



**BROADWAY**  
SIGNATURE

SHOPS | SHOWROOMS | TERRACE OFFICES



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## An iconic building that shall redefine commercial spaces in Vadodara!

The Broadway Group has become synonymous with premium commercial development at very attractive prices in Vadodara. After the great success of **Broadway Commercial Hub, Broadway Comfort, Broadway Pride & Broadway Venture**, we now present 'Broadway Signature'. A project where our aspiration has soared to the skies to create a really distinctive luxurious commercial project.

**Broadway Group** is 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, Broadway & Broadway Comfort are few of the many 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 DECLARED RING ROAD,  
junction of 100 ft. & 40 ft. roads.  
Premium Commercial Premises at  
**VERY ATTRACTIVE PRICE !**



Imaginary Photograph



Imaginary Photograph

- A Unique Elevation
- Showrooms with 3-side Visibility
- Balconies attached to Offices
- Two Level Basement Parking

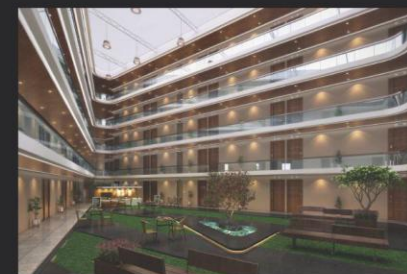
Presenting a modern commercial complex that instantly attracts you with its cutting edge design. The retail spaces get three side view enhancing their business potential, while the sloping structure allows offices with balconies. The sloping fins lit up with LED lights illuminating the building in a very attractive way.

Broadway Signature offers showrooms, shops and offices in multiple sizes allowing you to choose the premises as per your distinct space and budget requirements.

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

Shift over to this most modern premises, where your business grows to newer heights. Its numerous advantages include:

- modern futuristic styling
- luxurious exterior and interior finish with landscaping
- designer grand atrium with seating area
- best-in-class infrastructure
- a fast developing location
- competitively priced



Imaginary Photograph





Imaginary Photograph

## Innovative elevation

An Elevation like never before the gradience of the building adds a welcoming touch to the building. With road access on almost 3 sides the showrooms get ample avenue to showcase their shop windows. The interesting use of the glass facade with use of balconies create a perfect harmonious feel to this unique commercial complex.

## Integrated Landscaping

The spacious and richly designed central atrium with decorative landscaping apart from interesting seating spaces add to the charm of the complex.

The offices have a unique balcony attached to them, which can be used for small private garden, adding to the beauty of the building and providing a welcome green and serene character to the complex. The third floor offices have huge terrace balconies to create an open to sky sit-out garden or even an open air cafeteria.

## Planned for convenience

The wide and spacious walkways, ample parking (double basement) and Ten lifts spread across the building ensure quick and efficient visitor management.

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.

## Fast growing locality

With Gotri Sevasi Road now declared as RING ROAD growing at such a fast pace, the location shall be ideal to set up your business with lots of premium residential as well as commercial development around it. It is easily accessible both from the Sevasi - Khanpur - Undara Road on one side and the Vasna - Bhayli, Ailadra-Padra road on the other. With high net worth population settling around it, be sure to witness great rewards in retail growth, as well convenience for setting up your corporate office.



Imaginary Photograph

Office on 3rd Floor with huge private terrace.  
Building fins lit with designer LED lighting.

## LOWER/ UPPER BASEMENT FLOOR PLAN



## GROUND FLOOR PLAN



# FIRST FLOOR PLAN



# SECOND FLOOR PLAN





### THIRD FLOOR PLAN



### FOURTH FLOOR PLAN





## SEVENTH FLOOR PLAN



## KEY PLAN

Google Co-ordinates:  
22°18'42.3"N 73°07'23.7"E



**Excellent Connectivity**  
Being close to the proposed Vadodara Ring Road helps you to be easily accessible to all parts of the city. Enhanced Connectivity, Increased Efficiency!

### PROPOSED RING ROAD



Disclaimer: All plans are subject to amendments and approval by the relevant authorities. All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. Subject to Vadodara Jurisdiction.



**Please Note:** 1. Stamp Duty, Registration Charges, GST (if 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 and refund in case of cancellation will be made within 30 days from the date of booking. 4. New client of alarm and after deduction of Rs. 50,000/- 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 charges will only be permitted with prior permission. 6. Out door A/C Unit will be fixed as per provision in the designed place by the architect. 7. Project Completion Time may vary as it is highly dependent on labor and material availability and approvals from various authorities. 8. The exclusive rights of fifth floor & topmost terrace are reserved by the developers with future or balance FSI availed from local authority with all the rights of lift & staircase to this terrace are reserved by the developers. 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 document. 11. Third floor atrium & common terrace rights to be reserved by developers only. 12. Dimensions and area may vary according to practical structural construction.



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Developers:  
**Arihant Infrastructure**

Site: "Broadway Signature",  
Nr. Red Petal Party Plot,  
Opp. Gotri Checkpost-Sears Tower,  
30 Mtr. Sevasi-Bhayli Canal Ring Road,  
Sevasi TP-1, Sevasi, Vadodara- 391 101.

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 [www.facebook.com/broadwaygroupindia](https://www.facebook.com/broadwaygroupindia)

Architect:  DESIGN STUDIO  
architects & interiors

Structural Consultant: Zarna Associates

#### Payment Schedule:

For Shops: 30% Booking Amount | 10% Basement Slab | 10% GF Slab | 10% 1st Floor Slab | 10% 2nd Floor Slab | 05% 3rd Floor Slab | 05% 4th Floor Slab | 05% 5th Floor Slab | 05% 6th Floor Slab | 10% Possession Time

For Offices: 20% Booking Amount | 10% Basement Slab | 10% GF Slab | 10% 1st Floor Slab | 10% 2nd Floor Slab | 10% 3rd Floor Slab | 05% 4th Floor Slab | 05% 5th Floor Slab | 05% 6th Floor Slab | 05% 7th Floor Slab | 10% Possession Time

Or as per mutual understanding in agreement.