



PROJECT NAME : HERITAGE LANDMARK • RERA REGISTRATION NO. : PR/GJ/MEHSANA/VISNAGAR/Visnagar Area Development Authority/CAA13762/010724/311226 • RERA WEBSITE : <http://gujrera.gujarat.gov.in>

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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 Landmark" scheme.





**POOJA**  
DEVELOPERS  
Magnetic Construction on Earth  
An ISO 9001 : 2015 Company  
the "HERITAGE" connect

#### WHERE LEGACY MEETS VISION.

Embracing timeless values, Pooja Developers stands as a distinguished name in the real estate industry, seamlessly weaving history and modernity into iconic spaces. With a profound respect for heritage and a strong commitment to innovation, they meticulously craft projects that honor tradition while shaping the future of urban living. Their dedication to blending the past with the present ensures that each development not only pays homage to historical significance but also meets the evolving needs of contemporary society.



## HERITAGE LANDMARK

AN IDEAL BUSINESS DESTINATION

Visnagar is one of the fastest growing cities of Gujarat which can be seen across all verticals of socio-economic growth. With all this multi-faceted market and consumer demand growth, the city would need next generation retail commercial space infrastructure to accommodate the contemporary lifestyle in an efficient way. Besides this, Visnagar is also getting ready for a world-class shopping experience and lifestyle revolution where people of the city can enjoy a new wave of lifestyle transition.

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HERITAGE LANDMARK  
is a commitment to fastest growing Visnagar from  
HERITAGE GROUP

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THE PRIDE OF  
**Visnagar**



# THE SHOPPING LANDMARK OF Visnagar



HERITAGE LANDMARK is completely transforming the shopping scene in Visnagar, ushering in a modernized and enriched experience. Across its three dedicated floors, HERITAGE LANDMARK is revolutionizing the notion of shopping pleasure and satisfaction. Its expansive shopping space boasts wide corridors and a range of shop sizes, catering to a diverse mix of traditional local retailers and contemporary brands. With HERITAGE LANDMARK leading the way, Visnagar embraces a cutting-edge shopping environment, delivering an unmatched experience that stands out from the rest.



AN IDEAL DESTINATION FOR...



SHOPS



SHOWROOM



MEGA STORE



GIFT ARTICLE



JEWELERS



WATCHES





THE FOODIES LANDMARK OF  
**Visnagar**



**HERITAGE LANDMARK** places significant emphasis on the food business, positioning itself as the premier destination for a rich and varied culinary experience. Beyond its primary focus on retail, it provides ample space and attention to creating an exceptional dining environment. With its expansive layout and thoughtful design, **HERITAGE LANDMARK** offers an ideal setting for hosting a multi-cuisine grand food court and family restaurants, ensuring visitors can enjoy a diverse array of culinary delights in a welcoming and vibrant atmosphere.

AN IDEAL DESTINATION FOR...



RESTAURANT



FOOD COURT



THEME RESTAURANT



RETAIL OUTLET



SWEETS SHOP



BAKERY







## THE CELEBRATION LANDMARK OF Visnagar



The opportunity for a banquet hall business at **HERITAGE LANDMARK** is immense. The space at **HERITAGE LANDMARK** would offer a unique blend of grandeur and modern amenities, perfect for hosting a variety of events ranging from Birthday Party, Weddings and corporate gatherings to cultural celebrations. The location of **HERITAGE LANDMARK** could make it an attractive choice for clientele seeking a sophisticated venue. A banquet hall at **HERITAGE LANDMARK** could become the premier destination for unforgettable events, capturing the essence of tradition and luxury in every occasion.



AN IDEAL DESTINATION FOR...



BANQUET HALL



PLAY ZONE



GYMNASIUM





## SPECIFICATION

- EARTHQUAKE RESISTANT STRUCTURAL DESIGN.
- STYLISH AND ATTRACTIVE 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.
- 800 X 800 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.



HERITAGE LANDMARK  
Opp. S. K. University, Gandhinagar Highway, Visnagar - 384 315

