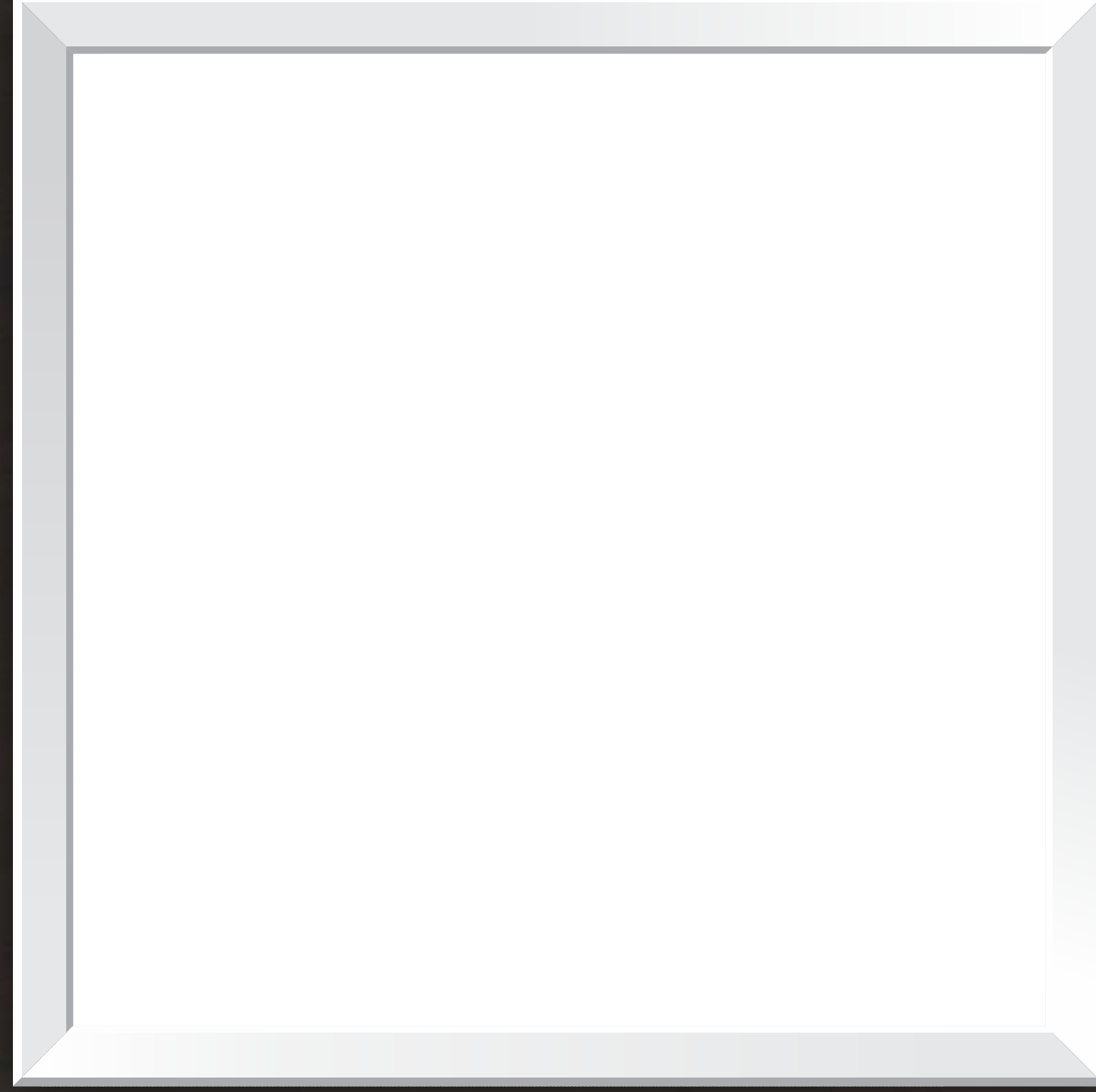




bakeri
since 1959
Environment
is our Attitude

आपर् - IX
COMMERCIAL COMMUNE
— CBD - ASHMAN ROAD —



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YOU ARE JUST
A STEP AWAY FROM
MAKING YOUR
OWN STATEMENT
AT SĀKĀR-IX

साकार-IX
COMMERCIAL COMMUNE
— CBD - ASHRAM ROAD —

Site Address: Beside Old RBI Building, Near City Gold, Ashram Road, Ahmedabad.
