



BROADWAY
Comfort
comfortable for business & investment

**YOUR
BUSINESS
DESERVES A MODERN
PREMISES!**

**YET ANOTHER PRIZED
OFFERING FROM A
WELL EXPERIENCED, &
TRUSTED TEAM OF REALTORS**

After the massive success of **Broadway**, Arham Realty Group presents yet another ace project. **Broadway Comfort** is positioned as an **affordable** yet luxurious commercial project. It comes from a team of realtors who have a long experience in this field. Since 1995, **Kalpvrux Group** has executed numerous projects, some of them being landmarks in their locality **Kalpvrux, Yash Complex, Arham Bungalows, Amber Heights** are few of the many of the prestigious projects from the group.

The group is committed to offer quality, innovation and a value-based product which enables its end user to reap benefits for a lifetime.



Presenting a modern commercial complex with striking elevation, best infrastructure, strategic location, flexible unit sizes...& an UNBEATABLE PRICE!

Broadway Comfort was conceived with the idea to offer an **affordable commercial complex** for the citizen's of Vadodara.

But affordable does not mean low in quality, less in styling, reduction in features.

It is located at a prime location with 2-road junction (30 mtrs & 12 mtrs.), possesses a modern and futuristic elevation and best-in-class finish to offer a world-class retail & commercial experience.

Get this unique advantage for your business...shift to a comfortable and plush premises!

SHOPS SHOWROOMS OFFICES

IDEAL FOR:

Retail Shops & Showrooms
Corporate Offices
Business Center Banks & ATM
Restaurants
Fast Food Chains
Hospital/Clinic
Home Decor Store
Gym | Saloon | Spa
Consulting Firms
Auto Showrooms...
& a lot more!





Located on the 30 mtrs and 12 mtrs Road Junction.
Premium Commercial Premises at MOST AFFORDABLE PRICE !



PRIME LOCATION.

The soon to be developed Sun Pharma Road shall extend up to Padra Village, thus bringing with it a **huge quantum of residential and commercial development**. Be right on this prime 100 Feet wide road, which shall connect Old Padra Road-Bhayli-Atladra-Padra. Get your business the advantage of the already developed high-end residential locality of Bhayli, which neighbours it. A good amount of footfall to **Broadway Comfort** shall be from Bhayli and the nearby **Broadway Mall & Multiplex**.

A BUILDING THAT OPENS UP ITS ARMS, WELCOMING ONE & ALL

Broadway Comfort with its C-shaped elevation and 2 side road frontage provides welcoming feel to its visitors. It also provides its occupants the maximum visibility for their brands and greater customer footfalls.



SPECIAL FEATURES & FACILITIES

- Beautiful Seating arrangements on the Ground Floor & decorative water body
- Two S.S. Finished High speed automatic elevators & one S.S. Finished High speed automatic elevators reserved for special purpose (on demand only)
- 100% power backup for lift & essential common utilities, like common lighting
- Common separate toilets and provision for one water /Drainage point for each unit
- Large Concrete / Paved instant parking on GF area with sufficient basement parking
- Security of the building by CCTV camera at strategic locations
- Smart future maintenance
- Smart building technology
- Anti termite treatment to the building



A contemporary elevation...
which can't be missed by the passers-by!



SPECIFICATIONS

Structure & Wall Construction

- Earthquake resistance RCC framed structure design, Internal & External masonry work with brick.
- Internal wall with lathi & primer and external wall with weather proof 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 with one AC/TV/Internet Point in each unit.
- Provision for three Phase meter on demand.

