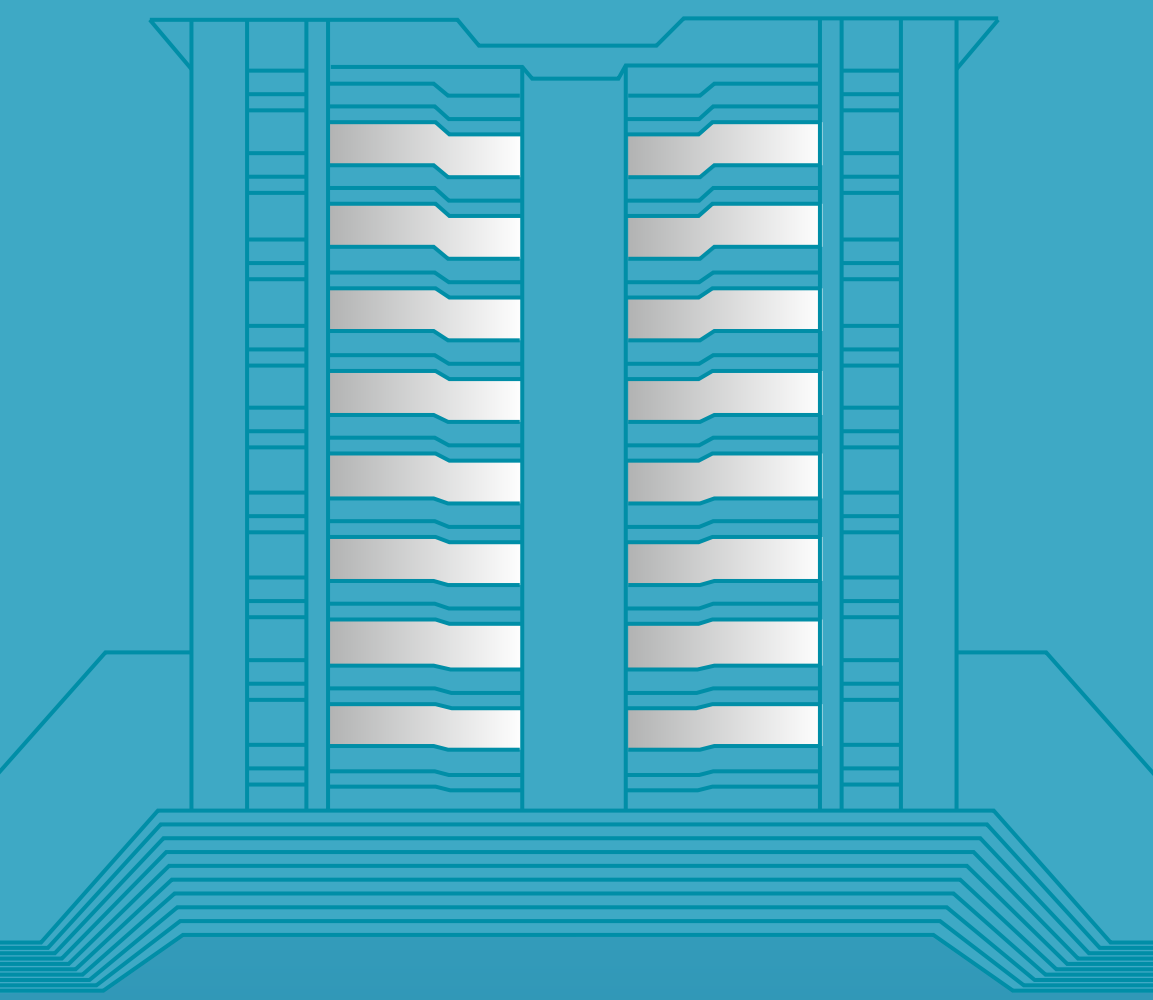


ZUMICH 880504913 | 3D Visualization by LUCID - The Artistry



Developers :  
KESHAVAM INFRASTRUCTURE

Site : "Brookfieldz Ishavasyam",  
Opposite A.P.M.C. Market, On National Highway No. 48, New Karelibaug, Vadodara - 390019.  
P: +91 78028 07552 | E: info@brookfieldz.com