Corporate Office: 'Sanskrut', Near Old High Court, Off Ashram Road, Ahmedabad.

+91 98791 13340 079 4000 1300 sales@bakeri.com www.bakeri.com bakerigroup

RERA REGISTRATION NO.:
PR/GJ/AHMEDABAD/AHMADABAD CITY/AUDA/CAA00027/290817

marshmallou



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A SĀKĀR
MASTERPIECE
WITH A DISTINCT
BAKERI CLASS



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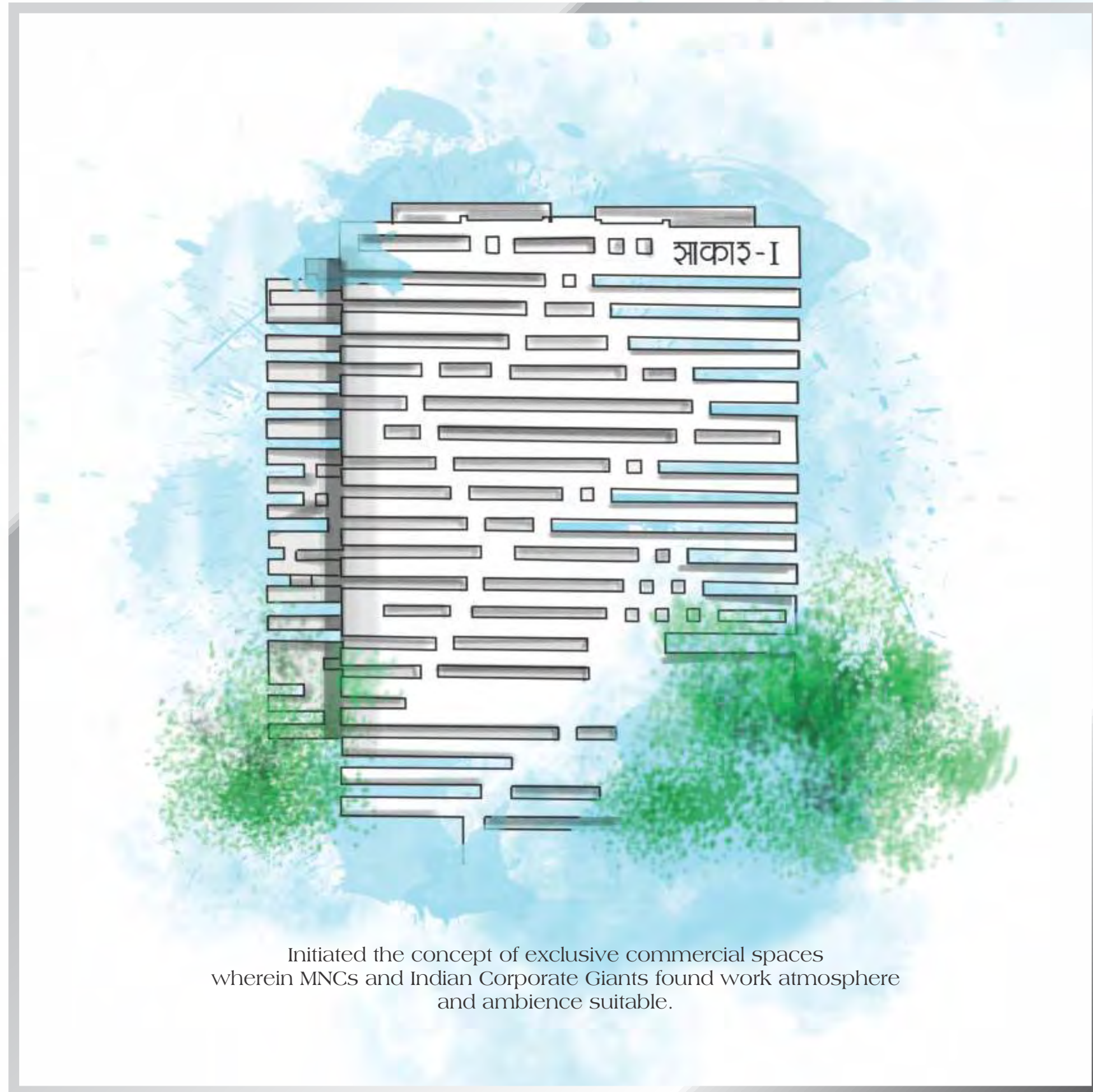
**Environment
is our Attitude**

