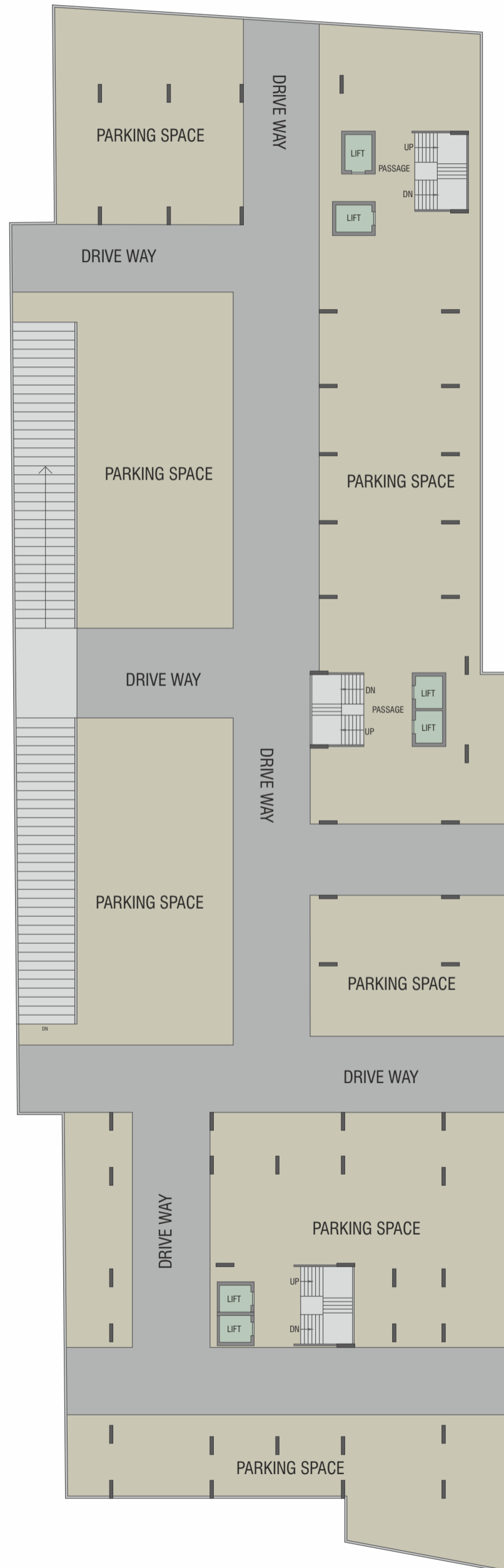




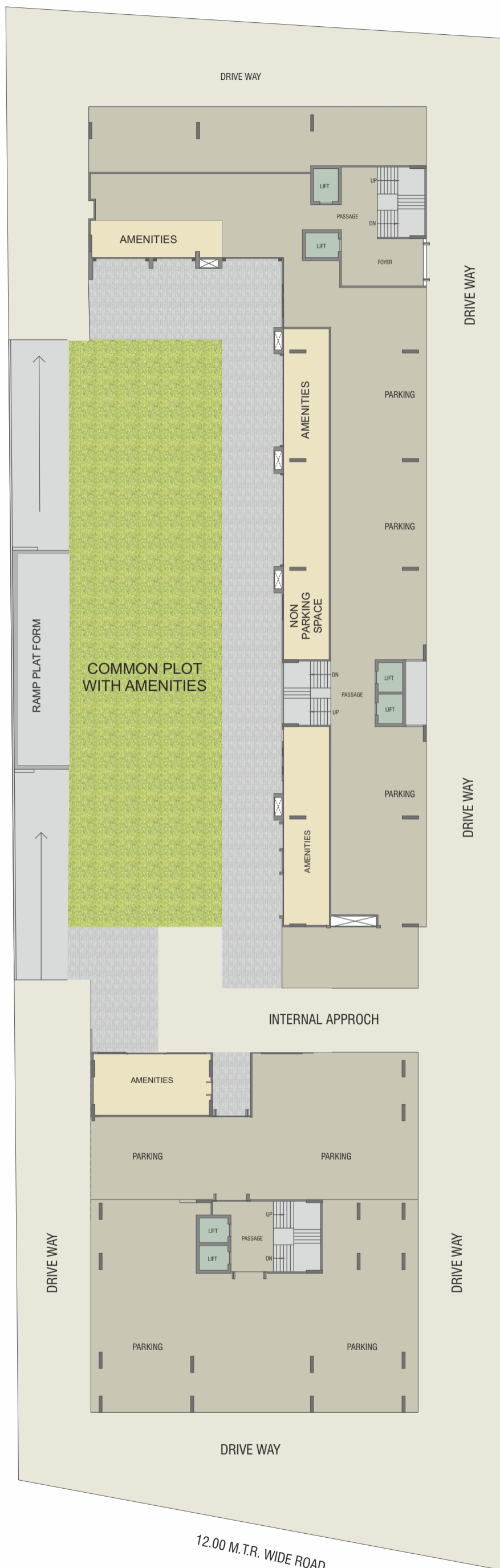
BROADWAY
ALOKYA

3 & 4 BHK LIFESTYLE APARTMENTS

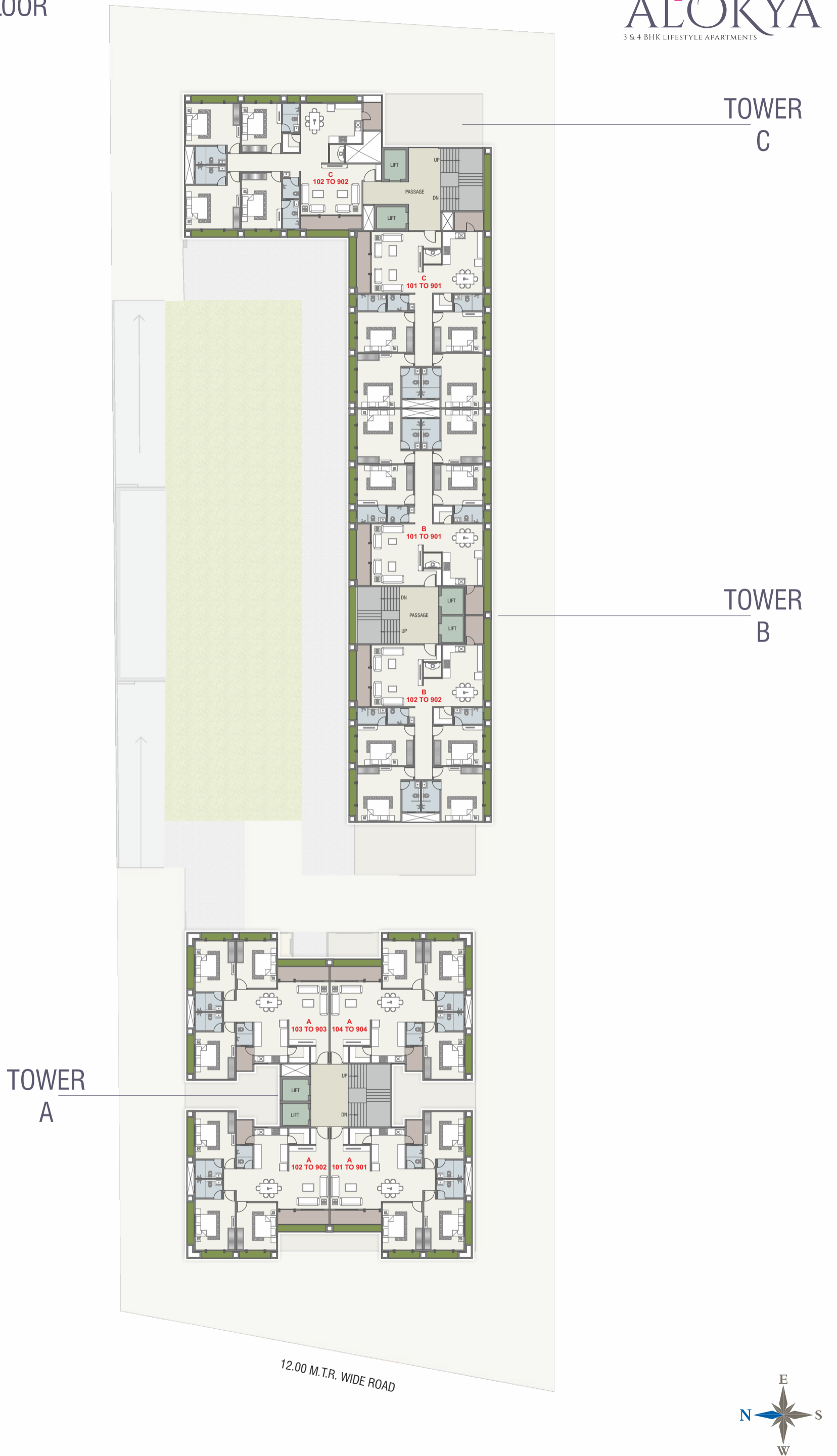
BASEMENT PARKING LAYOUT PLAN



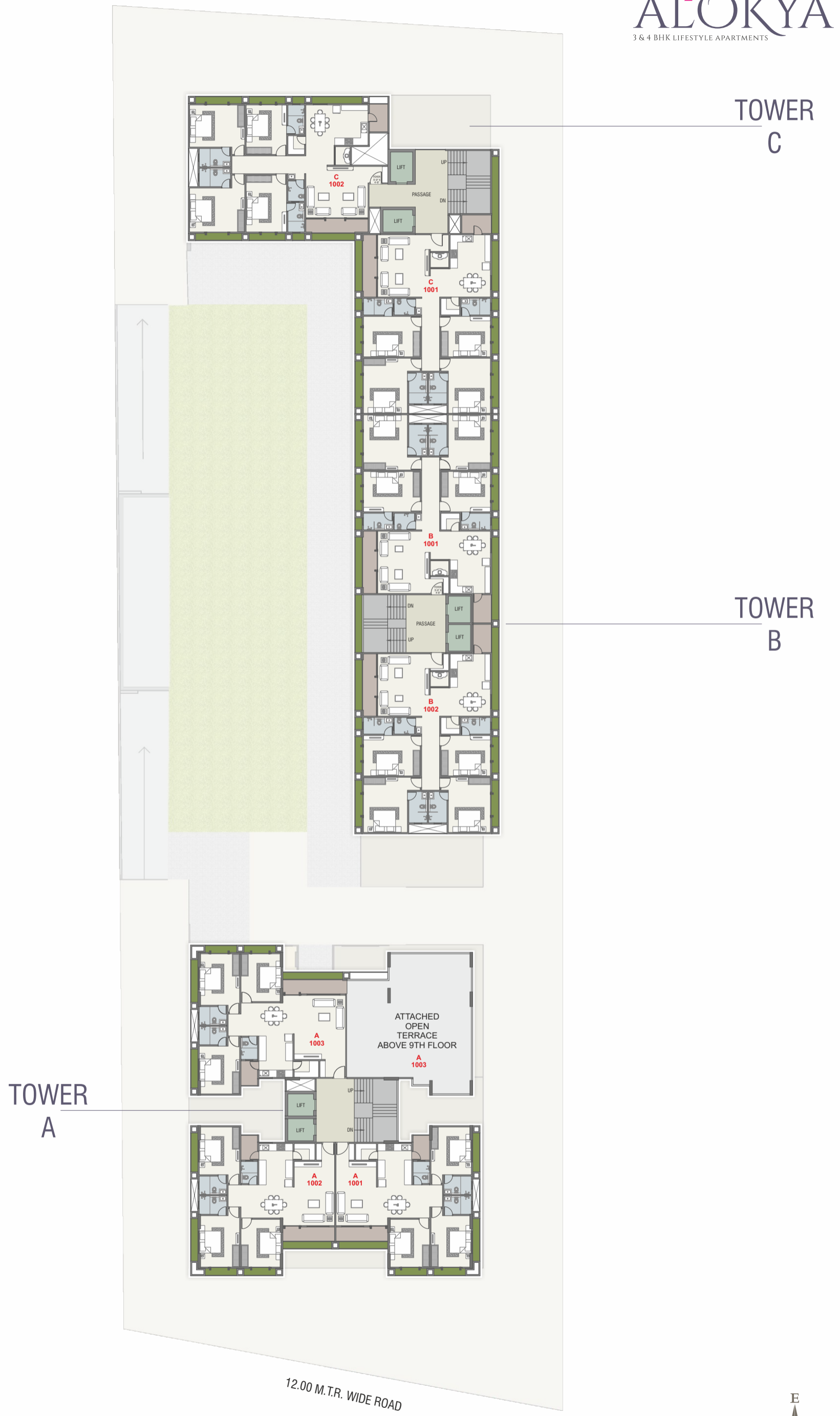
