

PREMIUM BUSINESS SPACES



SOHAM

**PRISTINE**



BE DIFFERENT!

**OPENMIND**

OPENMIND DESIGN INC.

97270 33377



Soham Group is a veteran construction group with more than three decades of experience in the field. The group has been instrumental in developing exceptional residential and commercial landmarks and aided several people to leverage their properties for increasing their wealth. Our decision-makers are keen to make the best use of strategic locations for home-buyers and corporate entrepreneurs supporting their objectives.

In short, we help you grow exponentially!

OVER 33+  
YEARS EXPERIENCE

37+  
RENOWNED PROJECTS

# Business



SOHAM  
**PRISTINE**

PREMIUM OFFICES AND SHOWROOMS WITH A DIFFERENCE!

A perfect avenue for budding and veteran entrepreneurs, Soham Pristine is a 5-storied commercial project spanning 26 swanky spaces meant for offices, showrooms, and retail outlets. The project includes maximum frontage, terrific location, 2-level parking space, ample connectivity options, and multiple breathtaking amenities.

Brace yourself for scores of opportunities as you reach the pristine heights of excellence, right here.



**OUTSTANDING  
LOCATION WITH  
2 - ROAD CORNER**



**COLUMN - LESS  
ELEVATION**



**MAGNIFICENT  
HEIGHTS**



**20  
SHOWROOMS**

Scintillating  
showrooms for brands  
and retail outlets



**04  
OFFICES**

Sensational  
offices that harbour  
the corporate elite



Multicuisine food  
that is delectable  
and delightful  
for all

**RESTAURANT**

**01**



**01  
BANQUET**

Sizzling celebrations  
that live up to their  
occasions

# SHOWROOMS THAT CREATE A WORTHY SPECTACLE!

With spacious showrooms that blend luxury for the elite brands, Soham Pristine presents avenues in the best light.



ELECTRONICS



BANK



JEWELLERY



HOSPITAL

# A BUSINESS HUB THAT BREATHES COMMERCE!

Let commerce prosper as entrepreneurs present their foresight, vision, skill, and experience to expand their business frontiers beyond, right here at Soham Pristine.



CAFÉ



OPTICALS



GARMENTS



GIFT  
GALLERY

# GROUND FLOOR PLAN

ALL DIMENSIONS ARE IN SQ. FT.

SHOP NO.	RERA AREA	BUILT-UP AREA
01-A	921	924
01-B	897	925
01-C	897	920
02	1951	2018
03	1952	2006
04	1952	2006
05	1952	2005
06	1749	1819

Floor Height:  
14'9" Finish to Finish



OPENMIND www.openmindindia.com OPENMIND www.openmindindia.com OPENMIND www.openmindindia.com OPENMIND www.openmindindia.com OPENMIND www.openmindindia.com OPENMIND www.openmindindia.com

OPENMIND www.openmindindia.com OPENMIND www.openmindindia.com OPENMIND www.openmindindia.com OPENMIND www.openmindindia.com OPENMIND www.openmindindia.com OPENMIND www.openmindindia.com