Every Sākār is a masterpiece committed to the needs of every client to have marquee design, optimum space utilization, eco-friendly and technically sound construction, opulence and a class by itself - The Bakeri Class.

The
साकार
LINEAGE

Understanding the changing requirements of the people – be it functionality, flexibility, scalability or enhanced amenities, and the need for style, design or innovation,

Bakeri Group introduced the concept of Commercial Communes in the City of Ahmedabad with the famous Sākār series. Since 1991, when the first Sākār was launched, as many as 7 Sākār Commercial Communes have been launched and every one of them today is undoubtedly a business and corporate landmark in itself. Every Sākār is now an epitome of capital appreciation dotting the skyline of the City.



Just opposite Nehru Bridge, Sākār-I, the first milestone in this series of corporate milestones, was launched in the year 1991. Sākār-I initiated the concept of exclusive commercial spaces wherein MNCs and Indian Corporate Giants found work atmosphere and ambience suitable.

साकार-I 1991



Demonstrated how beauty and practicability can be at absolute harmony with beautiful interiors, ample parking space and appropriate space utilization that became prime attraction of this project.

Sakar-II was proudly presented overlooking Sabarmati River and it stands tall on the only Riverfront of India. It became the favourite and perfect premise for IT and ITES and Telecom Giants like TCS, Vodafone and many others.

સાકાર-II
1995



Emerged as yet another corporate marvel in 1995 and became a splendid milestone in the Sakar series as Bakeri Group obtained the first Crisil PA-1 rating for this project.

Sakar-III was yet another corporate marvel which became a milestone in Sakar series as Bakeri Group obtained the first CRISIL PA-1 rating for this project. It redefined the rules of technically and aesthetically sound design.

साकार-III
1995



Characterized with large parking spaces,
modern offices and technically sound infrastructure.

Sākār-IV was one more chapter added to the shining saga of Sākār series. A commercial icon at the Ellis Bridge, Sākār-IV was characterized by large parking spaces, modern offices and technically sound infrastructure.

साकार-IV
2000



Another dimension of grandeur was added to the series.
An impressive structure represented through massive size
and magnificent architecture.

Sākār-V
was built off
Ashram Road
and it added another
dimension of grandeur
to the Sākār series.
An impressive structure
represented through
massive size and
magnificent architecture,
it won laurels
from everyone for its
brilliant planning,
console and optimum
space utilization.

साकार-V
2000



Offered a unique opportunity to establish business presence in the most visible environment alongside Sabarmati Riverfront Project.

Sakar-VII the latest in the series, was launched at the most crucial junction of Ashram Road and Nehru Bridge. It offered a unique opportunity to establish business presence in the most visible environment right on the bank of Sabarmati alongside the Sabarmati Riverfront Project.