Exterior glazing & ACP Work as per architect's design



GROUND FLOOR



FIRST FLOOR



SECOND/THIRD FLOOR





12.0 M. WIDE ROAD

30.0 M. WIDE ROAD



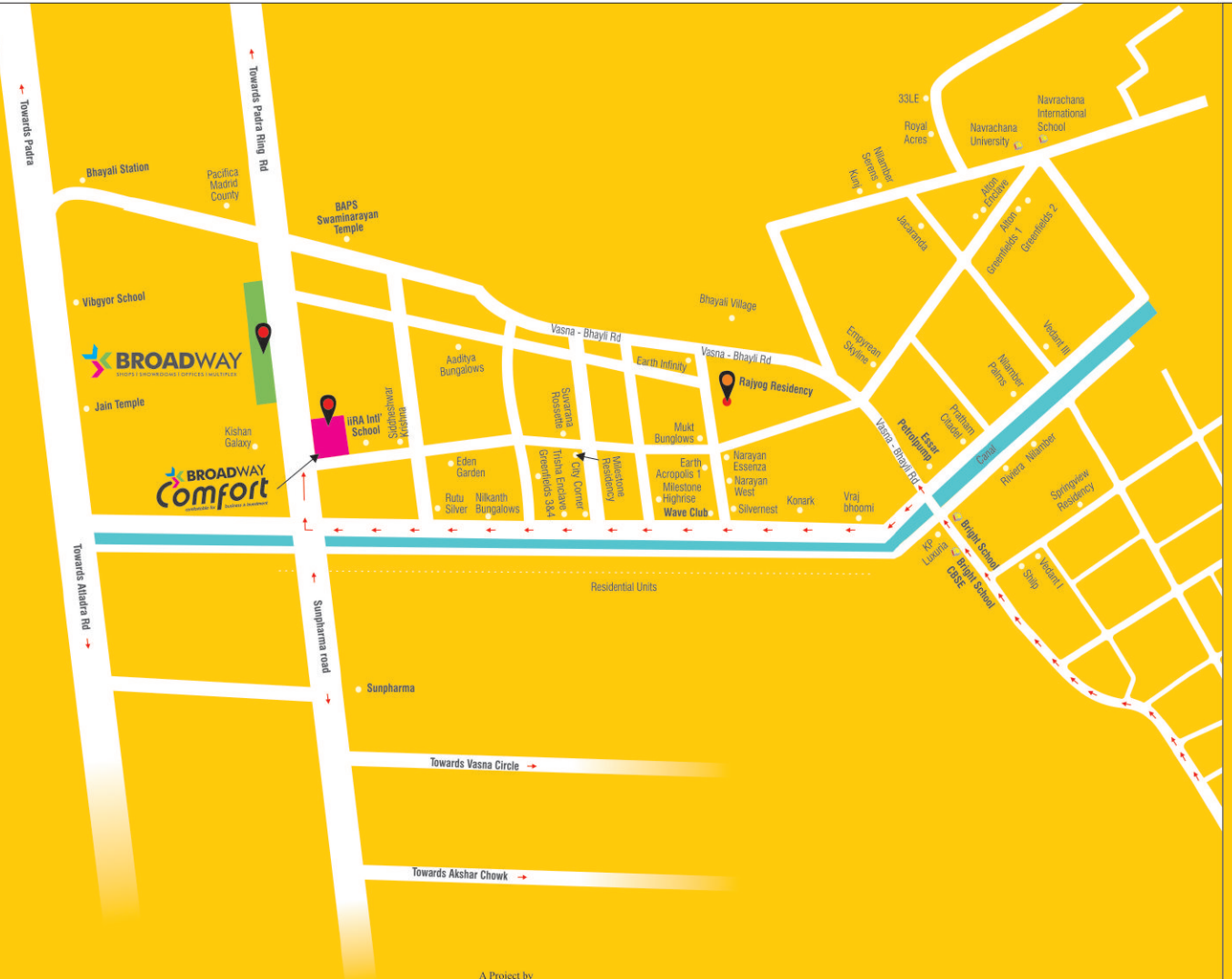
WIDE CORRIDORS, AN INTERNATIONAL AMBIENCE, CREATING AN ATMOSPHERE FOR MODERN RETAIL TO FLOURISH

Broadway Comfort with its thoughtful planning, and best quality finish helps create a retail climate conducive for business to prosper. Let's begin a retail revolution!

Please Note:

- Stamp Duty, Registration Charges, Service Tax (or actual for any such present and future additional government taxes, Maintenance Deposit, Development Charges, and Electrical Infrastructure charges and Deposit will be charged extra.
- Possession will be given only after one month of settlement of all accounts.
- Continuous default 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 Rs.50,000/- against administrative charge from booking amount.
- Architect's Drawings are subject to the right to change the plan, elevation, specifications, or any details will be binding to all.
- Changes in any structural design & External facade will NOT be permitted under any circumstances. Internal changes will only be permitted with prior permission.
- Club floor (CC) will be fitted as per provisions in the approved plan by the architect.
- The exclusive rights of 4th floor & topmost terrace are reserved by the developers with future or business FSI implied from local authority with various rights of use & purposes to this terrace are reserved for the developers.
- All buyers, members are bound to follow all rules & instructions for future maintenance of building.
- This brochure is for information purpose only, it not forms part of the agreement or any legal documents.

KEYPLAN



Developers: **Arihant Corporation**

Site: 'Broadway Comfort', Opp. Broadway, Nr. Pacifica Madrid County, Behind Bright School, 30 mt. Sun Pharma - Bhayli Road, Bhayli TP-4, Vadodara.

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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

Architect: **Aim Architect, Jayesh Mehta**
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Structural Consultant: **S. H. Engineers**
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