

*WHERE BUSINESS  
MEANS EVERYTHING*







VINAAYA  
MALL

SHION MAGNET ROYAL LOOK  
CROWN PUMA EAST TRAC ADIDAS  
FASHION REEBOK  
ASOPALV M WORLD RAYMOND  
PRADA COSMETICS  
DARK CAFE  
ALENSOLEY  
GLOSS  
CAFE SUPER CAFE



# A STRONG BASE FOR A *SUCCESSFUL BUSINESS*

Presenting Brookfieldz Vinaaya Hub, a commercial construction crafted with contemporary structure design for various types of flourishing businesses that prevail nowadays. It is a premium commercial space designed to accommodate business ventures who are on a hunt for their ideal workspace. Brookfieldz Vinaaya Hub will elevate not only your business' impression but also yours.







# INTRODUCING THE FIRST OF IT'S KIND *AFFORDABLE* *COMMERCIAL* *SPACE OF* *YOUR DREAMS*

This contemporary commercial space is designed keeping in mind, everything you have in your mind for your business space be it superior brand visibility, spacious layouts, premium finishes, popular location and much more. Moreover, Brookfieldz Vinaaya Hub is a blend of sophistication, rich office experience, and aesthetic architectural vision that you shall experience the moment you step in the premises, further making it your own business space.

**MAIN-ROAD  
FACING FRONT**



**SUPERIOR  
PRIVACY**



**OPEN LAYOUTS**



**CONVENIENT  
CONNECTIVITY**



**FLEXIBLE SIZE &  
BUDGET RANGE**



**EASY ACCESS**



**PREMIUM  
FINISHES**





D & G

SUPER

HAUSEN

VOUGE

PRIMARK

CAFE

STROKE

DENIME

G STAR

ING





9.00 MTRS WIDE ROAD

EXIT ROAD



0.91 MTR WIDE OTTA.

2.11" OTTA.

2'11" OTTA.

2'11" OTTA.

2'11" OTTA.

BASEMENT ENTRY



36.00 MTRS WIDE ROAD



# GROUND FLOOR



SHOP NO.	DIMENSION Sq. Ft.	CARPET AREA Sq. Ft.	SHOP NO.	DIMENSION Sq. Ft.	CARPET AREA Sq. Ft.
01	13'0" x 34'9"	452	18	14'4" x 32'11"	396
02	13'0" x 30'0"	390	19	25'0" x 10'0"	250
03	13'0" x 25'2"	327	20	25'0" x 10'0"	250
04	13'0" x 20'6"	267	21	25'0" x 10'0"	250
05	30'0" x 10'0"	300	22	10'0" x 27'5"	274
06	30'0" x 10'6"	316	23	10'0" x 28'0"	280
07	10'0" x 23'6"	232	24	10'0" x 28'8"	286
08	10'0" x 23'10"	238	25	10'0" x 29'3"	293
09	10'0" x 24'5"	245	26	11'3" x 20'0"	225
10	10'0" x 25'1"	251	27	10'0" x 20'0"	200
11	10'0" x 25'9"	257	28	25'0" x 10'0"	250
12	25'0" x 10'0"	250	29	25'0" x 10'0"	250
12/A	25'0" x 10'0"	250	30	25'0" x 10'0"	250
14	25'0" x 10'0"	250	31	25'0" x 10'0"	250
15	9'1" x 20'1"	212	32	25'0" x 9'8"	241
16	10'4" x 25'3"	260	33	10'3" x 38'5"	404
17	10'4" x 29'1"	300	34	14'5" x 32'2"	388

## SHOPS & SHOWROOMS IDEAL FOR

- ▼ VEHICLE SHOWROOMS
 ▼ COMMUNICATION STORES
- ▼ JEWELLERY SHOW ROOM
 ▼ BANKS
- ▼ HOME DECOR
  & MUCH MORE
- ▼ BRAND STORE
- ▼ ELECTRONICS GOODS