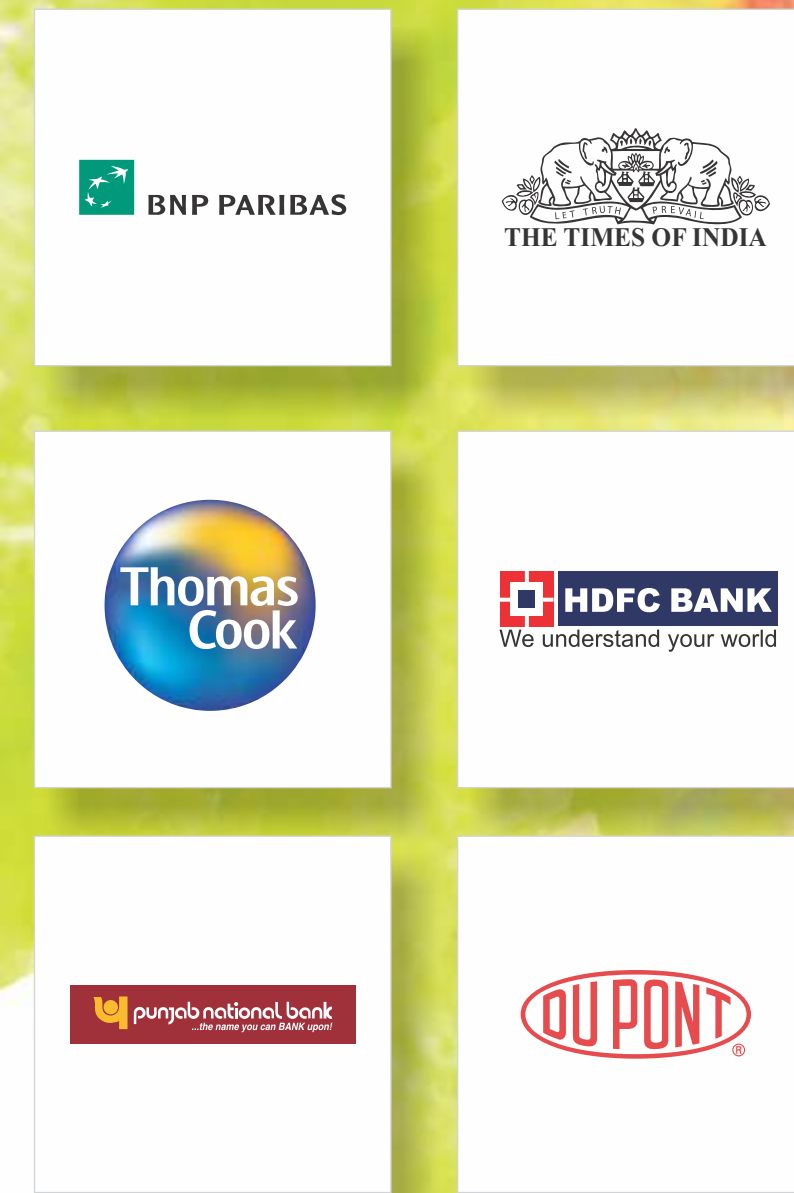
સાકાર-VII 2006



The glory, grandeur and beauty of Sākār Series surpassed the boundaries and carried forward its saga of splendour to Pune.

Sākār-X was ventured by Bakeri Group outside the State of Gujarat and was developed in the progressive city of 'Peshwai Pune'. With spacious parking facility and large offices, the City of Pune experienced how sound architecture can induce great comfort and beauty to a workplace, making it enjoyable and soothing.