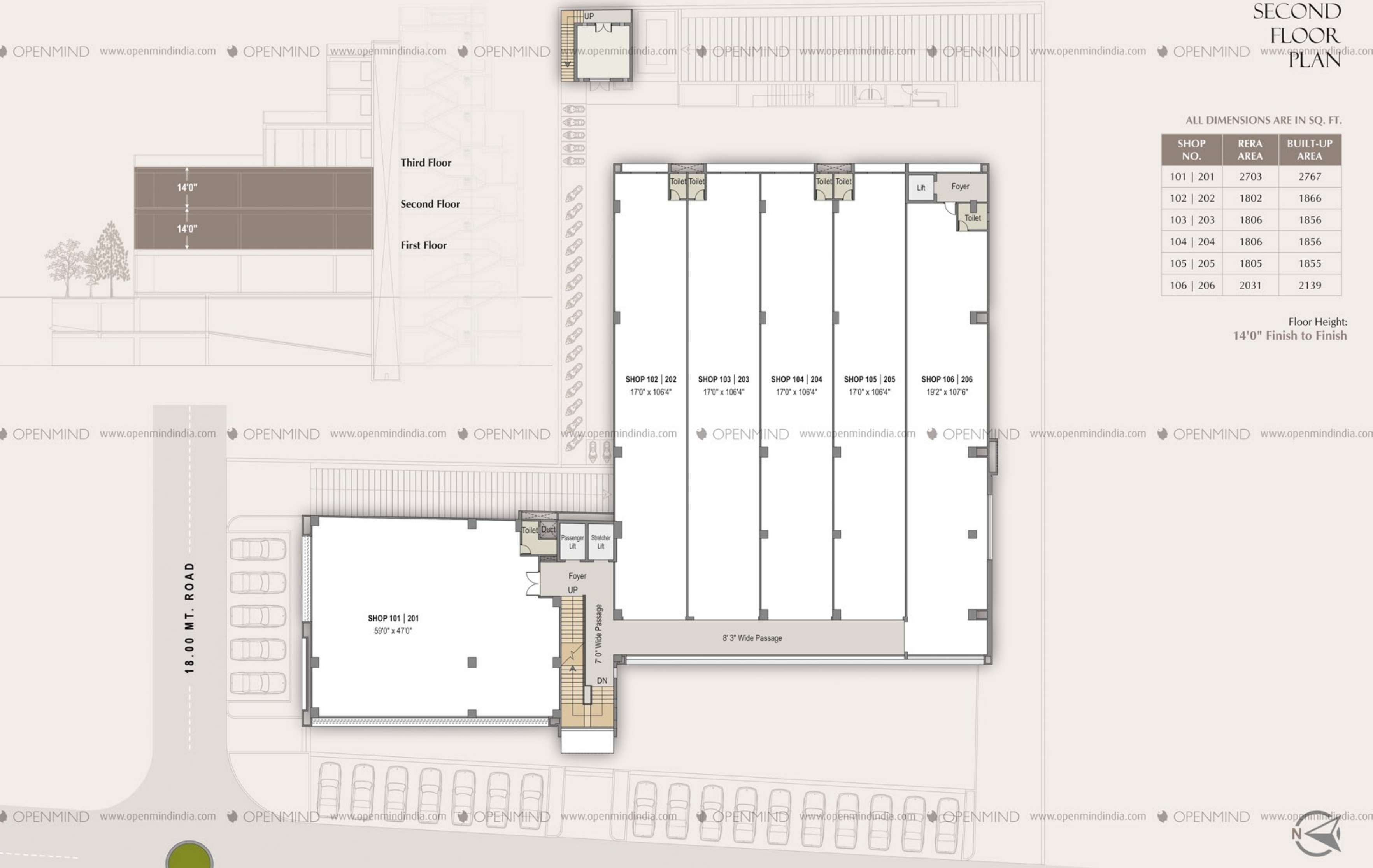
OPENMIND www.openmindindia.com OPENMIND www.openmindindia.com OPENMIND www.openmindindia.com OPENMIND www.openmindindia.com OPENMIND www.openmindindia.com OPENMIND www.openmindindia.com

# FIRST & SECOND FLOOR PLAN

ALL DIMENSIONS ARE IN SQ. FT.

SHOP NO.	RERA AREA	BUILT-UP AREA
101   201	2703	2767
102   202	1802	1866
103   203	1806	1856
104   204	1806	1856
105   205	1805	1855
106   206	2031	2139

