

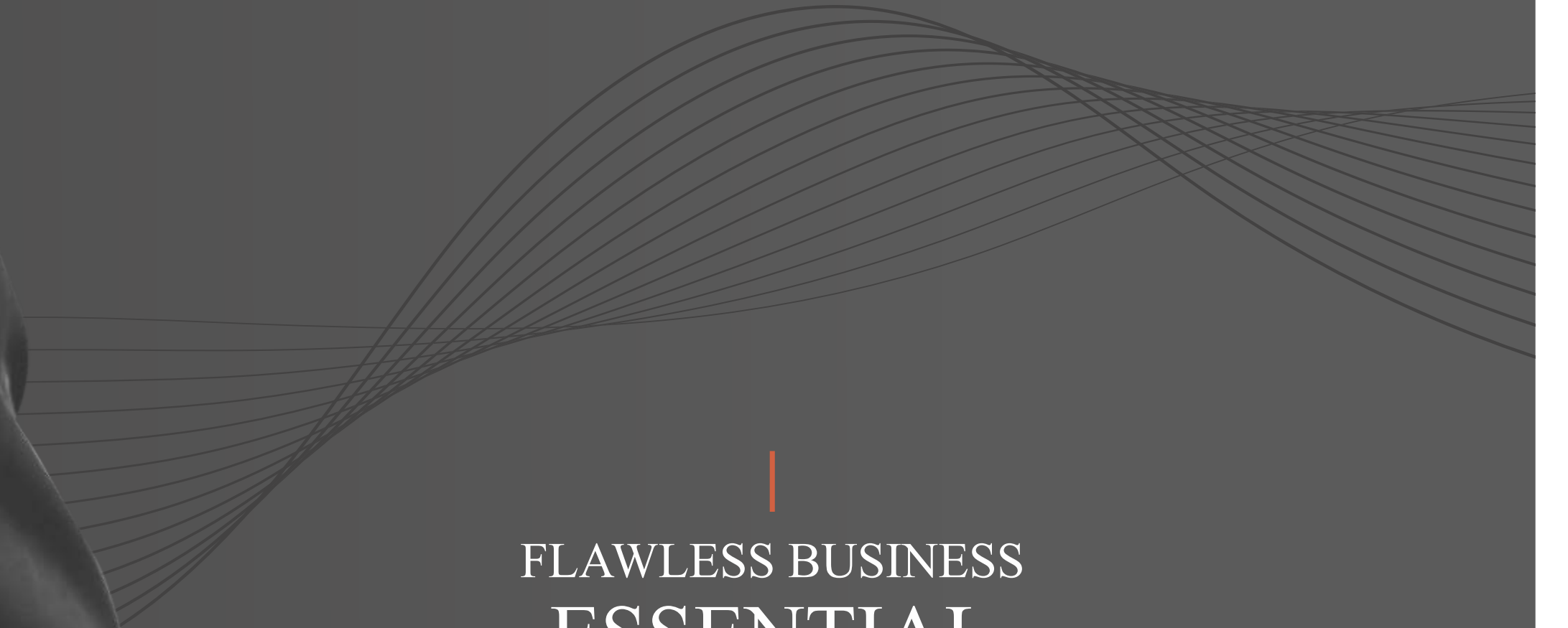
PROJECT BY



**CAPITAL TRADE CORRIDOR**  
Varsamedi, Near Kandla Airport.

M: +91 99987 54577  
E: [sales@77group.in](mailto:sales@77group.in)  
W: [www.77group.in](http://www.77group.in)





FLAWLESS BUSINESS  
ESSENTIAL  
ELEGANCE.



WHERE  
POSSIBILITIES ARE  
LIMITLESS

CTC  
CAPITAL TRADE CORRIDOR

Step into a realm where commerce meets innovation. CTC is more than a real estate endeavor; it's a blueprint for your triumphant business narrative. With avant-garde infrastructure and strategic location, this corridor seamlessly integrates convenience and vision, offering an ideal canvas for ambitious enterprises.





WAVE-INSPIRED  
EXCELLENCE



ELEVATING

# GANDHIDHAM'S

BUSINESS SCENE



VALUE ADDITIONS



Conference Room



Cafeteria



Reception



CCTV Cameras



2 Lifts (One Regular Size  
And One Bigger Size)



Common Lights



Generator Backup For  
Common Facilities.