GROUND FLOOR LAYOUT PLAN



TYPICAL FLOOR LAYOUT PLAN
1ST TO 9TH FLOOR



TOWER - A,B & C
10TH FLOOR
LAYOUT PLAN



TOWER
C

TOWER
B

TOWER
A

12.00 M.T.R. WIDE ROAD



TOWER - A - 3 BHK TYPICAL 1ST TO 9TH FLOOR

CARPET AREA: 102.23 S.Q.M.T.
BALCONY: 5.23 S.Q.M.T.
WASH: 2.87 S.Q.M.T.



SPECIAL FEATURES & FACILITIES

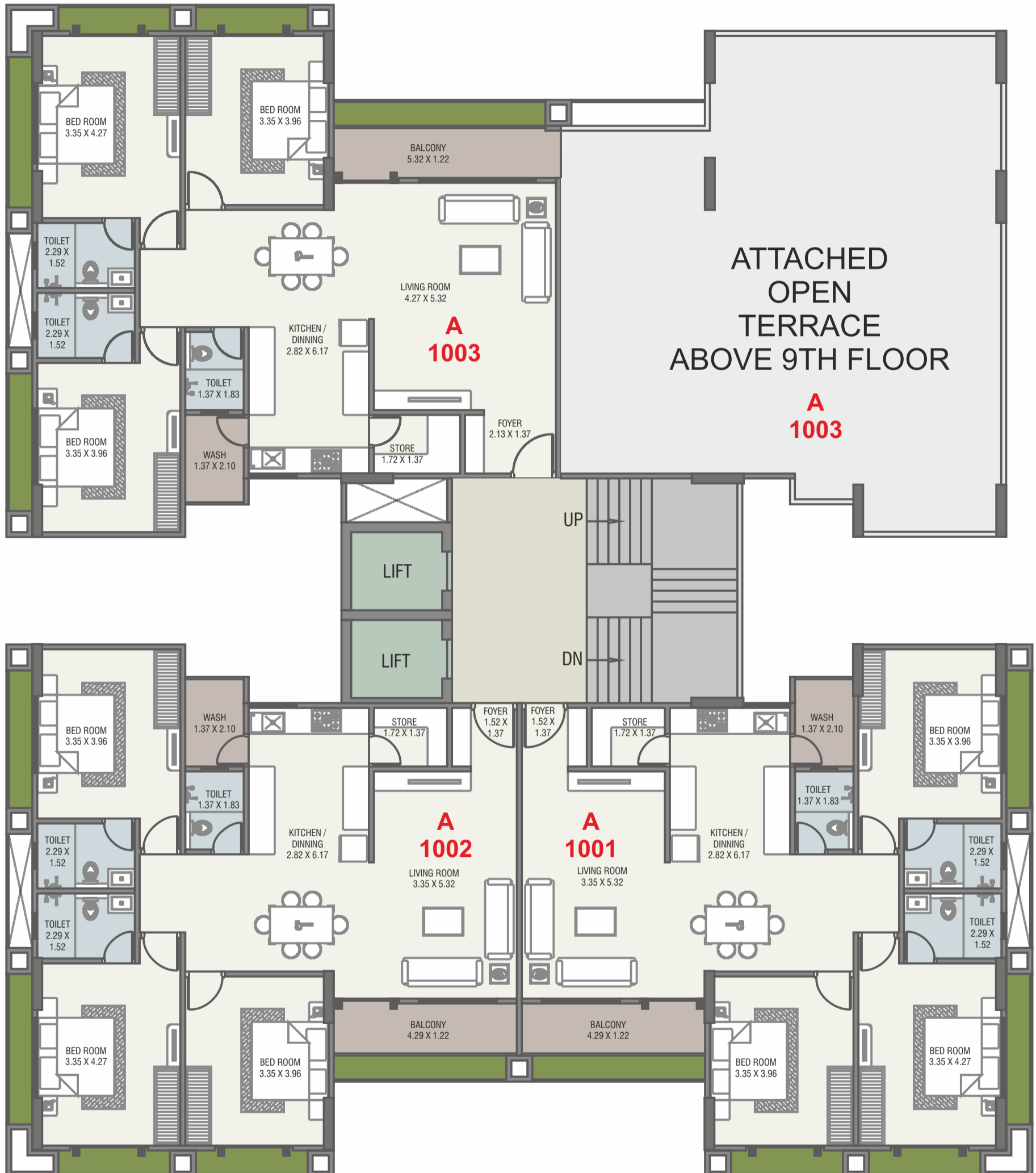
- S.S. Finished Automatic Elevators
- 100% power backup For lift & essential common utilities, like common lighting
- Common garden and all amenities given as par architect design
- Large Concrete / Paved instant parking on GF area basement parking
- Security of the building by CCTV camera at strategic location only
- Fire Fighting System