Floor Height:  
14'0" Finish to Finish



18.00 MT. ROAD

30.00 MT. ROAD

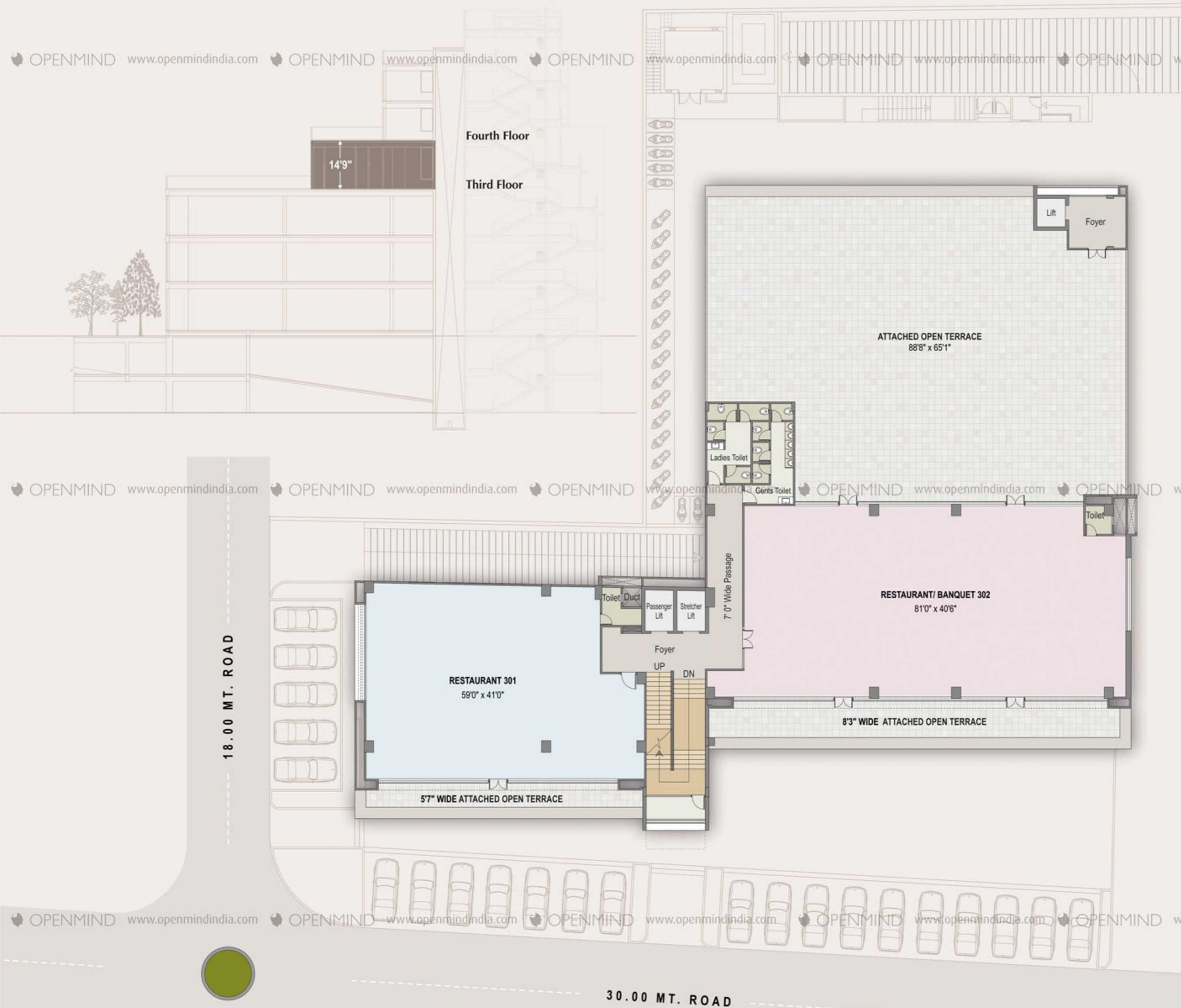


# THIRD FLOOR PLAN

ALL DIMENSIONS ARE IN SQ. FT.

UNIT NO.	RERA AREA	BUILT-UP AREA	TERRACE AREA
301	2301	2371	329
302	3299	3390	5891

Floor Height:  
14'9" Finish to Finish





# MAGNIFICENT ELEVATION THAT EMBRACES POSSIBILITIES!

A strategic location, a superior elevation, and a spectacular business avenue combine together at Soham Pristine for exploring a plethora of business possibilities.



C.A.



