

BIGGEST MALL
IN BHARUCH

Lifestyle in Style.



7X Landmark

THE HEART OF INSPIRED SHOPPING

DISCOVER A SHOPPING DESTINATION THAT BLENDS PREMIUM BRANDS, COMFORT,
AND UNFORGETTABLE EXPERIENCES.

ABOUT PROJECT

Strategically positioned at the corner of two major roads near Zadeshwar Chowkdi and directly opposite Narmada College, **7X Landmark** boasts a prime location in a rapidly developing area. This grand development is set to transform Bharuch's urban landscape, becoming the new center of attraction with a comprehensive array of amenities:

- **Retail & Business:** Featuring modern showrooms & departmental stores.
- **Hospitality:** Offering upscale hotels and banquet halls.
- **Entertainment:** A four-screen theater, vibrant children's play areas, stylish cafes, open-terrace and AC restaurants, and diverse food courts.
- **Leisure & Community:** Dedicated areas for relaxation including tea sittings, senior citizens' areas, gazebos, and diverse play areas (including outdoor games).
- **Convenience & Accessibility:** Equipped with escalators, lifts, and a conference hall for seamless navigation and events.
- **Luxury Amenities:** A magnificent swimming pool and other luxurious club facilities, built to a grand scale, ensuring **7X Landmark** is a true entertainment hub.



7X Landmark

BIGGEST MALL IN BHARUCH

A landmark is more than just a physical structure -
it's a symbol of history, culture, and identity.

It tells the story of a place, echoing the footsteps
of those who came before. Whether natural or man-made,
it stands as a timeless guidepost for generations.
Landmarks inspire pride, awe and a sense of belonging
in the hearts of locals. They are the soul of a city,
silently witnessing its evolution through time.

INVESTORS

A Golden Opportunity for Visionary Investors

Invest in Bharuch's future and secure your success. **7X Landmark** isn't just a project; it's a strategically positioned investment poised for exceptional returns through smart rent income. This is your chance to be part of Bharuch's economic surge and secure a consistent revenue stream.

*High-Value Tenants: Your acquired property will attract high-end branded showrooms, reputable companies, upscale restaurants, and vibrant theaters, guaranteeing a landmark destination for business and leisure.

*Prime Location Advantage: Situated at the nexus of two major roads, directly opposite Narmada College, ensuring unparalleled footfall and visibility in a rapidly developing area.

ARCHITECTS

Visionary Architects & Renowned Developers

Our visionary architects, with profound experience and a commitment to environmental stewardship, have designed "Landmark" to be a true icon of Bharuch. Every element, from spacious layouts to premium showrooms, reflects elegance, innovation, and a strong sense of place.

DEVELOPERS

The 7X Group, a well-known and trusted name in Bharuch, is renowned for transforming dreams into profitable realities. We build large-scale, high-quality, and aesthetically pleasing properties where "excellence is our foundation, and trust is our roof." Your investment is met with our unwavering commitment, merging elegance in design with strength in construction. "As flawless as a diamond jewel, as grand as the skyline," our projects reflect sophistication, innovation, and a deep understanding of modern living.





"AS FLAWLESS AS A DIAMOND JEWELLERY,
AS GRAND AS THE SKYLINE."

ABOUT TEAM WORK

Collaborative Teamwork & Project Features

We firmly believe in the power of teamwork, where every project is a unified effort. Our integrated approach, involving developers, architects, structural engineers, landscape designers, and various expert agencies, ensures seamless execution and outstanding results. We've proudly delivered a range of elegant projects, from modern residential flats to premium commercial spaces, each a symbol of trust and timeless design.



TEAMWORK

7X PAST PROJECTS



7X-BUSINESS HUB
SHOWROOMS & OFFICES



7X-RIVERA
2 & 3 BHK LIFESTYLE



7X EMPIRE
• SHOPS • SHOWROOM • OFFICES •



7X-HOMES
2- BHK SPACIOUS FLATS



7Xelegance
3 BHK LIFESTYLE



7X SPARSH
VILLA
4 BHK OPULENT LIVING





NOT JUST A SHOWROOM, BUT A CELEBRATION OF BEAUTY,
DESIGN AND DISTINCTION.
EVERY CORNER REFLECTS CLASS, EVERY DETAIL TELLS A STORY.





"A majestic welcome that defines the soul of the structure."



7X Landmark

For the first time in Bharuch,
experience grandeur redefined —
Showrooms with majestic
14-foot height
for a premium retail feel.