साकार-X 1999



साकार PATRONS







સાકાર-IX
COMMERCIAL COMMUNE
— CBD - ASHRAM ROAD —

INSPIRED BY THOSE WHO DREAM BIG AND RISE TALLER

Continuing the Sākār lineage, Bakeri Group proudly launches સાકાર-IX

A commercial commune inspired by patrons who dream big and rise taller

Located beside Old RBI Building, Near City Gold at Ashram Road

Welcome to Sākār-IX; a masterpiece that once again redefines design and space utilization in Ahmedabad

SPACES THAT MATCH YOUR BUSINESS AMBITIONS

- Brilliant planning - Maximum space utilization
- 13 storey commercial commune
- Parking - Ground Floor + Two levels of Basements

“I DON'T INTEND TO BUILD
IN ORDER TO HAVE CLIENTS;
I INTEND
TO HAVE CLIENTS
IN ORDER
TO BUILD.”

- AYN RAND

સાકાર-IX
COMMERCIAL COMMUNE
— CBD - ASHRAM ROAD —

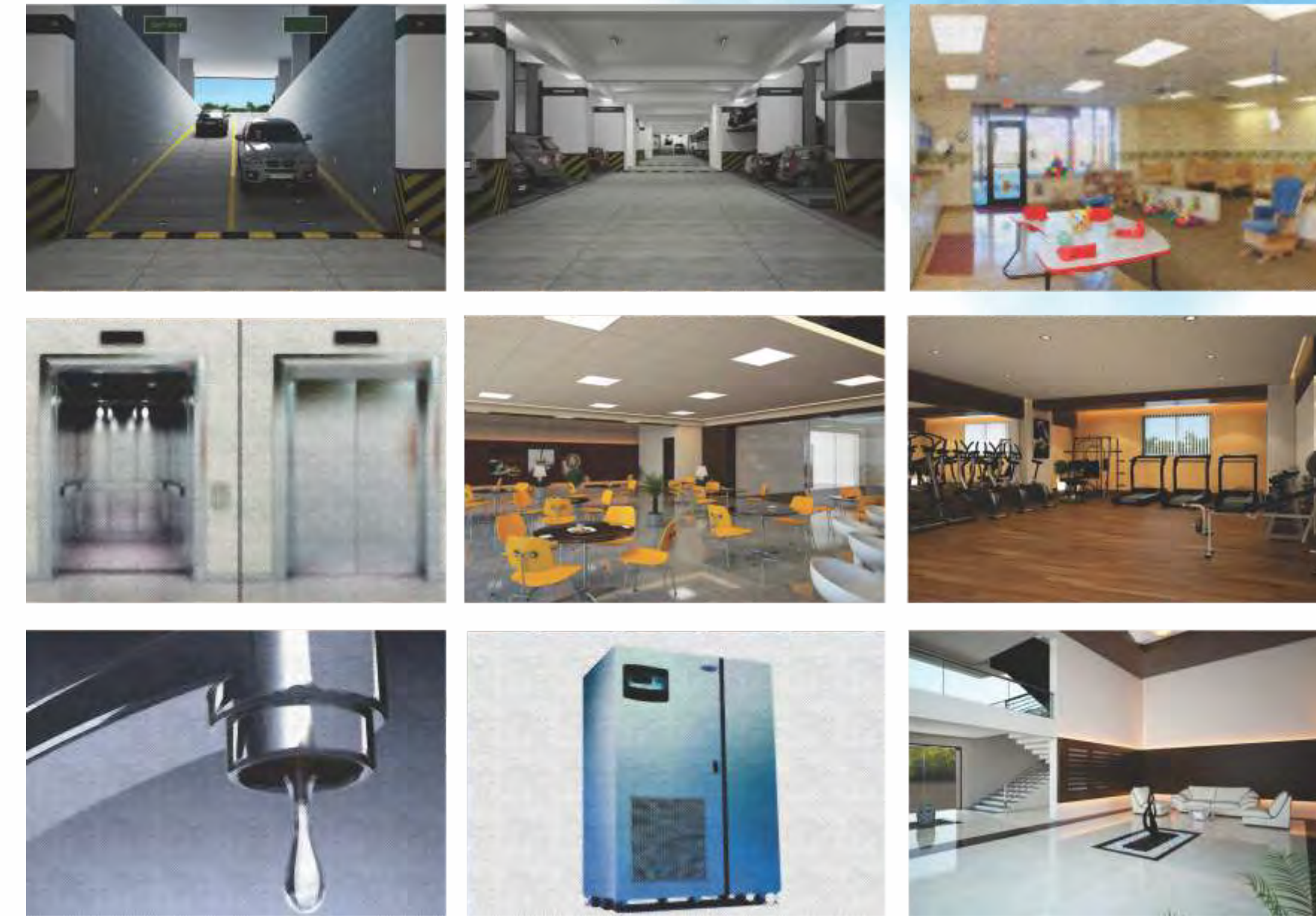
- Vaastu compliant marquee design built around client needs at the centre; on the bedrock of environment
- A masterpiece focused on enhancing corporate reputation through its brilliant planning and yet offering expansive spread of inspiring, optimal and flexible space utilization
- Inside there is space for privacy as well as a collaborative work environment; liberating the workforce from a series of boxes
- Creating openness with a breathtaking view of Ahmadabad's skyline and Sabarmati Riverfront from above
- Without a doubt, this is a grand workplace for professionals / firms / companies with grand visions
- Enter Sākār-IX on Ashram Road and everything will be as it should be in a workplace of such an ambitious intent
- It looks class apart with every facility and system under the sun to encourage corporate ascendancy
- First building in Gujarat to use Diaphragm Wall Technology (making it earthquake resistant)