FINANCE



IT



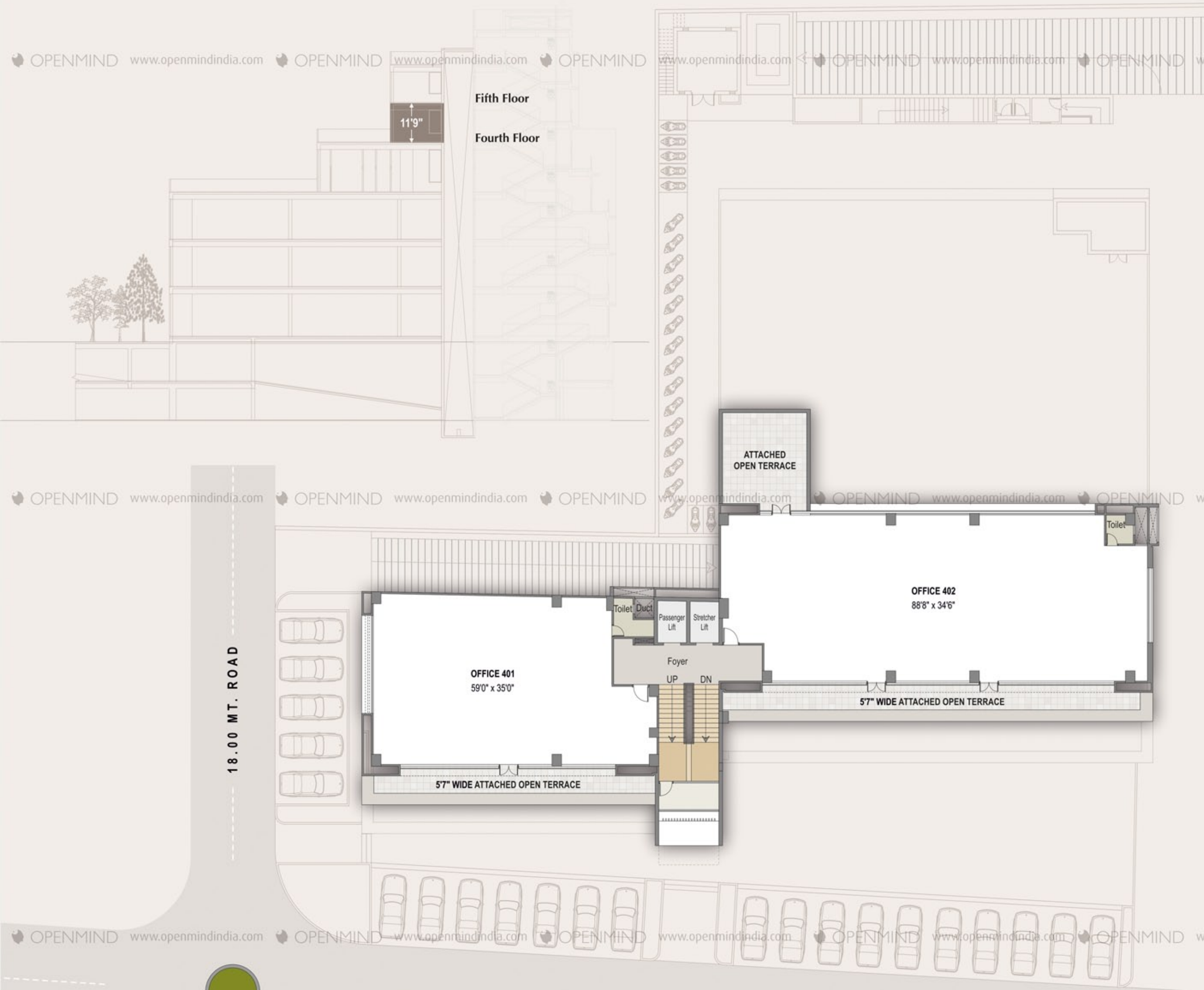
INSURANCE

# FOURTH FLOOR PLAN

ALL DIMENSIONS ARE IN SQ. FT.