A luxurious café-restaurant and
vibrant entertainment zone rise to
20 foot height
Creating a 7X landmark space
where business meets

Lifestyle in Style.





7x Landmark will become a landmark of Bharuch, which will have **Showrooms, Departmental stores, Hotels, Banquet halls, Four-screen Theaters, Children's play areas, Cafes, Open terrace Restaurants, AC Restaurants, food courts, sitting areas, Senior citizens sitting, Gazebo, Escalator, Lift, Conference Hall, Different Play area, Outdoor Game, Swimming pool like other luxurious Club Amenities** is going to be built grandly within the **7X Landmark** project. In short, this landmark project is

going to become an entertainment hub. For the first time in Bharuch, a grand project named 7x Landmark is taking shape. Strategically located at the corner of two roads near Zadeshwar Chowkdi, It stands proudly opposite Narmada College in a prime, fast-developing area. This iconic development is set to transform the urban landscape. 7XLandmark promises to become the new center of attraction Bharuch.





"Where the building begins
with pride - the grand entry
steals the show."



A majestic space that bridges elegance and grandeur, inviting you between two worlds of distinction. Where showrooms greet, this grand passage becomes the heart of arrival and allure.

RECEPTION

Step into the world of Gorgeous Gloria through the magnificent Grand Reception.
A luxurious welcome that blends timeless beauty with modern charm.
Spacious, stylish, and striking – it's built to leave a lasting impression.
Crafted for comfort and designed to inspire awe at every glance.
The perfect beginning to an unforgettable experience awaits you here.





Ground floor,
First floor &
Second floor Showrooms is
14 feet high
give a rich and open feel,
20 feet Restaurants, Cafe
and zones make fun and
food more real.



Lifestyle in Style.





CAFÉ & RESTAURANT AREA

Grand Cafe & Restaurant Area

Welcome to the Grand Cafe, where elegance brews with every cup. Soaring ceilings and panoramic views elevate your coffee experience. Our Restaurant Area caters to every taste:

- * **AC Restaurants:** Sophisticated dining in a comfortable and elegant ambiance.
- * **Food Courts:** Expansive and vibrant, featuring a diverse array of global and local cuisines.
- * **Open Terrace Restaurants:** Providing a majestic sitting, especially our stunning 20-feet high Theater with its food and game zone on the third floor, offering panoramic river views. Here, time slows down, and every sip and every moment tells a story.



CHILDREN'S PLAY AREA

Children's Play Area

A spacious Children's Play Area offers a beautiful expanse for fun, fitness, and freedom, inspiring children to run, jump, and play. With colorful equipment and safe surroundings, this large space promises a hub of smiles, learning, and lasting memories.

SPECIFICATIONS

I. Structure & External Appearance

- **Structure.....** : Earthquake Resistance RCC Frame Structure
- **External Elevation.....** : Elegant external elevation with glass facade, along with natural light.

II. Interior Finishes & Systems

- **Flooring.....** : Each unit will have vitrified tile flooring.
- **Plumbing.....** : Branded I.S.I. CPVC & UPVC plumbing & drainage piping.
- **Electrification.....** : Modular switches & standard wiring.

III. Utilities & Accessibility

- **Water Supply.....** : Underground and overhead tanks provided for constant water supply.
- **Passage.....** : No passage is less than 2 mt wide.
- **Vertical Transportation.....** : Standard quality automatic door, 6 elevators & 4 escalators for mall up to entertainment floor, along with 2 good lift and 3 extra elevators for hotel.

IV. Safety & Security

- **Security.....** : 24 x 7 security with high-tech cctv capturing.
- **Parking.....** : Ample parking space with 1 level basement parking & at ground level.
- **Common - Fire Safety.....** : Advance technology firefighting equipment with smoke detectors, fire alarm, fire extinguisher and sprinklers as per guidelines.
- **Common - Surveillance.....** : High-definition C.C.T.V Cameras at all passage and parking Area, basement, Foyer & Campus area.
- **Common - Pest Control.....** : The building is treated with anti-termite treatment as an Added measure.

V. Common Area Amenities & Support

- **Landscaping.....** : Professionally designed landscaping in open areas.
- **Common - Maintenance.....** : On site maintenance support.
- **Common - Power Backup...** : Silent Diesel Generator for power backup of sufficient capacity to keep common building utilities running.