SETTING
NEW STANDARDS OF
OPULENCE
AND CLASS

POWER STATEMENT THAT APPEALS,
STIMULATES
AND INSPIRES

साकार-IX
COMMERCIAL COMMUNE
CBD - ASHOK ROAD

LIFESTYLE CONVENIENCES



6 level parking spaces for vehicles with wide ramps | Attached pantry and toilet in each office | Double height, air-conditioned and wi-fi enabled lobby | Day care centre to facilitate working parents | Gymnasium | High-speed superior quality elevators | Special service elevator | Cafeteria | Power backup for selected common amenities | 24 hours water supply
Fire system

AT A LOCATION INKED IN THE HISTORY OF INDIA

- Ashram Road in Ahmedabad has its name inked the history of India
- One of India's primary symbol of Independence struggle, Sabarmati Ashram was established on this road by Mahatma Gandhi in the year 1917
- It was from here that Mahatma Gandhi started the 'Salt Satyagraha' in 1930 by marching on this very road on his way to the coastal village of Dandi in South Gujarat
- Ever since then Ashram Road has been the main arterial road of Ahmedabad, rich with historical relevance and now as the prime business hub



IN THE CENTRE OF A BUSINESS DISTRICT

- Ashram Road is one of the busiest roads of Ahmedabad and it runs parallel to Sabarmati River where India's first Riverfront is developed
- Majority of city's top corporates have their offices here
- It is also a major financial hub of the City with many companies of repute and the likes of Reserve Bank of India, Income Tax Office, ESIC, All India Radio and The Times of India gracing the avenue
- The modern area of Ahmedabad hosts some of the most popular and spectacular skyscrapers that shine day and night
- Even after the development of other commercial areas in Ahmedabad like C.G. Road and S.G. Road it has still retained its charm
- More so, Ashram Road has been a proud home to Sākār Series of Commercial Communes ever since 1991