# FIRST FLOOR

## SHOPS IDEAL FOR

- BOUTIQUE
- OPTIC / WATCHES STORE
- GYM
- & MUCH MORE

9.00 MTRS WIDE ROAD



36.00 MTRS WIDE ROAD

SHOP NO.	DIMENSION Sq. Ft.	CARPET AREA Sq. Ft.	SHOP NO.	DIMENSION Sq. Ft.	CARPET AREA Sq. Ft.	SHOP NO.	DIMENSION Sq. Ft.	CARPET AREA Sq. Ft.	SHOP NO.	DIMENSION Sq. Ft.	CARPET AREA Sq. Ft.
01	12'9" x 34'11"	445	11	10'0" x 26'0"	257	21	20'0" x 10'0"	200	31	20'0" x 10'0"	200
02	13'0" x 30'1"	391	12	20'0" x 10'0"	200	22	10'0" x 27'8"	274	32	20'0" x 9'8"	193
03	13'0" x 25'4"	329	12/A	20'0" x 10'0"	200	23	10'0" x 28'4"	280	33	10'3" x 38'2"	415
04	12'9" x 20'7"	263	14	20'0" x 10'0"	200	24	10'0" x 28'11"	286	34	9'2" x 25'7"	237
05	23'5" x 10'0"	234	15	9'1" x 13'11"	126	25	10'0" x 29'7"	293			
06	29'9" x 11'5"	315	16	10'4" x 25'0"	258	26	11'3" x 20'0"	225			
07	10'0" x 23'6"	232	17	10'4" x 28'10"	298	27	10'0" x 20'0"	200			
08	10'0" x 24'2"	238	18	9'1" x 26'9"	243	28	20'0" x 10'0"	200			
09	10'0" x 24'9"	245	19	20'0" x 10'0"	200	29	20'0" x 10'0"	200			
10	10'0" x 25'5"	251	20	20'0" x 10'0"	200	30	20'0" x 10'0"	200			







# SECOND FLOOR

## SHOPS IDEAL FOR

- STATIONERY STORE
- COSMETIC STORE
- SPORTS STORE
- & MUCH MORE

9.00 MTRS WIDE ROAD



36.00 MTRS WIDE ROAD

SHOP NO.	DIMENSION Sq. Ft.	CARPET AREA Sq. Ft.	SHOP NO.	DIMENSION Sq. Ft.	CARPET AREA Sq. Ft.	SHOP NO.	DIMENSION Sq. Ft.	CARPET AREA Sq. Ft.	SHOP NO.	DIMENSION Sq. Ft.	CARPET AREA Sq. Ft.
01	12'9" x 34'11"	445	11	10'0" x 26'0"	257	21	18'5" x 10'0"	184	31	20'0" x 10'0"	200
02	13'0" x 30'1"	391	12	18'5" x 10'0"	184	22	10'0" x 27'8"	274	32	20'0" x 9'8"	193
03	13'0" x 25'4"	329	12/A	18'5" x 10'0"	184	23	10'0" x 28'4"	280	33	10'3" x 38'2"	415
04	12'9" x 20'7"	263	14	18'5" x 10'0"	184	24	10'0" x 28'11"	286	34	14'2" x 25'7"	367
05	23'5" x 10'0"	234	15	14'1" x 13'4"	187	25	10'0" x 29'7"	293			
06	29'9" x 11'5"	315	16	10'4" x 25'0"	260	26	11'3" x 20'0"	225			
07	10'0" x 23'6"	232	17	10'4" x 28'10"	300	27	10'0" x 20'0"	200			
08	10'0" x 24'2"	238	18	14'1" x 26'2"	367	28	20'0" x 10'0"	200			
09	10'0" x 24'9"	245	19	18'5" x 10'0"	184	29	20'0" x 10'0"	200			
10	10'0" x 25'5"	251	20	18'5" x 10'0"	184	30	20'0" x 10'0"	200			







# THIRD TO SEVENTH FLOOR

## OFFICES IDEAL FOR

- CORPORATE
- CONSULTANCY
- CALL CENTERS
- TEACHING INSTITUTE & MUCH MORE

9.00 MTRS WIDE ROAD



OFFICE NO.	DIMENSION Sq. Ft.	CARPET AREA Sq. Ft.	OFFICE NO.	DIMENSION Sq. Ft.	CARPET AREA Sq. Ft.	OFFICE NO.	DIMENSION Sq. Ft.	CARPET AREA Sq. Ft.	OFFICE NO.	DIMENSION Sq. Ft.	CARPET AREA Sq. Ft.
01	11'1" x 34'11"	387	11	10'0" x 25'5"	251	21	18'5" x 10'0"	184	31	20'0" x 10'0"	200
02	10'0" x 34'11"	338	12	10'0" x 26'0"	257	22	18'5" x 10'0"	184	32	20'0" x 10'0"	200
03	10'0" x 31'9"	300	12/A	18'5" x 10'0"	184	23	18'5" x 10'0"	184	33	20'0" x 10'0"	200
04	10'0" x 28'2"	262	14	18'5" x 10'0"	184	24	10'0" x 27'8"	274	34	20'0" x 9'8"	193
05	10'0" x 29'3"	263	15	18'5" x 10'0"	184	25	10'0" x 28'4"	280	35	20'0" x 14'2"	236
06	24'9" x 11'3"	278	16	9'0" x 16'7"	135	26	10'0" x 28'11"	286	36	10'3" x 23'7"	266
07	29'9" x 11'5"	315	17	9'0" x 20'0"	165	27	10'0" x 29'7"	293	37	14'2" x 18'3"	262
08	10'0" x 23'6"	232	18	10'4" x 30'5"	300	28	11'0" x 20'0"	225			
09	10'0" x 24'2"	238	19	10'0" x 27'7"	258	29	10'0" x 20'0"	200			
10	10'0" x 24'9"	245	20	10'1" x 27'7"	277	30	20'0" x 10'0"	200			