Nearby Attractions

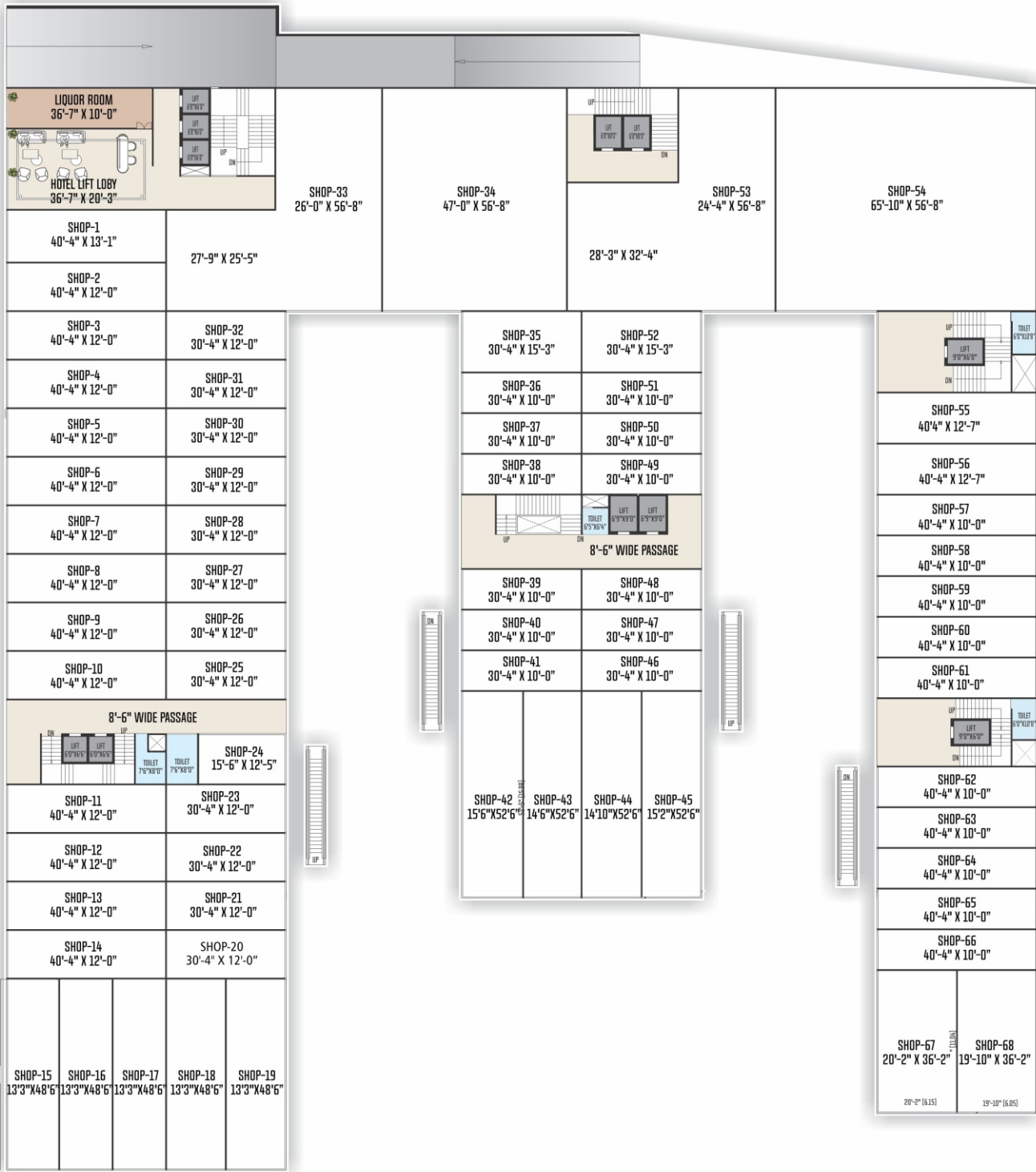
7X Landmark offers unparalleled convenience with key attractions just minutes away:

- * Narmada College : 00 min.
- * Zadeshwar Chowkdi : 02 min.
- * Narmada Chowkdi (GNFC) : 05 min.
- * Narmada River : 08 min.
- * Golden Bridge : 10 min.
- * Railway station : 15 min.

