

KEY PLAN



Developers: **Navpad Realty**
Mo: **99981 35452**
Web: broadwaygroup.co.in
Email: broadwaygroup9@gmail.com
Rera Reg. No:

Site: **Broadway Skycourt**,
30mtr Sevasi-Priya Talkies canal road, sevasi tp 1,
Vadodara - 391101.

Architect: **Uneven**
204,Earth Complex, Akshar Chowk,
O.P Road,Vadodara .
Mo: **94270 76106**
Email: unevensquare@yahoo.com

Structure: **Zarna Associates**
910-915,Samanvay Silver Appartment,
Munjmahuda Crossing, Besides Royal Orchid Hotel
Akota Road, Vadodara-390020.
Mo: **98250 27338**
Email: zarnaasso@yahoo.com

Payment Terms:
Payment Terms for Flat/Shops (Separately) As per sale agreement to be executed or as per mutual understanding if any.

Please Note: 1. Stamp Duty, Registration Charges, or any 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 and refund in case of cancellation will be made within 30 days from the date of booking of new client of same unit after deduction of minimum Rs.300,000/- 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 only be permitted with prior permission. 6. Out door AC Unit will be fitted as per provision in the designed place by the architect. 7. Project Completion Time may vary as it is highly dependent on labour and material availability and approvals from various authorities 8. The promoter shall not have any claim over FSI, Additional FSI & top most common tarrace right after BU Permission has been obtained 9. All buyers /members are bound to follow all rules / instructions for future maintenance of building. 10.This brochure is for information purpose only, it not form a part of the agreement or any legal documents. 11. Dimensions and area may vary according to practical structural construction.12.Extra work or any internal changes in units will be provided only on demand- Extra cost only 13. Beams/Columns will be as per structural designs only. Developers have right to make internal change as per requirement. 14. Internal Changes in Units may have been done for better utilization of floor space. 15. Provision for common amenities will be planned as per architect/Developers planing for batter convenience. 16. Parking Arrangement / Common Amenities as per Developer. 17. Solar Panel system for common electric consumption if to be done then this expense will be done from maintenance deposit fund.





Specifications

Structure:

Earthquake resistant RCC frame structure design as per Designer.

Electrification:

Sufficient electric point with concealed premium quality wiring & branded Modular switches.

Flooring:

Premium Vitrified flooring.

Kitchen:

Stone top platform with S.S sink & Decorative glazed tiles dedo up to slab level.

Doors / Windows:

Elegant entrance door & internal flush door & Stone Frame with colour powder coated/anodized aluminum section windows.

