



 **BROADWAY**
PRIDE

SHOPS > SHOWROOMS > OFFICES



RETAIL STORE >

SUPERSTORE >

GYM >

SALOON >

SPA >

CONSULTING FIRMS >

AUTO SHOWROOMS >

HOSPITAL/CLINIC >

CORPORATE OFFICES >

BUSINESS CENTER >

BANKS & ATM >

RESTAURANTS >

FAST FOOD
CHAINS ... >

& A LOT MORE! >

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

 **BROADWAY
PRIDE**

SHOPS > SHOWROOMS > OFFICES

The brand Broadway from Arham Realty Group is synonymous with premium commercial development at very attractive prices. After the great success of Broadway Commercial Hub & Broadway Comfort, we now present **Broadway Pride**. Yet another ace project positioned as an affordable yet luxurious commercial project.

It comes from a team of realtors who have a long experience in this field. Since 1985, Kalpvrx Group has executed numerous projects, some of them being landmarks in their locality. Kalpvrx, 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.





SHOPS SHOW- ROOMS & OFFICES

A business relies heavily on the premises it operates from, the ambience offered by the premises and the customers that the premises is able to attract.

This is what inspired us to create a truly magnificent commercial complex that shall address the needs of the small and medium business.

Attain a sense of pride, when your business grows to newer heights. Broadway Pride offers numerous advantages for the new age retail and office customer.

MODERN STYLING

PUSH EXTERIOR AND INTERIOR FINISH

GRAND ATRIUM WITH SEATING AREA

BEST-IN-CLASS INFRASTRUCTURE

CONVENIENT UNIT SIZES

A FAST DEVELOPING LOCATION

THE MOST ATTRACTIVE PRICE

GET...SET...GO...SEE YOUR BUSINESS BOOM!



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 Vastodara like New Court Building, Collector Office Building, Padra, Bhayli, Sovas, Gotri, Vaena, Old Padra Road, Akola 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.



 BROADWAY
PRIDE

YOUR ROAD TO RICHES STARTS HERE...
MAKE THE SMART MOVE...





SPECIAL FEATURES & FACILITIES

- Beautiful Seating arrangements on the Ground Floor & decorative water body
- Three S.S. Finished Automatic Elevators
- 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

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 operable window.