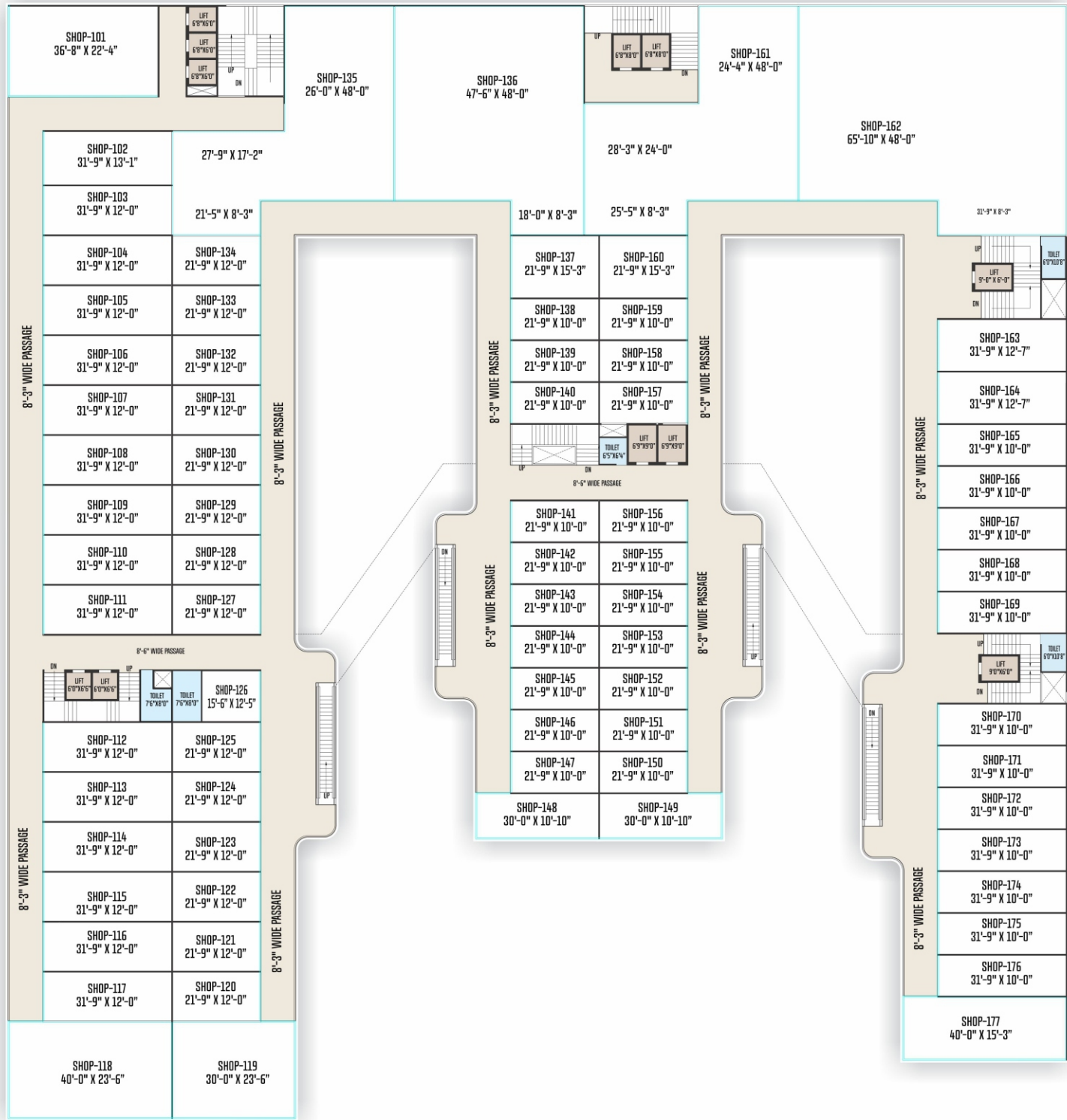
GROUND FLOOR LAY-OUT



