

# THINK BARODA THINK SUNFIN



# **BARODA**

**CITY POPULATION 22-24 LACS**

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**DISTRICT POPULATION 55-60 LACS**

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**3RD LARGEST CITY OF GUJARAT**

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**MOST COSMOPOLITAN CITY OF GUJARAT**

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**HUB OF CENTRAL GUJARAT**

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**REASONABLE COST OF COMMERCIAL  
& RETAIL REALESTATE**

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**ALREADY EXISTING ROBUST  
INDUSTRIAL INFRASTRUCTURE**

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## **MAJOR INDUSTRIAL HUBS**

**MAKARPURA**    **SOUTH CORNER OF CITY**

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**NANDESARI**    **10 KMS NORTH**

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**WAGHODIA**    **15 KMS EAST**

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**JAMBUSAR**    **20 KMS SOUTH WEST**

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**HALOL**    **30 KMS EAST**

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**SAVLI MANJUSAR**    **32 KMS NORTH**

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**POR**    **35 KMS SOUTH**

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**ANKLESHWAR**    **70 KMS SOUTH**

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**DAHEJ**    **80 KMS SOUTH WEST**

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## **COMMERCIAL BUSINESS DISTRICT**

**ALKAPURI**

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**RACE COURSE CIRCLE**

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**SARABHAI**

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**O P ROAD**

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## **UPCOMING COMMERCIAL LOCATIONS**

**VASNA - BHAYLI**

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**GOTRI - SEVASI**

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**SAMA - SAVLI**

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**NEW VIP ROAD**

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**WAGHODIA DABHOI RING ROAD**

# PREVAILING MARKET RATES OF COMMERCIAL PROPERTIES IN VADODARA



## RATES FOR LEASE / RENT BASIS ON CARPET AREA PER SQ.FT.

Area	GROUND FLOOR	FIRST FLOOR	Office Space
Alkapuri	150-200	80-100	50-60
Racecourse	150-180	80-90	50-60
Sarabhai	125-150	70-80	45-55
O.P Road	100-120	60-70	40-45
Akota	120-140	70-80	40-45
Vasna Road	100-120	60-70	40-45
Gotri Road	120-130	60-70	40-45
Vasna-Bhayli Road	80-100	50-60	35-55
Vasna-Gotri Road	100-120	60-70	35-45
New Alkapuri-Sevasi Road	100-120	60-70	35-45
Fatehgunj	120-130	70-80	40-50
Sayajigunj	120-130	70-80	40-50
Manjalpur	100-120	60-70	35-40
Karelibaug	120-140	60-70	35-40
Waghodia/Ajwa Road	80-100	50-60	30-40
New VIP road	70-80	45-55	30-35
Sama-savli-Harni	80-100	40-50	30-35
Makarpura/Tarsali	70-80	40-45	25-35

## RATES TO BUY PROPERTY IN NEW BUILDING PER SQ.FT. ON SBA

Area	GROUND FLOOR	FIRST FLOOR	Office Space
Alkapuri	20000-25000	12000-15000	6000-7000
Racecourse	20000-22000	12000-14000	5500-6500
Sarabhai	18000-20000	10000-12000	5000-6500
O.P Road	15000-18000	10000-12000	4500-5500
Akota	18000-20000	10000-12000	4500-5500
Vasna Road	15000-18000	8000-10000	4500-5500
Gotri Road	15000-18000	9000-10000	4500-5500
Vasna-Bhayli Road	12000-14000	8000-10000	4500-5000
Vasna-Gotri Road	18000-18000	10000-12000	4500-6000
New Alkapuri - Sevasi Road	14000-18000	10000-12000	4500-5500
Fatehgunj	20000-22000	12000-14000	5000-6000
Sayajigunj	14000-16000	9000-10000	4500-5500
Manjalpur	15000-18000	10000-12000	4500-5500
Karelibaug	18000-20000	12000-14000	4500-5500
Waghodia/Ajwa Road	12000-14000	8000-10000	4000-4500
New VIP road	10000-12000	7000-8000	3000-4000
Sama-savli-Harni	12000-15000	8000-10000	4000-4500
Makarpura/Tarsali	12000-14000	8000-10000	3000-4000

Note: **1.** The rates mentioned above are tentative rates as of in June - 2023. **2.** In a given location, the actual rate of the property is effected by many other factors like age of the property, width of the approach road, etc. **3.** The mentioned rates are indicative for new properties. For old / resale properties, Maintenance of the buildings, facility available and depreciation do matter.