Architect :



Structure :



Electrical Consultant :



Plumbing Consultant :



RERA No.: PR/GJ/VADODARA/VADODARA/Others/MAA10207/170522 | RERA WEBSITE : www.gujrera.gujarat.gov.in



# शुभआरंभ Naye Dreams Ka

Step into a world of smiles at Brookfieldz Ishavasyam. An exclusive paradise of elegant 2 & 3 BHK apartments and smart commercial spaces set in a beautiful gated campus. An unmatched lifestyle that blends the warmth of community living with the luxuries of modern times. A premium project that offers you and your family the home of your dreams along with the perks of in-house leisure amenities. Step into great new beginnings.

# शुभआरंभ Naye Lifestyle Ka

Arrive in style to the pleasing atmosphere of your homes at Brookfieldz Ishavasyam. Leave with the peace of mind of security for your family with 24/7 guarded entryway. Either way, we've created a hassle-free life for you.





## शुभआरंभ Naye Style Ka

A stunning façade is just one of the many delights that await you here. The classy yet contemporary elevation casts an instant first impression on one and all.



# शुभआरंभ Naye Smiles Ka

Happy faces of your loved ones will be a common sight at Brookfieldz Ishavasyam. Be it spacious homes or prime location, be it in-campus leisure or urban utilities, be it premium finishing or picturesque campus, we've put everything together for a blissful living experience. Every day essentials are also taken care of with retail units right below your homes. At Brookfieldz Ishavasyam, every little detail is taken care of.