Toilet / Plumbing

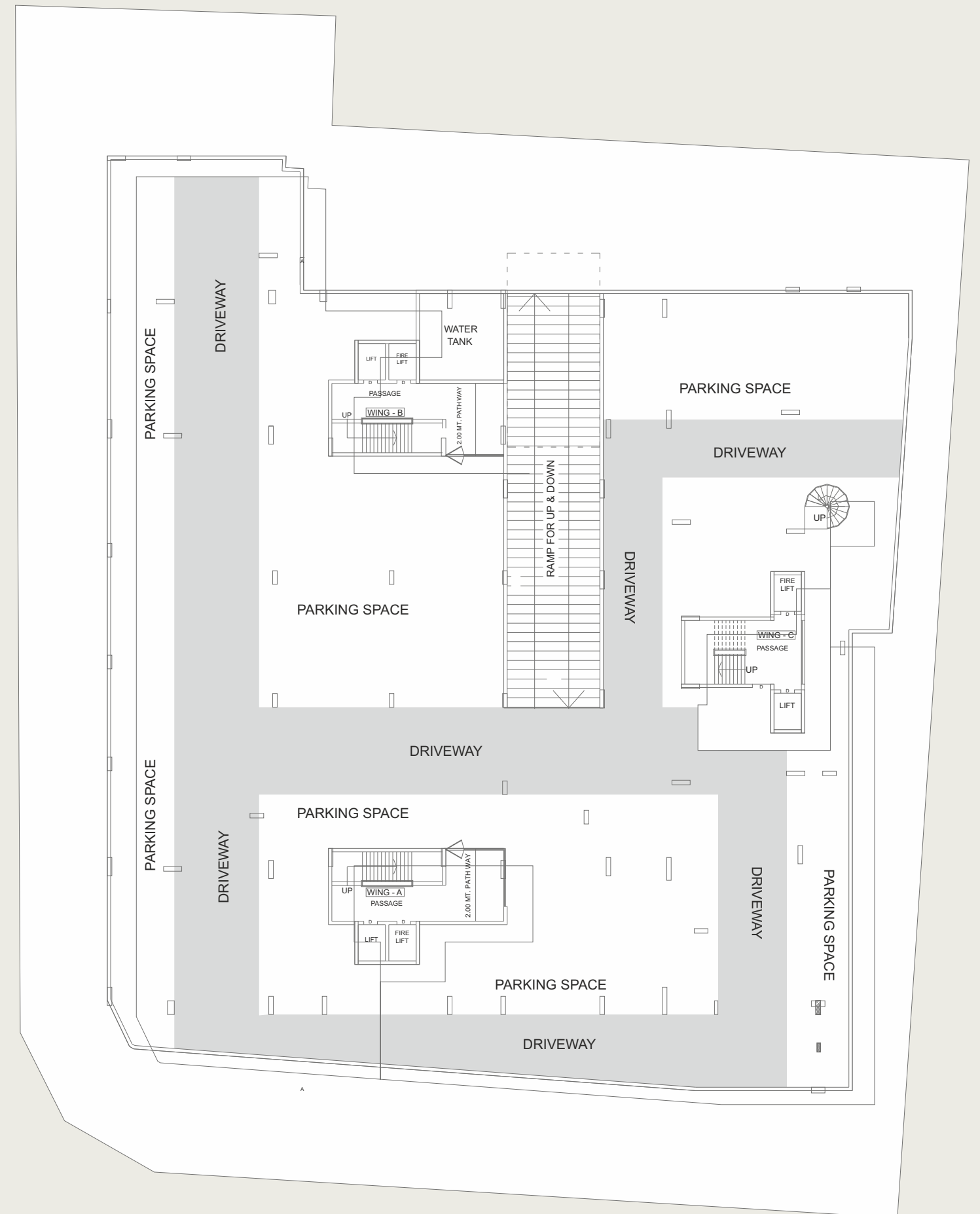
Standard quality sanitary ware branded plumbing fittings & glazed ties dedo up to slab level & Ceramic tiles in flooring.

Colour:

Internal smooth finish plaster with white putty & external plaster with weather proof paint.