Provision For Washrooms  
In Each Unit





WHERE FIRST  
**IMPRESSION**  
LEAVES IMPACT

First Impression definitely matters when you are expecting someone important at your work place. From the moment you step in, be enchanted by a world of endless possibilities and unforgettable moments that will leave you craving for more.



YOUR  
GATEWAY TO  
SUCCESS





# 360-DEGREE VISIBILITY BUSINESS HUB

At CTC, visibility meets exclusivity in the heart of Gandhidham. Our strategically designed business hub stands out as a 3-side open, road-touch marvel, offering unparalleled visibility for businesses looking to thrive in a high-traffic zone. With a bird's eye view, witness the unique advantage of maximum visibility and privacy coexisting harmoniously.





SW

SE

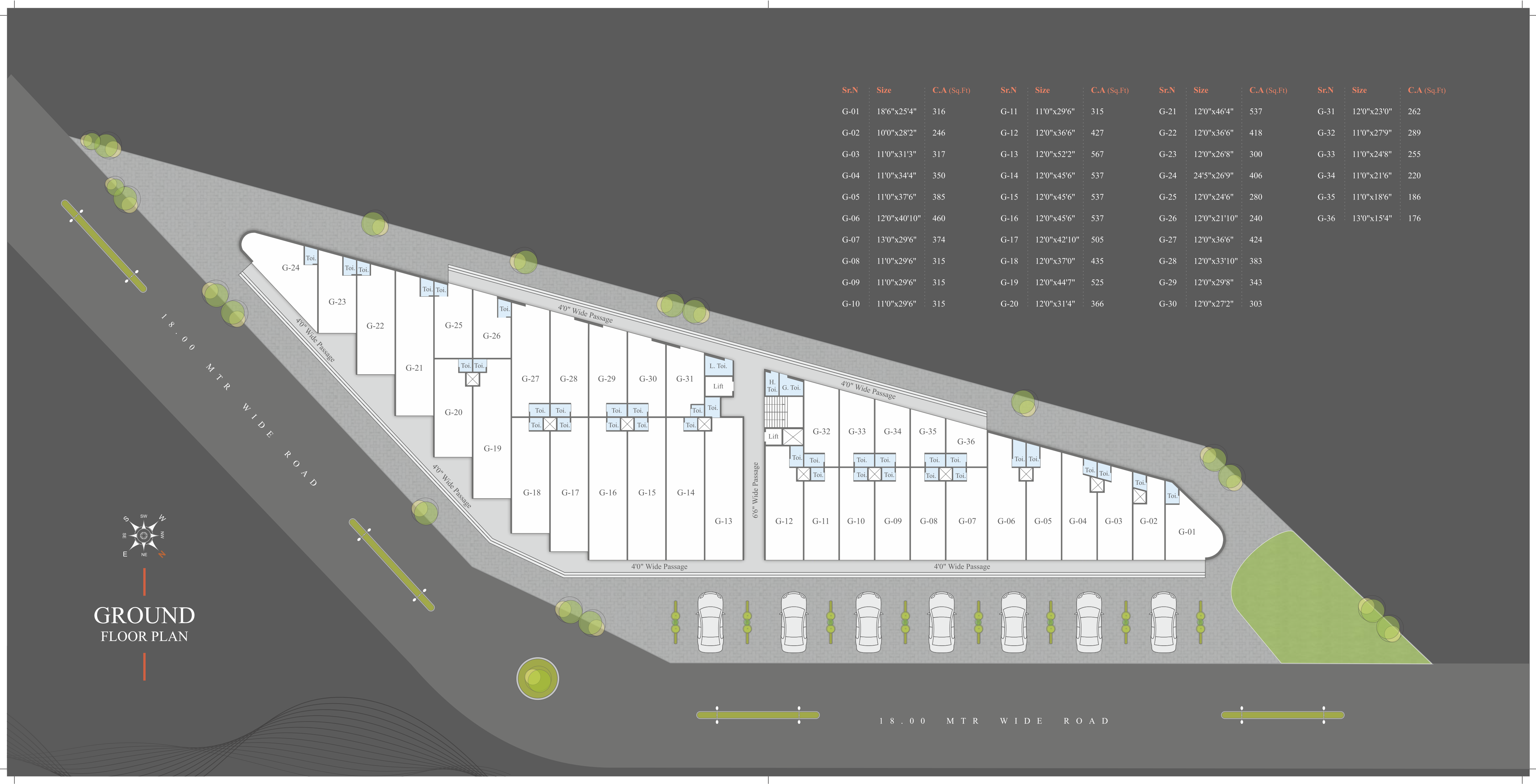
NE

NW

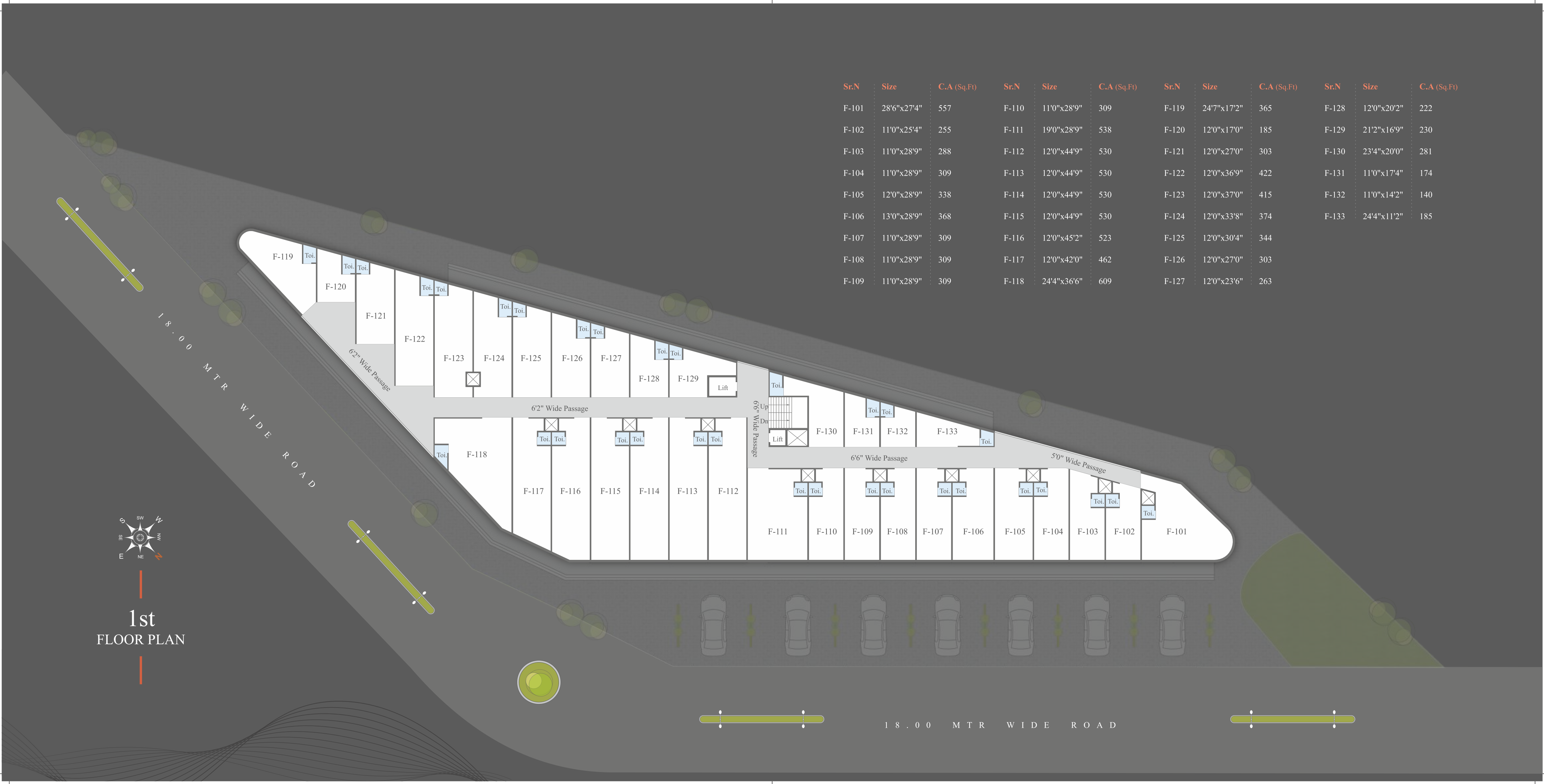
GROUND

FLOOR PLAN

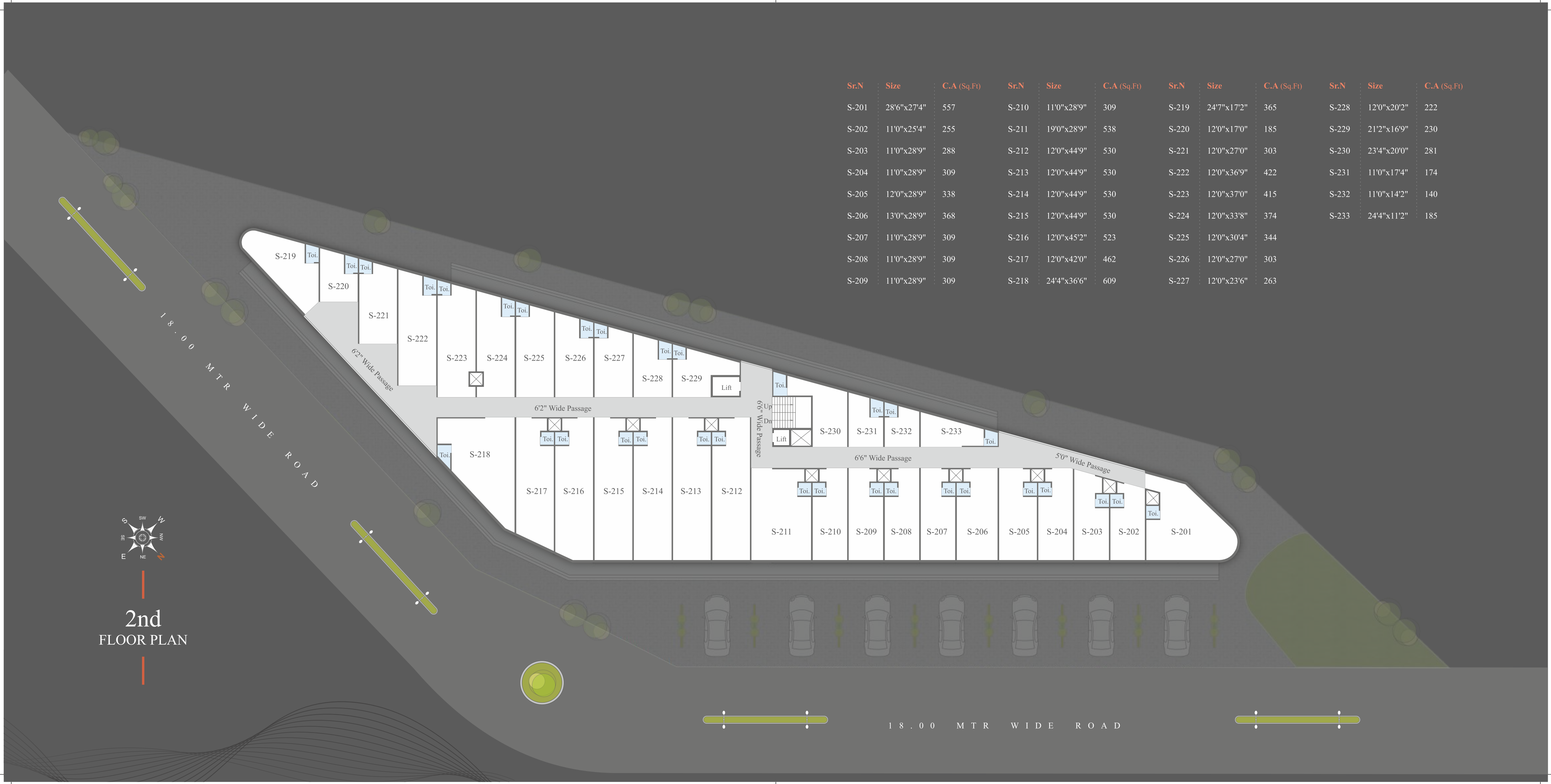
Sr.N	Size	C.A (Sq.Ft)	Sr.N	Size	C.A (Sq.Ft)	Sr.N	Size	C.A (Sq.Ft)	Sr.N	Size	C.A (Sq.Ft)
G-01	18'6"x25'4"	316	G-11	11'0"x29'6"	315	G-21	12'0"x46'4"	537	G-31	12'0"x23'0"	262
G-02	10'0"x28'2"	246	G-12	12'0"x36'6"	427	G-22	12'0"x36'6"	418	G-32	11'0"x27'9"	289
G-03	11'0"x31'3"	317	G-13	12'0"x52'2"	567	G-23	12'0"x26'8"	300	G-33	11'0"x24'8"	255
G-04	11'0"x34'4"	350	G-14	12'0"x45'6"	537	G-24	24'5"x26'9"	406	G-34	11'0"x21'6"	220
G-05	11'0"x37'6"	385	G-15	12'0"x45'6"	537	G-25	12'0"x24'6"	280	G-35	11'0"x18'6"	186
G-06	12'0"x40'10"	460	G-16	12'0"x45'6"	537	G-26	12'0"x21'10"	240	G-36	13'0"x15'4"	176
G-07	13'0"x29'6"	374	G-17	12'0"x42'10"	505	G-27	12'0"x36'6"	424			
G-08	11'0"x29'6"	315	G-18	12'0"x37'0"	435	G-28	12'0"x33'10"	383			
G-09	11'0"x29'6"	315	G-19	12'0"x44'7"	525	G-29	12'0"x29'8"	343			
G-10	11'0"x29'6"	315	G-20	12'0"x31'4"	366	G-30	12'0"x27'2"	303			