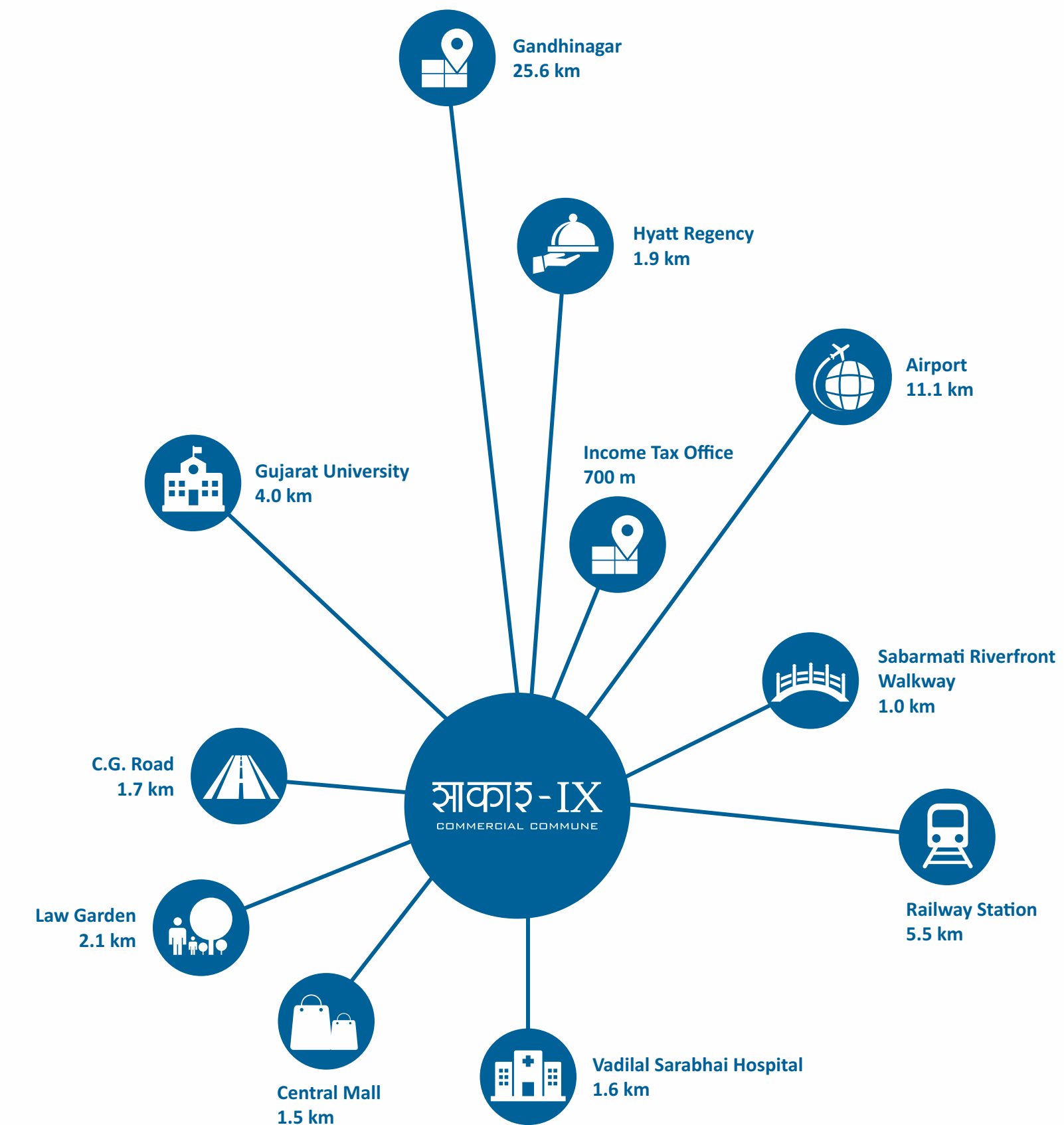
WITHIN THE REACH OF ANYTHING
THAT YOUR BUSINESS NEEDS



- Sākār-IX is strategically located from a business perspective and sensibly positioned from a general point of view
- It is within 20 minutes of any major destination of Ahmedabad, including Airport, Railway Station and Main Bus Station
- Sākār-IX is just round the corner from other businesses, allied services, banking, Central Government Departments, entertainment, hospitality and food, shopping, social infrastructure, public infrastructure and transport
- And as the business day ends, the drive back or taking a public transport back will be just as pleasantly short