# GROWING YOUR **BUSINESS** IS SERIOUS BUSINESS

AND SO IT IS CRITICAL TO START RIGHT

Selecting the right commercial space for your business can be the deciding factor between success and failure for your business. Here's why

- A prime and relevant location ensures visibility and connectivity
- Proximity to potential vendors, clients, customers and business centres helps attract, sustain and grow your business
- An attractive office/business space makes a good impression on both clients and vendors
- Selection of perfect size and structure of space accommodates both present needs and future expansions
- Helps you save on maintenance and major renovation if your space is a part of bigger commercial projects
- It fosters a work culture based on your work ethics
- And last but not the least it fills your heart with pride!

## □ **THE SUNFIN EDGE**

With Sunfin you will never miss out on any of these factors. We know the city and the real estate business inside out which helps us bring you maximum value through the best deals.

WIDEST RANGE OF PROPERTIES  
TO CHOOSE FROM

BEST DEALS TO SUIT EVERY BUDGET

EXPERT TEAM

LEGAL SUPPORT & GUIDANCE

PERSONALIZED ATTENTION

TOTAL TRANSPARENCY

LIFE-LONG CUSTOMER SUPPORT

WHETHER BY SALE / BUY / LEASE



# CRITERIA FOR COMMERCIAL SPACE SELECTION



You need extensive forethought and planning before signing the lease or sales contract. Look out for these vital points before you do:

## Own or Lease



Decide whether your business needs permanent office space, a space on rent/lease or a co-working set-up.

## Size and Structure



Choose a property/ space that suits your business needs and fits your working style. Select plans and layout that offer flexibility and room for future expansion.

## Image



An impressive office says a lot about your business. Make sure it reflects what your company represents.

## Accessibility



Select a space accessible to you, your workforce and your clients. Research to locate your clients and potential clients are based to ensure business growth.

## Common Facilities in Buildings



• Lift • Parking • Power Backup • Fire Safety

## Operational Costs



Work out the running costs of your office to ensure affordability. This will also help you decide on the lease duration if you are planning to rent one.

## Terms & Conditions



Do not shy away from clearing your doubts about the terms and conditions of the sales deed or office lease contract.

## Neighbouring Tenants



Always inquire about the other tenants in the building you are considering. Look for neighbours with whom you can build a harmonious social/business relationship.

## Payment Terms



Do make it a habit to clarify payment terms before you purchase or rent a commercial space. Make sure the quoted price is at par with the current rates in the area.

## Legal Compliance



• Title Clearance • RERA Approval in case of under construction  
• Completion & Occupation Certificate from local Authorities



# TEAM SUNFIN

Team of experienced and trained  
real estate professionals.

**100**  
MAN YEARS OF  
COMBINED  
EXPERIENCE



THREE WAYS TO GET  
THE BEST RESULTS FROM  
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**1**

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**3**



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# CORPORATE CLIENTS







SUNFIN REALTY HAS WON  
"REALTOR OF THE YEAR"  
AWARD INSTITUTED BY REALTY PLUS  
MULTIPLE TIMES

"I dedicate this award to my committed team of professionals, who excel through their hard work, integrity and passion. They are the one's who have helped built Sunfin, and for all its achievements."

Abhijit Bhagwat  
CEO, Sunfin Realty Pvt. Ltd.





**WHEN YOU CONNECT  
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YOU CAN GET REAL ESTATE  
SOLUTION IN MORE THAN  
15 CITIES PAN INDIA**





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