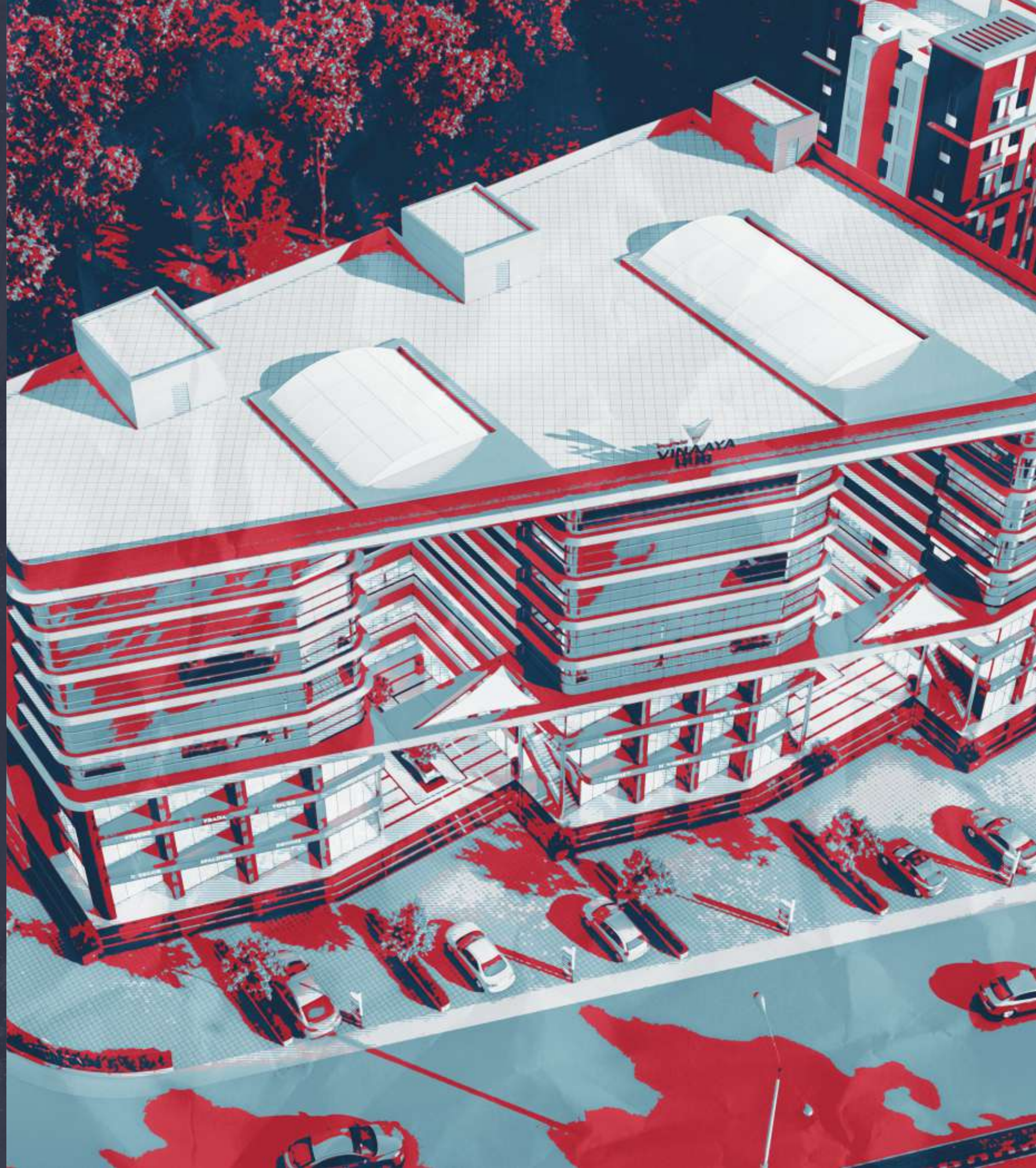




# YOUR BUSINESS NEEDS ITS IDEAL PREMISES

## SPECIFICATIONS

- ✔ **Structure** : Earthquake resistant RCC frame structure as per structure design.
- ✔ **Finishing** : Internal smooth plaster & External sand face plaster. Internal & External masonry work with bricks/blocks. Distemper paint on interior walls with white putty and weather coat paints/texture finish on exterior walls.
- ✔ **Doors** : Decorative main door with all doors laminated and stone frames/MS rolling shutter with colour for shops.
- ✔ **Windows** : External Glazing/ACP work as per architect's design. Powder coated aluminium windows.
- ✔ **Flooring** : Natural stone/vitrified tiles/trimix concrete flooring in common areas. Vitrified tiles in all units with skirting.
- ✔ **Toilet Provision** : Concealed CPVC plumbing.
- ✔ **Electrification** : Provision for three phase electric meter on demand. Concealed wiring with suitable MCB and ELCB in each unit with modular switches. Concealed AC copper wiring in each unit.







# ADDING TO YOUR *BUSINESS' SUCCESS*

For a business to function smoothly on a daily basis, it does require that great back-hand support. We at Brookfieldz Vinaaya Hub, have made sure, while you take care of your internal business needs; we make it great place for your business externally.

- ✔ Located on 36 mtrs. Wide road with large residential population as captive market.
- ✔ Priced competitively to assure best returns for your investment.
- ✔ Vibrant premises soon to be buzzing with continued customer visit
- ✔ Modern ambience for best customer experience
- ✔ Luxurious space for showrooms/shops with floor height of 12 feet and 11 feet On ground and first floors respectively
- ✔ Wide passages on each floor
- ✔ 24 hours security backed by CCTV at strategic locations
- ✔ Lift entry for basement
- ✔ Common Washrooms for each floor
- ✔ Underground & Overhead water tank with sensor
- ✔ Automatic elevators
- ✔ Anti termite treatment to the building
- ✔ Power back up for common utility