OFFICE NO.	RERA AREA	BUILT-UP AREA	TERRACE AREA
401	1948	2013	329
402	2970	3057	853

Floor Height:  
11'9" Finish to Finish

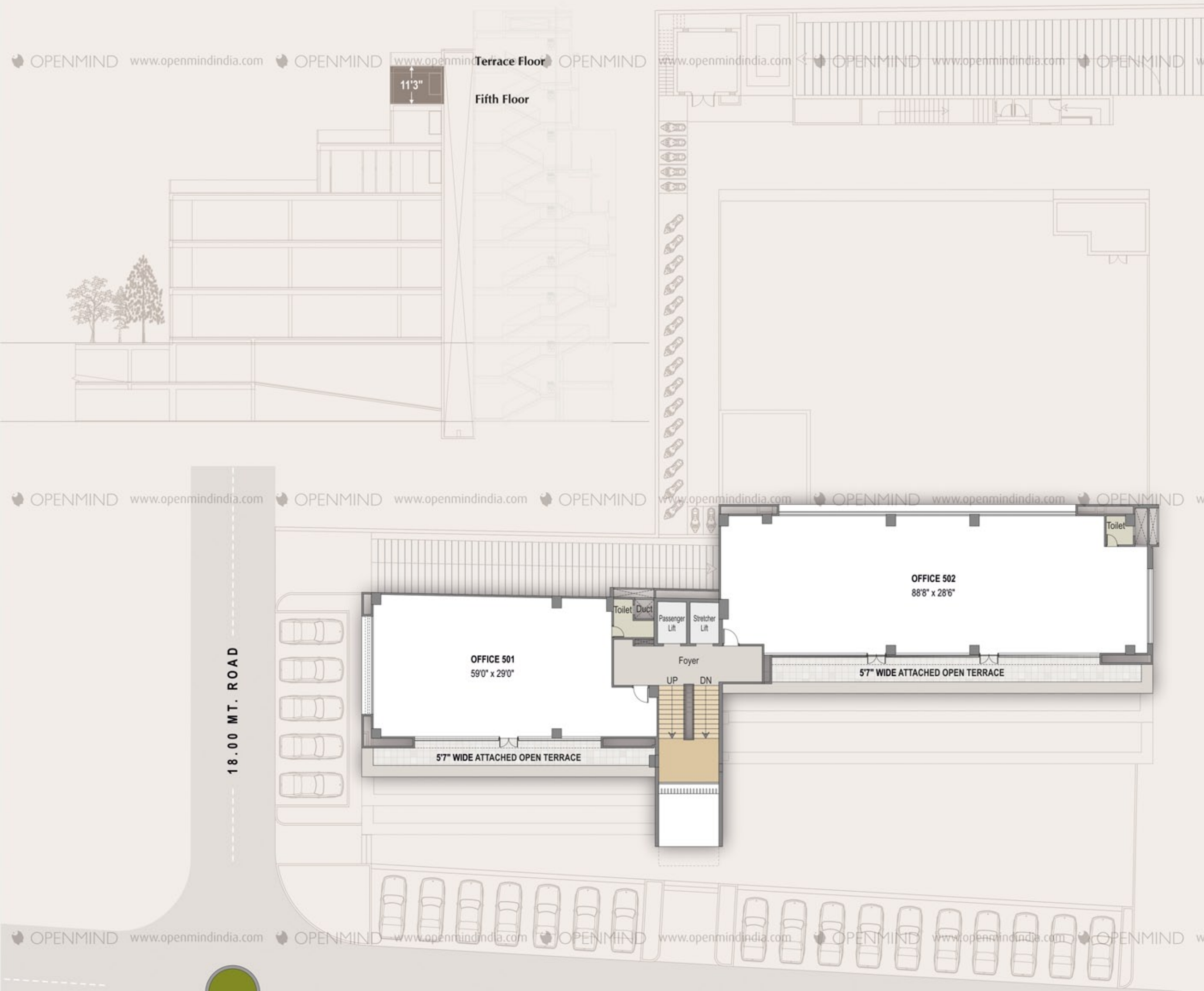


# FIFTH FLOOR PLAN

ALL DIMENSIONS ARE IN SQ. FT.