2nd  
FLOOR PLAN



# PROFESSIONAL SERENE WORK ENVIRONMENT

In the heart of CTC lies an extraordinary workspace designed to redefine your daily grind. Experience a unique blend of productivity and tranquility as you step into our conference rooms, meticulously crafted for both functionality and comfort. Meanwhile, our terrace cafeteria offers a serene escape, a perfect spot to unwind and gather inspiration.







## GRAND ENTRANCE TO SUCCESS

Behold the magnificent gateway to unparalleled success at CTC. Our grand entrance symbolizes the threshold where visionary businesses transcend expectations and enter a realm of endless opportunities. This monumental business corridor beckons entrepreneurs and enterprises into a realm of infinite possibilities, where the journey to prosperity begins. Step through our gates, and embark on a path towards unprecedented achievement in the heart of Gandhidham.



**elite100**  
77 & KRISHNA DEVELOPERS

Murlidhar  
Water Works



Madhuli  
Aimaata  
Hotel

Shree Laksmi  
Narayan Mandir



Maa Ashapura  
Hotel



**CITC**  
CAPITAL TRADE CORRIDOR

77 & KRISHNA DEVELOPERS



Odhav  
Parkland

Kandla Airport



Layout Design : Space Plus (Vadodara)

Elevation Design : Upkarma Design LLP (Ahmedabad)

Structure & Liaising : Aakriti Consultant (Gandhidham)

Plumbing Consultant : Krupalu Consultant (Vadodara)

Electrical Consultant : Oriental Electricals (Vadodara)

A/C Consultant : Apex Consultants & Engineers (Vadodara)

3D Consultant : 3 Vision (Ahmedabad)

#### Terms & Conditions:

- 1.The following will be charged extra in advance/ as per government norms: (a) Stamp Duty & Registration Charges, (b) GST (as actual) or any such additional government taxes if applicable in future, (c) Maintenance Deposit, (d) Development charges and Estimate for New Electric Meter &Connection.
2. If any new tax applicable by Central or State Government in future, it will be born by the buyers/ members.
- 3.Possession will be given only after one month of settlement of all accounts.
4. Continuous default in payments leads to cancellation. 10 % Administrative charges will be deducted for any cancellation after one month of booking, and balance amount will be refunded back only after booking of the unit by new member.
- 5.The developers reserve all the rights to change the plan, elevation, specification or any details will be binding to all.
- 6.Internal changes will only be permitted with prior permission.
- 7.Outdoor AC units will be fitted as per provision provided in the designated place by the architect.
9. Any plans, specification or information in this brochure can not be part of an offer, contract or agreement.
10. This Brochure does not contain any legal Part.