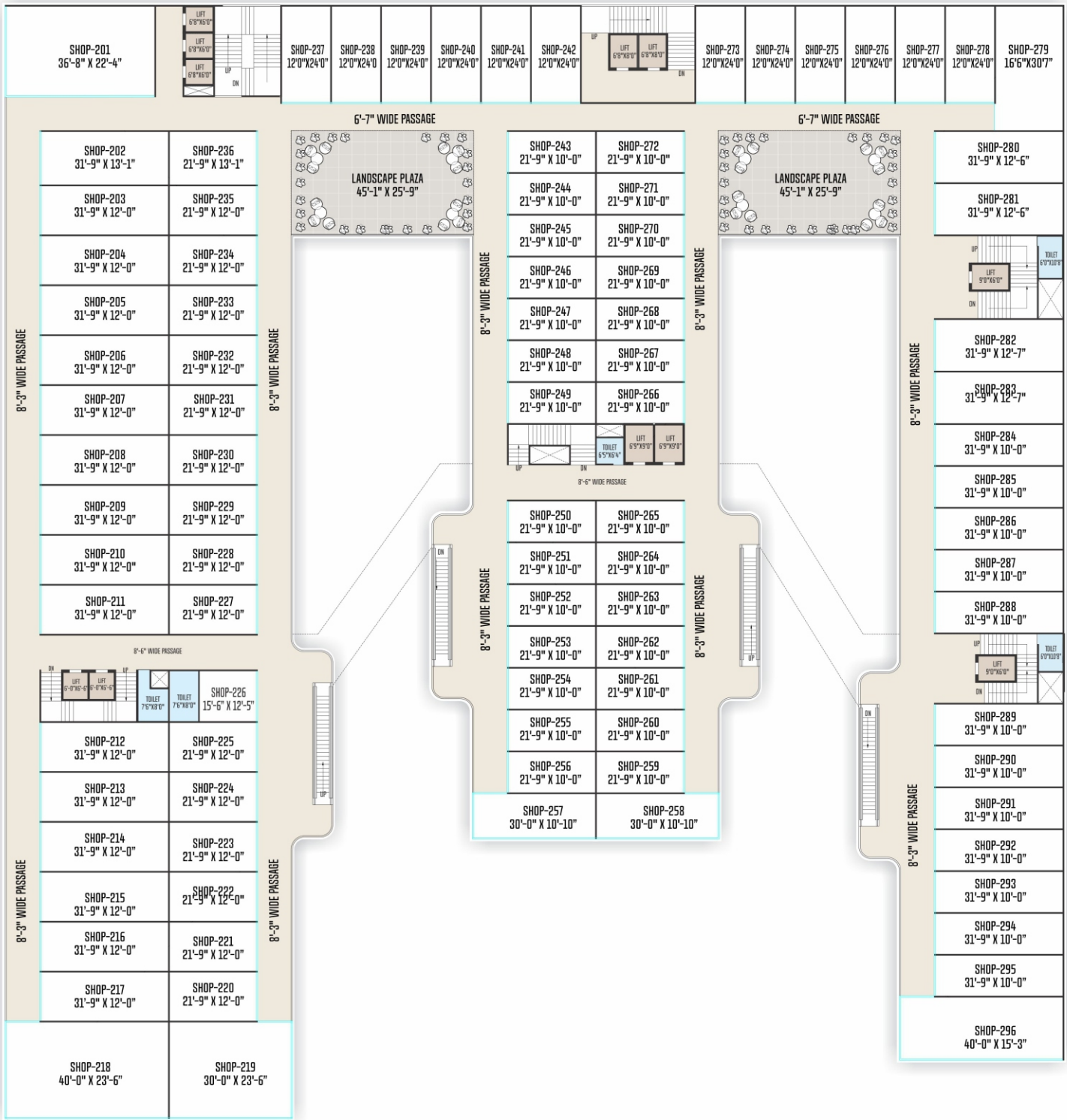
GROUND FLOOR PLAN



1 ST. FLOOR PLAN