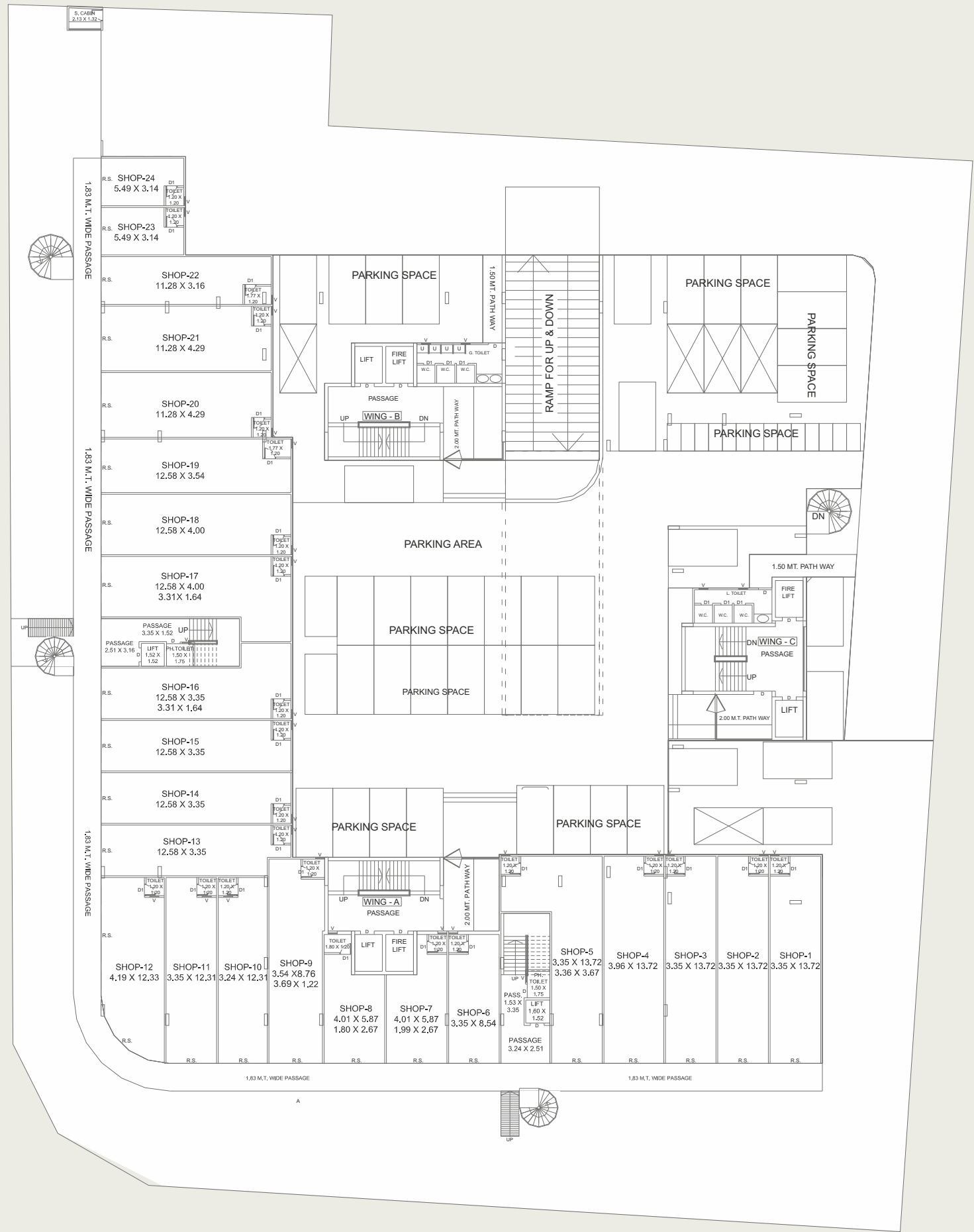
BASEMENT FLOOR PLAN



GROUND FLOOR PLAN
(COMMERCIAL)

