





the newest
Lifesty
destination this part of the city.



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 & Broadway Pride**, we now present **'Broadway Venture'**. 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 1995, Kalpvrx Group has executed numerous projects, some of them being landmarks in their locality. Kalpvrx, Yash Complex, 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.

ideal for:

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!

Located on the road junction of
100 Ft., 60 Ft & 30 Ft. roads.
Premium Commercial Premises at
MOST AFFORDABLE PRICE !





a commercial complex that welcomes you to an excellent retail & corporate climate

It is imperative for a business to provide a conducive atmosphere to conduct business. Be it a retail space or a corporate space, the ambience offered by the premises and the customers that the premises is able to attract makes a huge impact.

Broadway Venture continues the group's philosophy of creating landmark commercial projects that address the needs of the small and medium business with excellent infrastructure in developing areas at the most competitive cost.

Get ready to start a new venture, where your business grows to newer heights. Broadway Venture offers numerous advantages for the new age retail and office customer by way of

- modern & contemporary styling
- luxurious exterior and interior finish
- grand atrium with seating area
- best-in-class infrastructure
- convenient unit sizes
- a fast developing location the most attractive price





a 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 Venture to most localities of Vadodara like New Court Building, Collector Office Building, Padra, Bhayli, Sevasi, Gotri, Vasna, Old Padra Road, Akota and Dandia Bazaar (old city). Broadway Venture comes after the grand success of Broadway Pride, which is in its vicinity. It allows you to get the advantage of the early entrant in a locality where commercial development is in its inception- yet possesses a large and fast growing residential population.

a futuristic complex to house your business venture awaits your decision

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

A smart design creates two 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 & 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 at particular location as per design only
- Large Concrete / Paved instant parking on GF area with sufficient basement parking
- Security of the building by CCTV camera at strategic locations only
- 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 at extra cost.

Exterior glazing & ACP Work as per architect's design only.

second floor



30 FT WIDE ROAD



60 FT. WIDE ROAD



third floor

30 FT WIDE ROAD



60 FT. WIDE ROAD





30 FT WIDE ROAD



60 FT. WIDE ROAD



Payment Schedule:

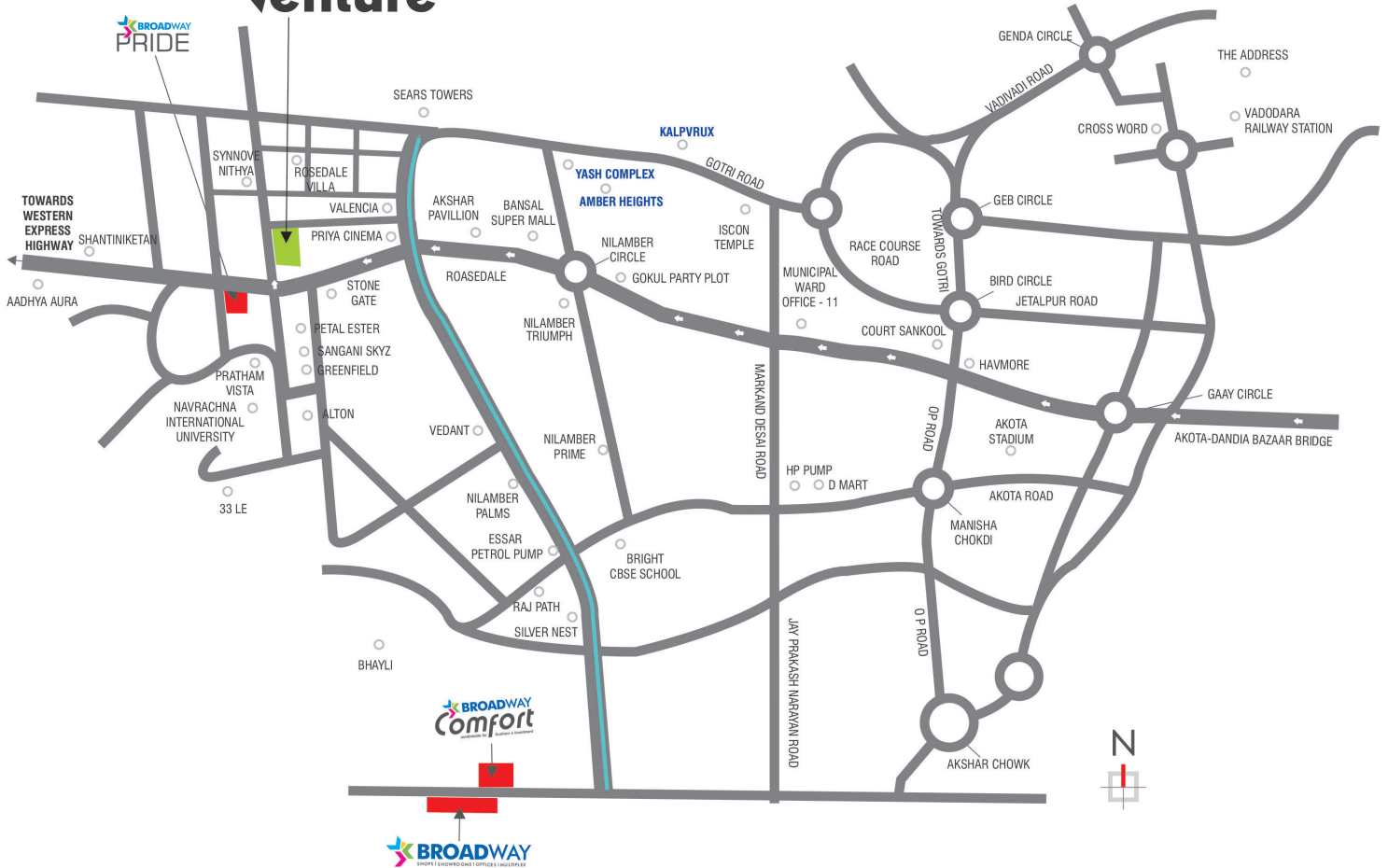
For Shops & Showrooms: 30% Booking | 10% Foundation Structure | 10% Basement Slab | 10% on GF slab | 10% on FF slab | 10% on SF slab | 10% on TF slab | 05% on finishing level | 05% before possession

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

Please Note:

1. Stamp Duty, Registration Charges, Service Tax (as 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 of new client of same unit after deduction of Rs.50,000/- against administrative charge from booking amount. 4. Architect / Developers reserves all the rights to change the plan, allocation, 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. Our door NO. shall be fitted as per provision in the designed place by the architect. 7. The exclusive rights of lift 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 reserved by the developers. 8. All bayers /members are bound to follow all rules / instructions for future maintenance of building. 9. This brochure is for information purpose only. It not form a part of the agreement or any legal documents.





Site: "Broadway Venture", Behind Priya Talkies, Near Broadway Pride, 30 Mtr. Dandia Bazar-Bhayali-Sevasi Road, Sevasi T.P. 2, Baroda.
Developers: **Arihant Infrastructure** | Ph.: +91 99981 35452, 97259 55338 | www.arhamrealtygroup.com | broadwaycommercialhub@gmail.com

<https://www.facebook.com/arhamrealtygroup>

Architect: **Aim Architect, Jayesh Mehta** +91 98251 44323 | Structural Consultant: **S. H. Engineers** +91 98244 35645