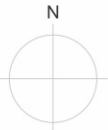
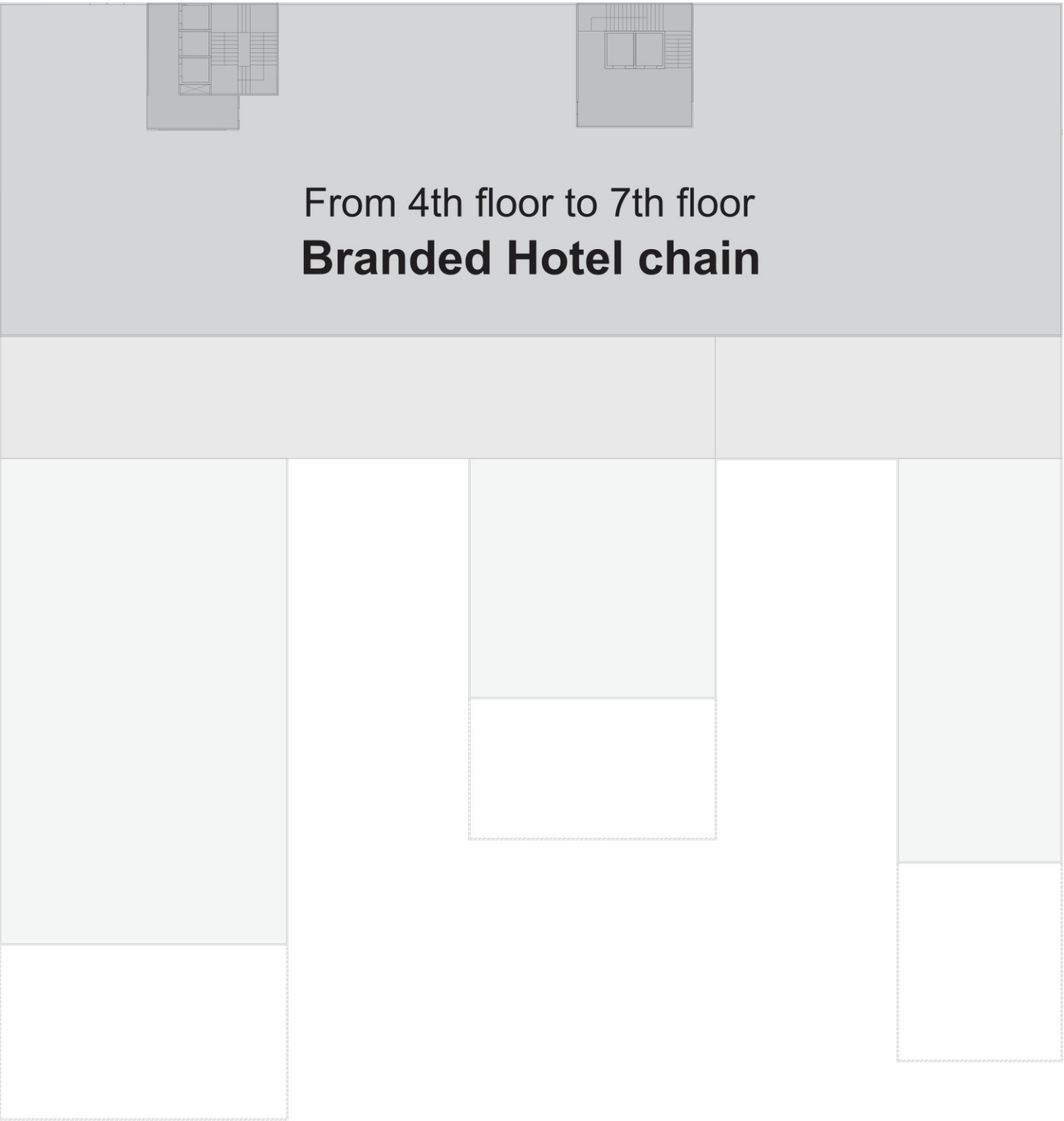
2ND. FLOOR PLAN



