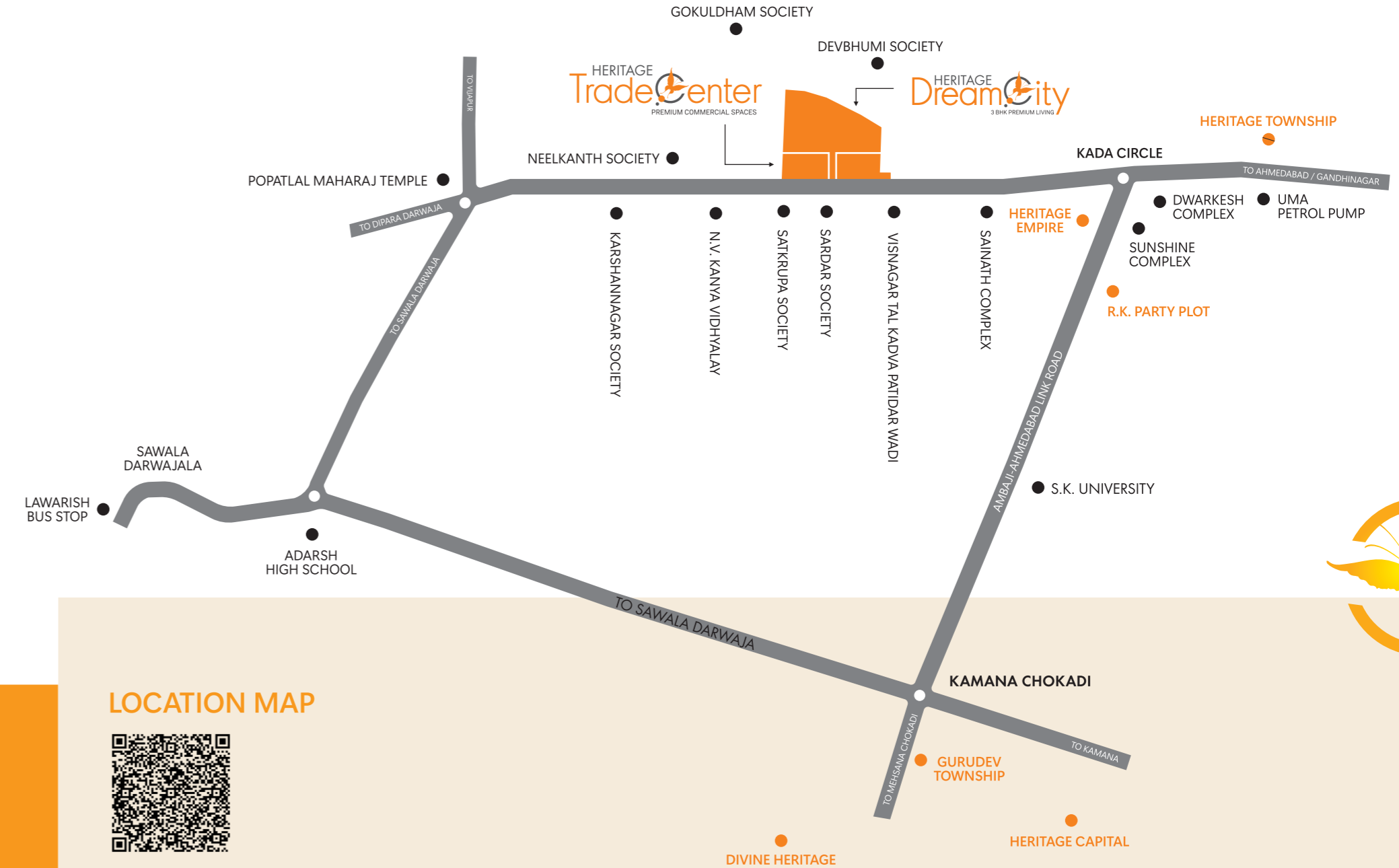




Three phase concealed ISI copper wiring with standard quality modular switches.



Opp. N. V. Kanya Vidyalaya, Kada Road, Visnagar



PROJECT ADVISOR



An ISO 9001 : 2015 Company
the "HERITAGE" connect

PROMOTERS

HARESHBHAI K. PATEL

(VICE PRESIDENT - CREDAI, GUJARAT)

RAJESHBHAI K. PATEL (RK)

JAY H. PATEL

JAIMIN R. PATEL

DHARMENDRA G. PATEL

ISHVARBHAI K. PATEL (RANGWALA)

Er. MUKESH P. PATEL

DEVELOPERS



202-204, FIRST FLOOR, SONA COMPLEX,
KANSA CROSS ROAD, VISNAGAR

ARCHITECT



www.poojadevelopers.in



Project Name : Heritage Trade Center

Rera Reg. No. : PR/GJ/MEHSANA/MAHESANA/Others/CAA12845/030224/310326

Website: gujrera.gujarat.gov.in

Project Name : Heritage Dream City

Rera Reg. No. : PR/GJ/MEHSANA/MAHESANA/Others/PAA12576/031123

Website: gujrera.gujarat.gov.in

CONTACT : 98250 52711 • 99781 44999 • 99250 19391

PLEASE NOTE • All rights are reserved by the developers to make any changes in the plan, elevation, specification and future additional development in surrounding area in the scheme and shall be binding to all the members. • All government legal charges, municipal corporation charges, stamp registration charges, common maintenance charges, GST, UGVCL charges and any other legal charges shall be borne extra by the members. • In case of irregular payments, interest / new book value will be charged. • Cancellation charge would be taken 5% of total unit value and amount will be given back after finish the project. • No external changes shall be allowed. Only internal changes will be allowed with prior permission and shall be charged extra in advance. • Dimensions and area mentioned in the brochure are approximate and indicative. • This brochure is not a part of legal documents. • Developer's rights are reserve for future expansion in adjoining survey numbers from "Heritage Trade Center and Heritage Dream City" scheme.