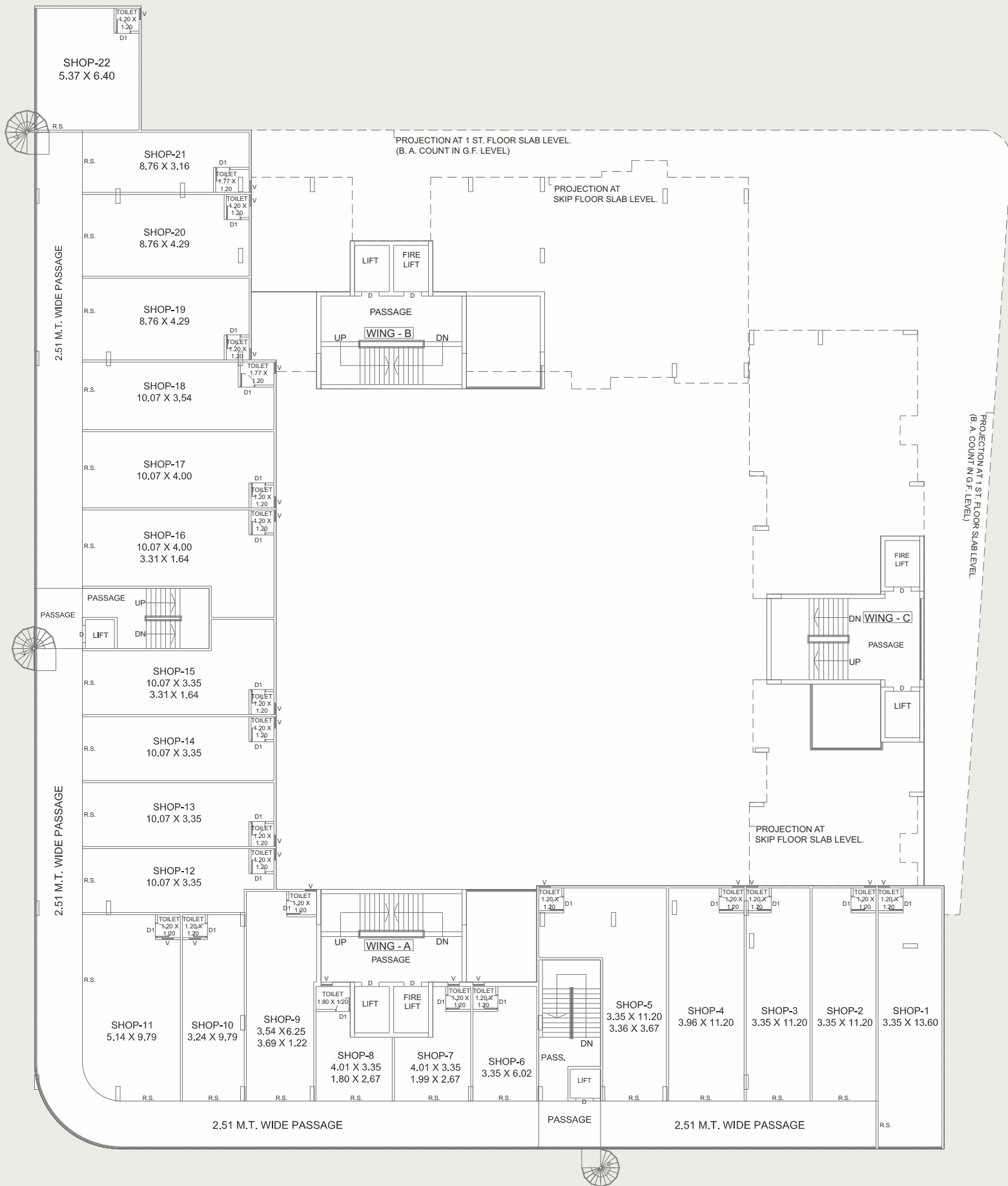


24 MTR ROAD