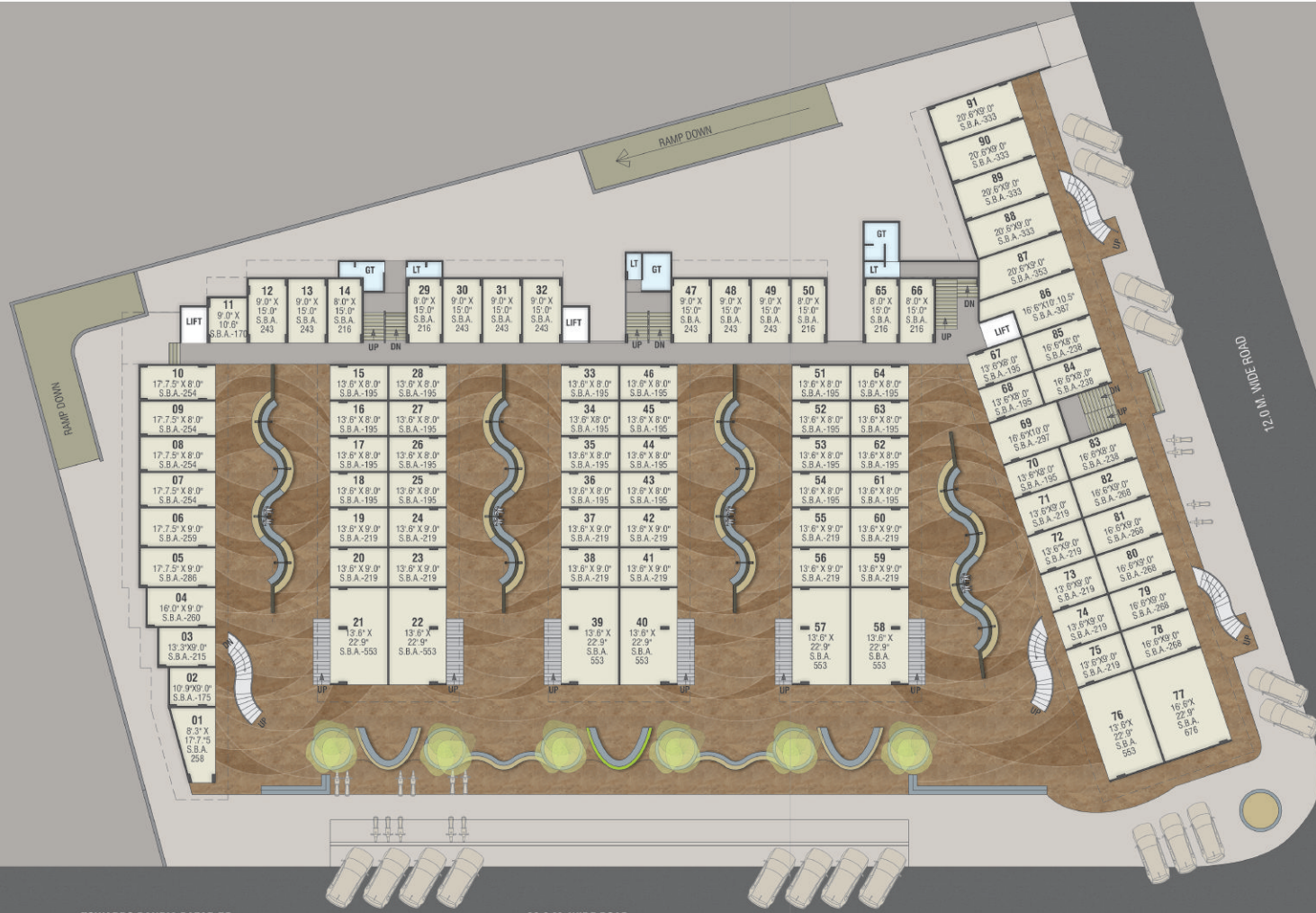
Flooring & wall cladding

- Vitrified tile flooring with skirting in all units.
- Natural Stone / Vitrified Tile / Tremix Concrete 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



← TOWARDS DANDIA BAZAR RD

30.0 M. WIDE ROAD

TOWARDS WESTERN BYPASS →



FIRST FLOOR

← TOWARDS DANDIA BAZAR RD

30.0 M. WIDE ROAD

TOWARDS WESTERN BYPASS →



SECOND FLOOR



← TOWARDS DANDIA BAZAR RD

30.0 M. WIDE ROAD

TOWARDS WESTERN BYPASS →



THIRD FLOOR



← TOWARDS DANDIA BAZAR RD

330.0 M. WIDE ROAD

TOWARDS WESTERN BYPASS →



FOURTH FLOOR



← TOWARDS DANDIA BAZAR RD

30.0 M. WIDE ROAD

TOWARDS WESTERN BYPASS →



**CAPTURE THE MARKET BEFORE
YOUR COMPETITION!**



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 | 10% on finishing level | 10% 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

Please Note:

1. Booking (incl. Registration Charges, Service Fee for actual) for 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 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. 4. If you don't clear all taxes and other deductions of Rs. 300,000/- against administrative charge from booking amount. 5. Architects / Developers reserved the right to change the plans, elevations, specifications, or any details will be binding on you. 6. Changes in any Drawings / design & Entered Inside will NOT be permitted under any circumstances. Internal Changes will only be permitted with prior permission. 7. Our Power AC Unit will be fixed on per provision in the design & plan by the architect. 8. The exclusive right of FF (Floor & Topmost floors) are reserved by the developers with future or before PO (possession) from local authority with all the rights of the structure in this respect are reserved by the developers. 9. All buyers / investors are bound to follow all rules / instructions for future maintenance of building. 10. This brochure is for information purposes only, it is not a part of the agreement or any legal documents.