3 RD. FLOOR PLAN

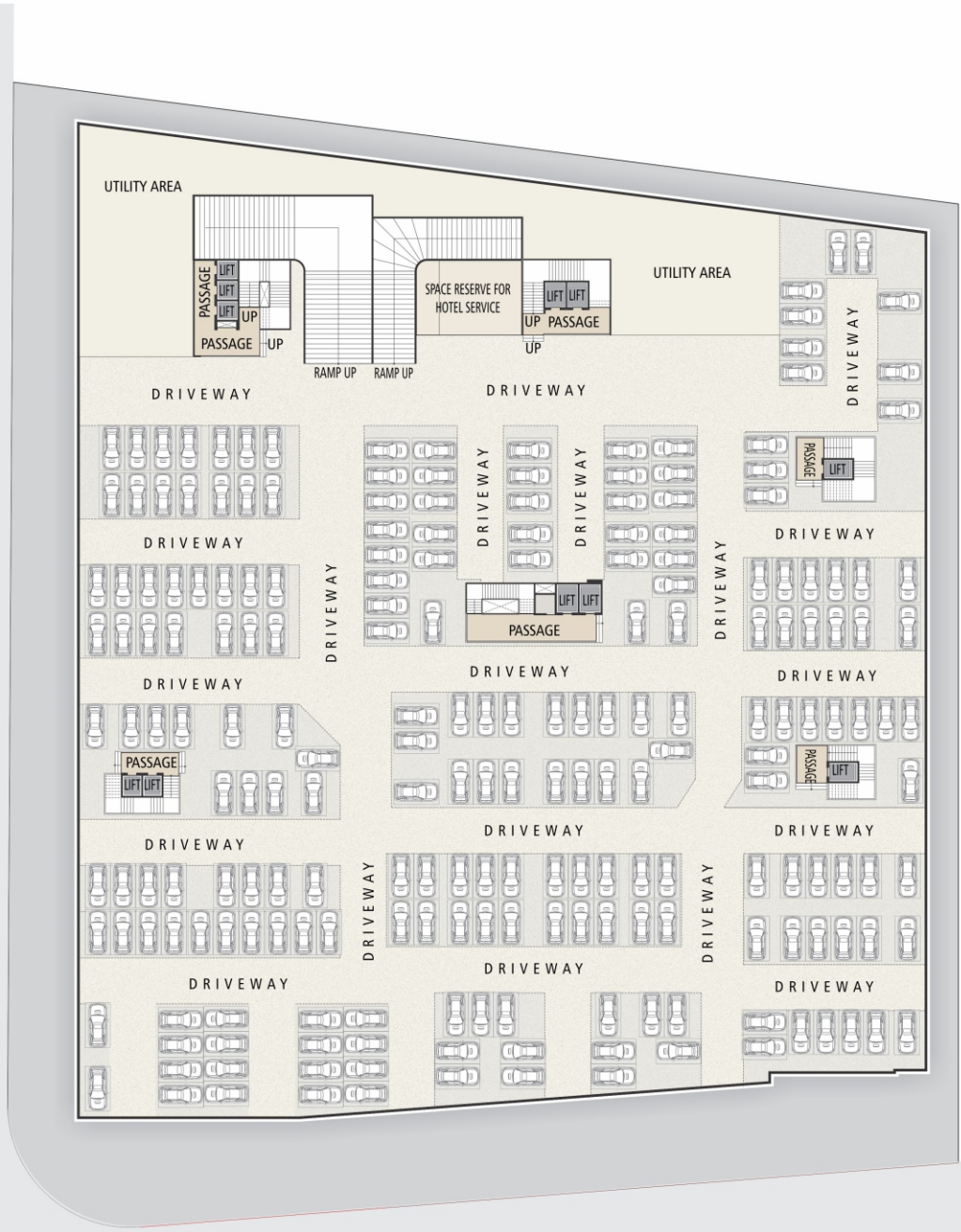


4 TH. TO 7TH FLOOR PLAN

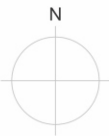


BASMENT PARKING

24.00 MI. WIDE ROAD



30.00 MI. WIDE ROAD



From 4th floor to 7th floor
Branded Hotel chain



"CRAFTED IN AIR, SHINING LIKE RARE –
A MASTERPIECE IN THE SKYLINE."



"SO BEAUTIFUL,
NOTHING ELSE EVEN COMES CLOSE."

WE REQUEST:

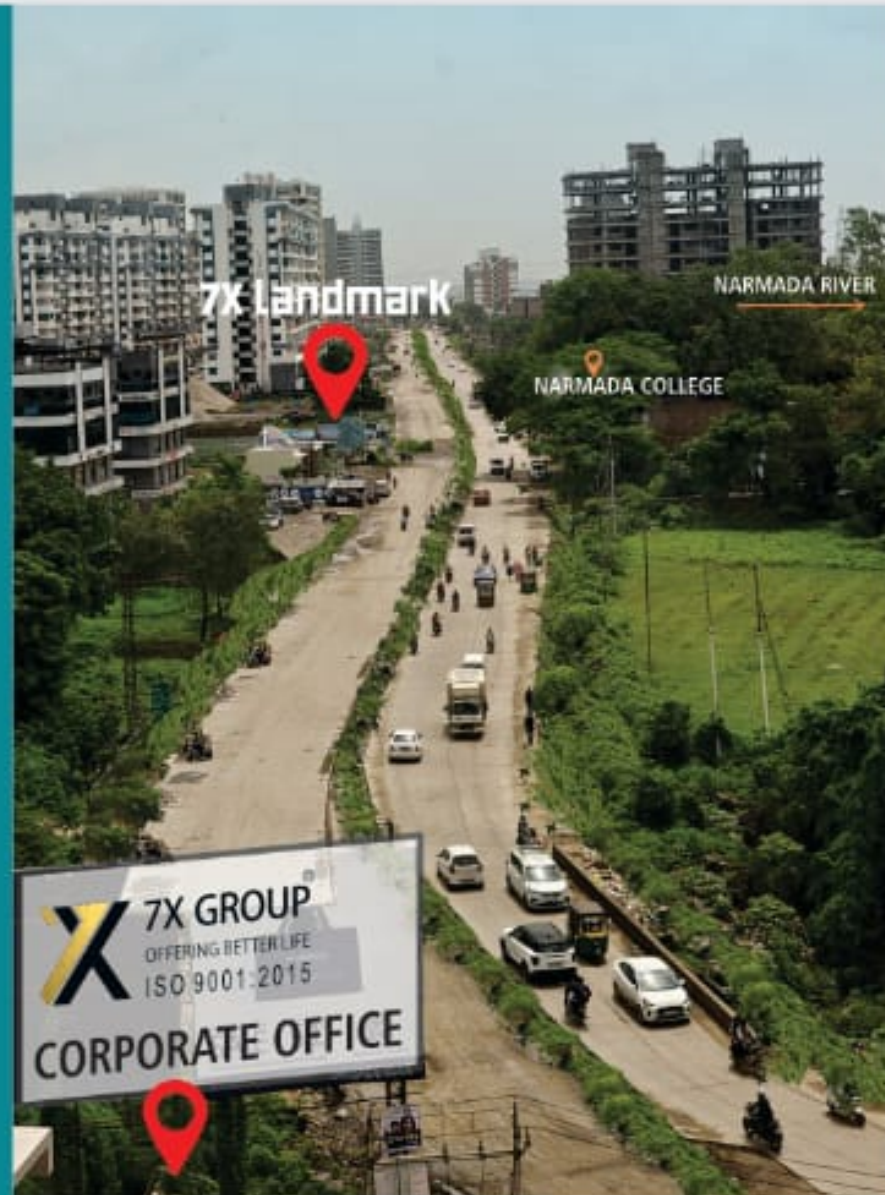
- Stamp duty, registration charges, legal charges, GEB meter and electrical charges (Quotations, Transformer, Cables, Contractor and other charges), society maintenance charges (from the date of BUC) etc. Shall be borne by the purchaser.
- GST, TDS & all other taxes levied in future will be borne by the purchaser.
- Any additional charges or duties levied by the government/local authorities during or after the completion of the scheme will be borne by the purchaser.
- In the interest continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specification, designs, planning, layout & all purchaser shall abide by such changes.
- Changes/Alteration of any nature including elevation, exterior colour scheme, balcony grill or any other changes affecting the overall design concept & look-out of the scheme are strictly not permitted during or after the completion of the scheme.
- Any RCC member (beam, column & slab) must not be damaged during your interior work.
- Low-Voltage cables such as telephone, TV, and internet cables shall be strictly laid as per consultants service drawings with prior consent of developer/builder office.
- No wire / cables / conduits shall be laid or installed such that they form hanging formation on the building exterior face. □ Common passage/ landscaped area not allowed to be used for personal purpose.
- This brochure is intended only for easy display & information of the scheme and does not form part of legal documents.

NOTE:

- All rights for alteration / modification and development in design or specifications by architects and / or developer shall be binding to all the members.
- This brochure is for private circulation only. By no means, it will form part of any legal contract.

LEGAL DISCLAIMER:

- All furniture/objects shown in the plan or pictorial images are for presentation & easy understanding purpose only. By no means, it will be part of final deliverable product.
- All the elements, objects, treatments, materials, equipment & colour scheme shown are artist's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specification of our final products.
- Dimensions mention in building plan are wall-to-wall dimensions & it does not include finishing detail like plaster, putty & dado tiles.



CAA15966



Project Acknowledgement Number - PR/G/J/BHARUCH/ANKLESHWAR/Bharuch- Ankleshwar Urban Development Authority/CAA15966/081025/310332

RERA WEBSITE :-WWW.GUJRERA.GUJARAT.GOV.IN

A PROJECT BY



Web site : www.7xgroup.in
Email : 7xgroup2016@gmail.com

SITE ADDRESS

SURVEY NO. 30,
OPP. NARMADA COLLEGE,
ZADESWAR-TAVRA MAIN ROAD,
BHARUCH-392011

7043584020,
7043104020

ARCHITECT



STR. CONSULTANT



STRUCTURAL ENGINEER
SURAT