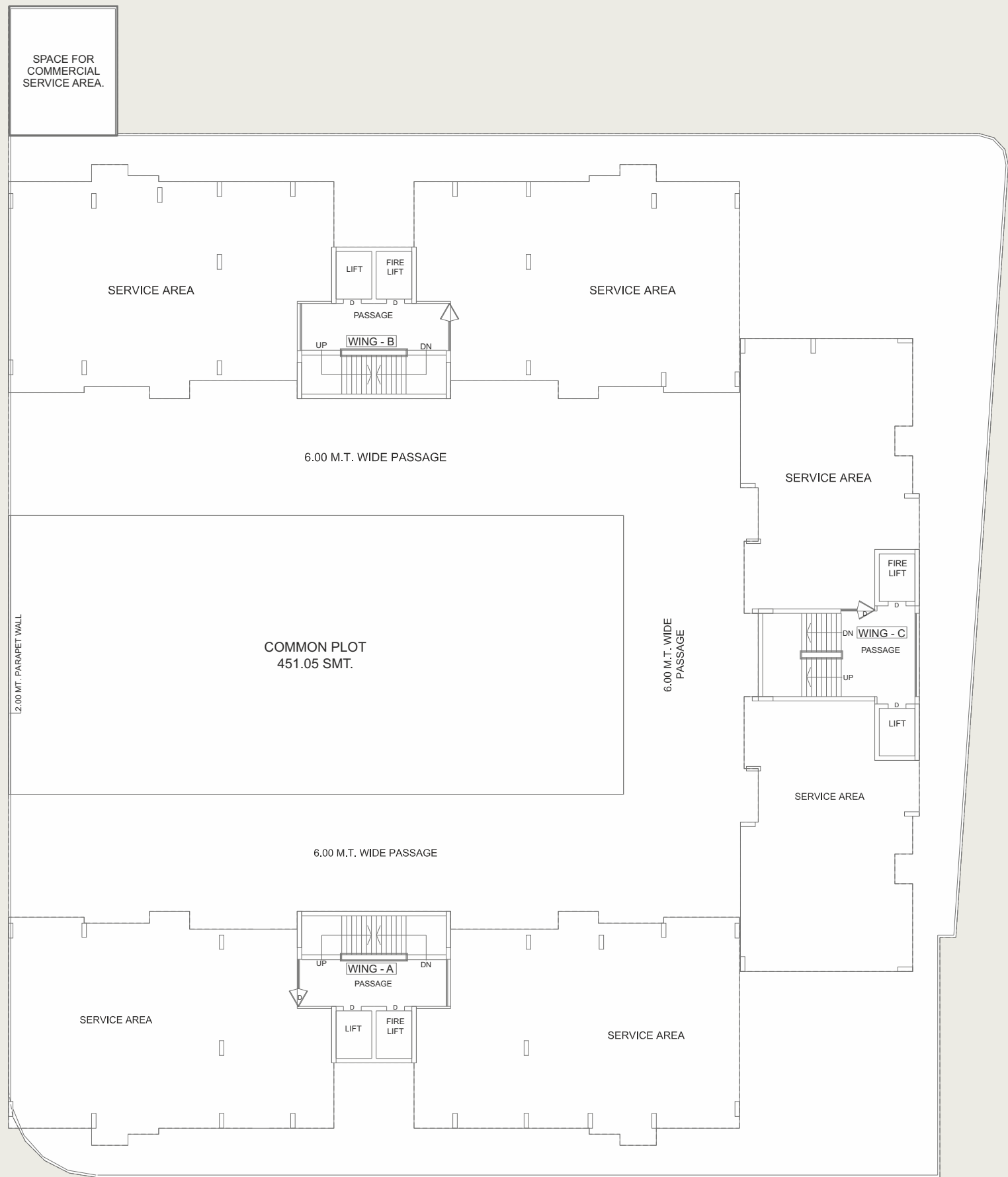


30 MTR ROAD

FIRST FLOOR PLAN
(COMMERCIAL)