OFFICE NO.	RERA AREA	BUILT-UP AREA	TERRACE AREA
501	1593	1658	329
502	2492	2574	440

Floor Height:  
11'3" Finish to Finish



30.00 MT. ROAD

18.00 MT. ROAD

Terrace Floor

Fifth Floor

11'3"

OFFICE 502  
88'8" x 28'6"

OFFICE 501  
59'0" x 29'0"

Foyer  
UP DN

57" WIDE ATTACHED OPEN TERRACE

57" WIDE ATTACHED OPEN TERRACE

Toilet

Toilet Duct

Passenger Lift

Stretcher Lift

# SPECIFICATIONS



**TWO LEVEL BASEMENT**   **2 PASSENGER LIFT & 1 STRETCHER LIFT**   **PARKING**   **EARTHQUAKE RESISTANT RCC FRAME STRUCTURE**   **FIRE SAFETY AS PER CGDCR NORMS IN PROJECT**   **24 X 7 WATER SUPPLY**   **24 X 7 SECURITY & CCTV CAMERA**

## CURRENT PROJECTS

### DEV PARIJAT (3 BHK FLATS & SHOPS)

- Vaishnovdevi Circle

### KAVERI SOHAM VIVANTA (3 BHK FLATS & SHOPS)

- Shilaj

### KAVERI SOHAM VISTARA (3 BHK FLATS & SHOPS)

- Shilaj

### HTC (SHOWROOMS & OFFICES)

- Vaishnovdevi Circle

### DEV PRISTINE (3/4/5 BHK LIFESTYLE APPT.)

- Koteswar

### WTT (RETAIL WORK SPACES)

- Makarba, SG Road

### SBTC (COMMERCIAL SPACES)

- South Bopal

### SOLITAIRE RESIDE (4 BHK ULTRA LUXURIOUS APPT.)

- Vastrapur

## TERMS & CONDITIONS:

- All the architectural and interior images in the brochure, are merely simulated interpretations using computer graphics to enhance the customer understanding and are not factual images.
- The colour and general appearance of the flooring and wall tiles, sanitary ware & fittings, walls, ceilings, windows, doors, internal roads, trees, shrubbery etc. shown in the simulated computer graphics images are taken from the object libraries for the purpose of presentation and the prospective buyers of the concerned property are advised to refer to the construction specifications mentioned in the brochure. Additional amenities and/ or utilities not mentioned or shown in the brochure but may be required as per the law, should be deemed to be forming part of the project by the purchaser.
- All dimensions presented herein are approximate and the measurements are made from unfurnished surfaces.
- All rights reserved with the developers to make any changes in the project and all the members shall abide by such changes.
- GST, AMC/ AUDA charges along-with Torrent electrical charges including cable and Sub-station cost shall be borne by purchaser. Stamp duty, registration charges, or any other charges and taxes as & when levied by government or any of its body shall be borne by purchaser/buyer/legal possession holder.
- GST at applicable rate is payable on the due amount and is non refundable.
- This brochure is for restricted private circulation only and is for an easy display of the project. It should not to be considered as a legal document with obligations for specific performance. It is meant for the purpose of conceptual presentation only.
- Subject to Ahmedabad Jurisdiction only.



## LOCATION (NOT TO SCALE)



**SOHAM PRISTINE**

Developers



**SOHAM PROCON**

B - 1201, The Capital, Opp. Hetarth Party Plot  
Science City Road, Sola, Ahmedabad-380060.

sohamgroup1986@gmail.com  
www.sohamgroupindia.com



Site Address:

**SOHAM PRISTINE**

Nr. Shaligram-2 Bungalows, Off. Sindhu Bhavan Road  
Thaljej, Ahmedabad-380054.

Contact: +91 8306 222 999 | +91 9909 995 015

Architect  
**ADS ARCHITECTS PVT. LTD.**

Structure Consultant

**SETU INFRASTRUCTURE**

Electrical Consultant  
**APURVA PARIKH**

Plumbing Consultant

**RAVI ENGINEERING & CONSULTANTS**



RERA REGISTRATION NO.: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/CAA07690/191120

RERA WEBSITE: www.gujrera.gujarat.gov.in

Brochure & Designed By  
OPENMIND 97270 33377

Project by:



BE DIFFERENT!

**OPENMIND**  
OPENMIND DESIGN INC.  
97270 33377