FAMMY

ADIDAS

ADIDAS

SPALDING

DEWINE

STOICE

MAGNET

ROYAL LOOK

TRENDY

D&G

VAN NABSEN

VOICE

WANKO

VERSACE

VERSACE

SPALDING

DEWINE

STOICE

DEWINE

VOGUE

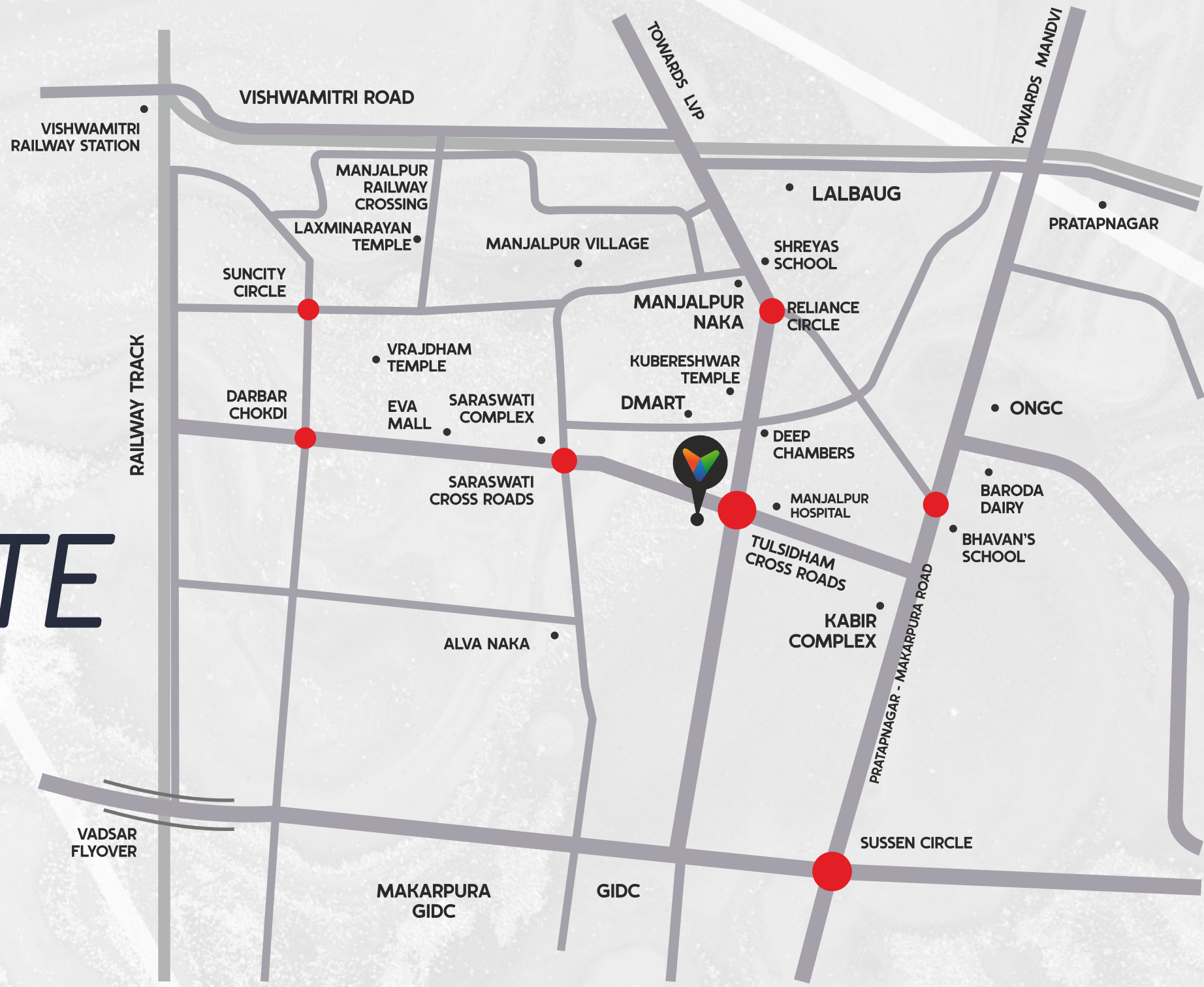
VizTV

VizTV





# ROUTE MAP



\*MAP NOT TO SCALE FOR REPRESENTATIVE PURPOSE ONLY







# brookfieldz™

The essence of luxury!

Brookfieldz is one of the premier property development and real estate companies in Vadodra. Its vision for innovation, cutting-edge designs and excellent understanding of the real estate market has made the group a forerunner in this sector. Our property portfolio comprises some of the most exalted locations for residential, industrial or commercial use. With a range of feted projects like Boulevard, Auspice, Industrial Park, Island and Brookfieldz 9 to 5, all these projects are synonyms with high life, luxury, and commercial use. The Brookfieldz team boasts of young, dynamic and innovative real estate stalwarts who breathe passion into every project. Our infrastructure and planning are top-of-the-line, be it residential, industrial, signature villas or the commercial sphere.

## Residential



## Commercial



## Industrial Park



Open Industrial Plots



Project by



**Developers:**

AKSHARAM INFRASTRUCTURE

**Site:**

Tulsidham Char Rasta,  
Manjalpur, Vadodara-390011

Call : +91 823 800 1552

Email : [mrkt@brookfieldz.com](mailto:mrkt@brookfieldz.com)

[www.brookfieldz.com](http://www.brookfieldz.com)

**Architect :**



RUCHIR SHETH

**Structure Consultant:**

ZARNA ASSOCIATES