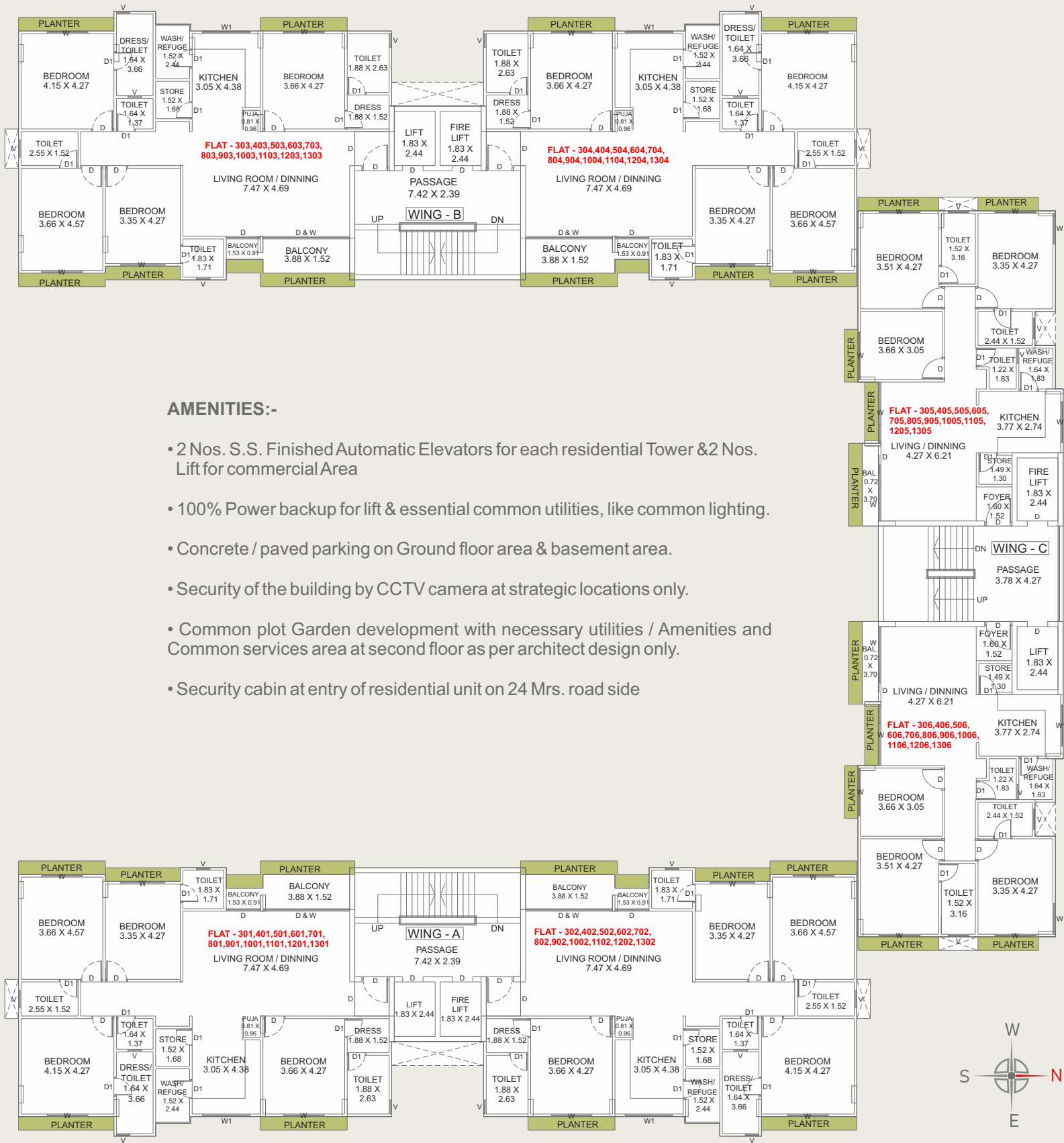
SECOND FLOOR PLAN



WING - A/B
CARPET AREA: 156.50 S.Q.M.T.
BALCONY: 7.41 S.Q.M.T.
WASH: 3.73 S.Q.M.T.
TOTAL AREA: 167.64 S.Q.M.T.

WING - C
CARPET AREA: 104.32 S.Q.M.T.
BALCONY: 2.67 S.Q.M.T.
WASH: 3.10 S.Q.M.T.
TOTAL AREA: 110.09 S.Q.M.T.

TYPICAL FLOOR PLAN
(3 RD. TO 13 TH FL.) (RESIDENCE)



AMENITIES:-

- 2 Nos. S.S. Finished Automatic Elevators for each residential Tower & 2 Nos. Lift for commercial Area
- 100% Power backup for lift & essential common utilities, like common lighting.
- Concrete / paved parking on Ground floor area & basement area.
- Security of the building by CCTV camera at strategic locations only.
- Common plot Garden development with necessary utilities / Amenities and Common services area at second floor as per architect design only.
- Security cabin at entry of residential unit on 24 Mrs. road side