DISTANCES FROM SĀKĀR-IX

સાકાર-IX
COMMERCIAL COMMUNE
— CBD - ASHRAM ROAD —



In close proximity to many star hotels like Hyatt Regency, Fortune Landmark, Regenta, Radisson BLU, CAMA, Inder Residency, Holiday Inn Express, Four Points by Sheraton, etc.
Flanked by the BRTS and Metro Rail Projects with approach roads on both sides



FIRST BUILDING IN GUJARAT TO USE DIAPHRAGM WALL TECHNOLOGY

Diaphragm Wall is generally a reinforced concrete wall constructed in the ground using 'Under Slurry Technique' developed in Italy in 1948. The technique involves excavating a narrow trench that is kept full of an engineered fluid of slurry. Walls of thickness between 300 and 1200 mm can be formed in this way up to a depth of 45 meters.

Diaphragm Wall Application:

- This is commonly used in congested areas (in areas with dense and historic urban infrastructure) and can be installed in close proximity to existing structures. It is practically suited for deep basements where noise and vibration must be limited and dewatering is not practical

Positives of Diaphragm Wall:

- Provides strong earthquake resistance
- Easily incorporated with permanent work
- Can be designed to carry vertical load
- Construction time of basement can be shortened considerably
- Minimises risk of settlement of adjacent buildings
- Provides strong and water tight walls

साकार-IX
COMMERCIAL COMMUNE
— CBD - ASHRAM ROAD —



PROJECT SPECIFICS:

Flooring

- Vitrified / Ceramic tiles

Toilets

- Good quality floor tiles
- Dado upto 5'
- Good quality sanitary fittings

Pantry

- Marble / Granite platform with 2' dado of glazed tiles

Doors - Windows

- Main door with wooden frame and decorative shutter
- All other doors with wooden / stone frames and flush doors
- Powder coated / anodised aluminium windows with fully glazed glass

Wall Finishes

- Exterior walls having plaster / textured with acrylic paint
- Interior walls having putty finish / white wash

Electrification

- Single / Three phase concealed copper / aluminium wiring with necessary points

Others

- At the terrace level, extra brick-bat concrete in addition to the usual thickness of the slab, totalling 7" thickness for better thermal insulation of top floor to reduce the heat of summer months
- China mosaic / ceramic flooring and water proofing on terraces



**BAKERI GROUP -
A SYNONYM OF TRUST, TRANSPARENCY
AND ETHICS**

- Bakeri Group, a name synonymous with real estate in Gujarat, is one of the oldest and most reliable real estate developers in India known for trust, transparency and ethics since 1959
- Developed more than 17 million sq. ft. (1.58 million sq. mts.) of noteworthy constructed landmarks and more than 25 million sq. ft. (2.32 million sq. mts.) of plotted developments
- First developer in India to be awarded the highest PA-1 rating by CRISIL
- More than 1.25 lakhs valued members are part of Bakeri Family
- Environment has been a focal point in all its projects and thus adequate care is taken to minimise impact on natural environment through eco-friendly designs
- Always strives to surpass customer expectations in terms of quality, innovation, environment friendly designs and prudent business policies



BAKERI GROUP -
LEADING FROM THE FRONT

- Pioneers in introducing the concept of commercial communes in Gujarat through its 'Sākār' Series and developed Sākārs at Ahmedabad and Pune
- Pioneered the concept of a Planned Township - 'Bakeri City' with its 'Shrinandnagar' Series
- Introduced the concept of Weekend Getaway Homes through its 'Suramya' Series of Plotted Development Projects. Bakeri Group has developed 6 Suramyas and 3 Serenity Plotted Development Projects
- Pioneered the concept of Organised Retail & Office Spaces through 'Shilp' Project, which paved way for making the famous C.G. Road what it is now



bakeri
since 1959

Environment
is our Attitude

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आकाश - IX
COMMERCIAL COMMUNE
— CBD - ASHRAM ROAD —