**Payment Terms:**

10% Booking | 15% Excavation | 15% Plinth Level | 07% Ground Floor Slab | 07% First floor Slab | 07% Second floor Slab | 07% Third floor Slab  
07% Fourth floor Slab | 07% Fifth floor Slab | 07% Sixth floor Slab | 07% Seventh floor slab | 02% Flooring | 02% Finishing

**Disclaimer:**

(1) Stamp duty, Registration charges, GST or any such present and future additional government taxes, maintenance deposits, electrical infrastructure/meter charges/deposits and legal charges etc will be charged extra. (2) Possession will be given only after settlement of all accounts. (3) Extra work/modifications shall be done at the cost of client with prior estimate approved in advance but no change in elevation and plan will be allowed. (4) Continuous defaults in payments will lead to cancellation of booking and refund in case of cancellation will made after deduction of 10% of total value of unit towards administrative charge. (5) Changes in any structural design and external facade will NOT be permitted under any circumstances. Internal changes will only be permitted with prior permission. (6) Outdoor AC unit should be fitted at the designated places as per provision made by the architect. (7) All the buyers/members are bound to follow all rules/instructions for future maintenance of building. (8) The area of terrace/margin land/hoarding and FSI (Balance/future) rights along with its easement rights remain will remain with the vendor. (9) This brochure is for information purpose only; it does not form a part of any agreement or legal document.

**RERA NO. :** PR/GJ/VADODARA/VADODARA/Others/CAA07400/280820