

LOCATION WITH GREAT POTENTIAL OF DEVELOPMENT IN NEAR FUTURE!

Located on one of the most fast developing futuristic road which is almost 20 kms long and 100 ft wide- this road connects Dandia Bazaar to the Western Express Highway. Thus connecting Broadway Pride to most locality of Vadodara like New Court Building, Collector Office Building, Padra, Bhayli, Sevasi, Gotri, Vasna, Old Padra Road, Akota and Dandia Bazaar (old city). Broadway Pride allows you to get the advantage of the early entrant in a locality where no other significant commercial development exists- yet with a large and fast growing residential population.

WALK INTO A 21ST CENTURY COMPLEX

The wide walkways, ample parking and the spacious and richly designed central atrium with interesting seating spaces add to the charm of the complex.

A smart design creates four promenades allowing maximum visibility to all units and also enabling the customers to easily preview the offerings of all the shops.

SPECIAL FEATURES & FACILITIES

- Beautiful seating arrangements on the ground floor and decorative water body as per architech design.
- Autometric SS Lift.
- 100% power backup for lift & essential common utilities by generator.
- Large Concrete / Paved instant parking on GF area with sufficient basement parking.
- Security of the building by CCTV camera at strategic locations.
- Anti termite treatment to the building .

SPECI- FICATIONS

Structure & Wall Construction

- Earthquake resistance RCC framed structure design, Internal & External masonry work with brick.
- Internal wall with laphi & primer and external wall with good quality paint over double coat plaster.

Doors & Windows

- Flush door with both side laminate & safety locks / M.S Rolling shutter with color.
- Powder coated aluminum sliding / glazing openable window.

Flooring & wall cladding

- Vitrified tile flooring with skirting in all units.
- Natural stone / Vitrified tile flooring in common area.

Electrification

- Sufficient electric point with concealed wiring along with modular switches of Anchor or equivalent brand.
- Provision for three Phase meter on demand.

Exterior glazing & ACP Work as per architect's design

Payment Schedule:

For Shops & Showrooms: 30% Booking | 10% Foundation Structure | 10% Basement Slab | 10% on GF slab | 10% on FF slab | 10% on SF slab | 10% on TF slab | 05% on finishing level | 05% before possession

For Offices: 30% Booking | 10% Basement Slab | 10% on GF slab | 10% on FF slab | 10% on SF slab | 10% on TF slab | 10% on FF slab 5% on finishing level | 5% before possession

or as per mutual agreement.

Please Note:

1. Stamp Duty, Registration Charges, GST (at actual), or any such present and future additional government taxes, Maintenance deposit, Development Charges, and Electrical Infrastructure charges and deposit will be charged extra. **2.** Possession will be given only after one month of settlement of all accounts. **3.** Continuous defaults in payments leads to cancellation of booking as per Act and / or agreement after deduction of Rs.50000/- against administrative charge from booking amount. **4.** Architect / Developers reserve all the rights to change the plan, elevation, specification, or any details will be binding to all. **5.** Changes in any structural design & External facade will NOT be permitted under any circumstances. Internal changes will any be permitted with prior permission. **6.** Out door AC Unit will be fitted as per provision in the designed place by the architect. **7.** The exclusive rights of fifth floor & topmost terrace are reserved by the developers with future or balance FSI availed from local authority with utilities rights of lift & staircase to this terrace are reserve by the developers **8.** All buyers /members are bound to follow all rules / instructions for future maintenance of building. **9.** Area or size shown in brochure may vary upto 3%. **10.** Column & Beam arrangement will be as per structural design in all units. **11.** If toilet is shown in plan in any unit it will be available on demand at extra cost.