TOWER - A - 3 BHK 10TH FLOOR LAYOUT PLAN

FOR 1001 & 1002
CARPET AREA: 102.23 S.Q.M.T.
BALCONY: 5.23 S.Q.M.T.
WASH: 2.87 S.Q.M.T.

FOR 1003
CARPET AREA: 108.47 S.Q.M.T.
BALCONY: 6.49 S.Q.M.T.
WASH: 2.87 S.Q.M.T.
ATTACHED OPEN TERRACE
107.20 S.Q.M.T.



TOWER - B - 4 BHK
TYPICAL 1ST TO
10TH FLOOR

CARPET AREA:
146.53 S.Q.M.T.
BALCONY:
6.09 S.Q.M.T.
WASH:
3.58 S.Q.M.T.



TOWER - C - 4 BHK TYPICAL 1ST TO 10TH FLOOR

CARPET AREA: 146.53 S.Q.M.T.
BALCONY: 6.09 S.Q.M.T.
WASH: 3.58 S.Q.M.T.



SPECIFICATION

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 uo to slab level & Ceramic tiles in flooring.

Colour:

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





Key Plan

Developer: **Yash Realty**
 Site: "Broadway Alokya" Nr. Broght School, B/h K P luxuria, on 12 Mtr. Canal Road, Bhayli, Vadodara-391410.
 Ph: +91 99981 35452, 85111 25015
 Email: yashrealty2022@Gmail.com | Website: www.broadwaygroup.co.in
 Rera Web.: gujrera.gujarat.gov.in
 Rera Reg. No.:

DESIGN STUDIO architects & interiors
 Architect: **Ruchir Sheth** | Structural Consultant: **Zarna Associates** | Electrical Consultant: **Oriental Electricals** | Plumbing Consultant: **Krupalu Consultants**

Payment Terms: (Separate For Each Tower)
 10% On Booking | 20% Within One Month | 15% At Plinth Level | 25% - 2.5% At Every Slab | 5% On Internal Finishing
 5% On Sanitary Fittings/lift Well/lobbies | 5% On External Plumbing And Plaster | 5% On Installation Of Lifts And Electrical Items
 5% Before One Month Of Possession

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 Rs.200,000/- 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 exclusive rights of 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 reserve 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 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.