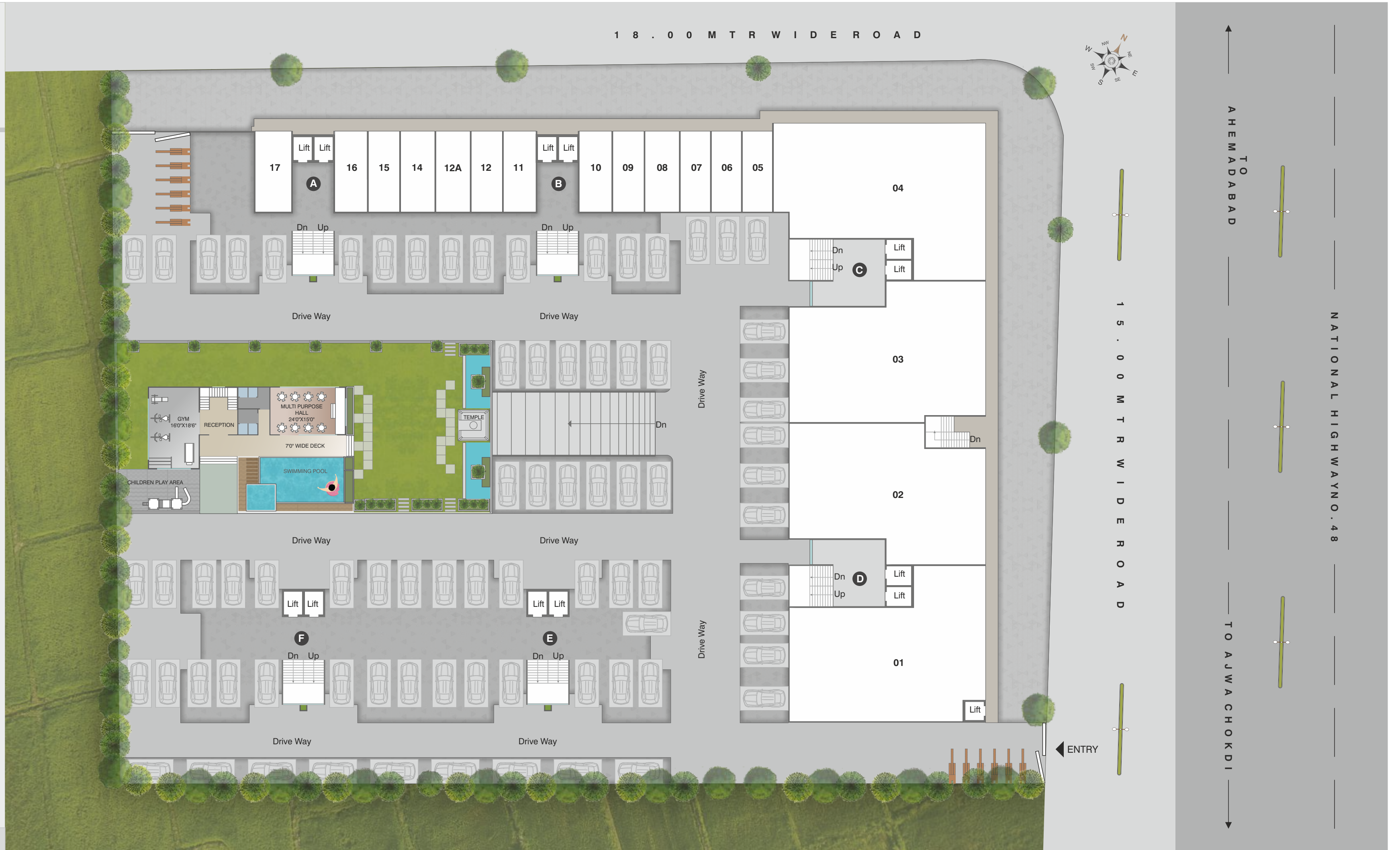
brookefield  
उत्थावाचक





# GROUND FLOOR LAYOUT

SHOP & SHOWROOM NO.	DIMENSION	CARPET AREA (SQ.FT.)
01	63'2"x50'0"	2579
02	63'2"x45'4"	2446
03	63'2"x45'5"	2561
04	68'4"x50'6"	2793
05	9'7"x26'0"	250
06	9'7"x26'0"	250
07	9'7"x26'0"	250
08	11'0"x26'0"	286
09	10'0"x26'0"	260
10	10'6"x26'0"	272
11	10'6"x26'0"	272
12	10'0"x26'0"	260
12A	11'0"x26'0"	286
14	11'0"x26'0"	286
15	10'0"x26'0"	260
16	10'6"x26'0"	272
17	11'8"x26'0"	304



↑ TO AHMEDABAD

↓ TO AJWA CHOKDI

NATIONAL HIGHWAY NO. 48

← ENTRY



# FIRST FLOOR LAYOUT

SHOP & SHOWROOM NO.	DIMENSION	CARPET AREA (SQ.FT.)
01	32'4"x16'0"	512
02	32'4"x9'5"	303
03	32'4"x10'6"	340
04	16'7"x13'1"	217
05	32'4"x10'6"	340
06	32'4"x10'0"	324
07	32'4"x24'1"	674
08	30'9"x24'1"	716
09	30'9"x10'0"	308
10	30'9"x10'6"	323
11	15'0"x13'1"	196
12	30'9"x10'6"	323
12A	30'9"x9'5"	289
14	38'7"x16'0"	620



18.00 MTR WIDE ROAD



15.00 MTR WIDE ROAD

TO AHMEDABAD

NATIONAL HIGHWAY NO. 48

TO AJWA CHOKDI

# TYPICAL FLOOR LAYOUT

TOWER A : 2BHK - 40 FLATS  
 TOWER B : 2BHK - 40 FLATS  
**TOTAL - 80 FLATS**

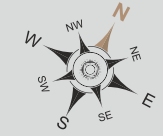
TOWER C : 3BHK - 38 FLATS  
 TOWER D : 3BHK - 38 FLATS  
**TOTAL - 76 FLATS**

TOWER E : 2BHK - 40 FLATS  
 TOWER F : 2BHK - 40 FLATS  
**TOTAL - 80 FLATS**

**GRAND TOTAL - 236 FLATS**



18.00 MTR WIDE ROAD



15.00 MTR WIDE ROAD

TO AHMEDABAD

NATIONAL HIGHWAY NO. 48

TO AJWA CHOKDI

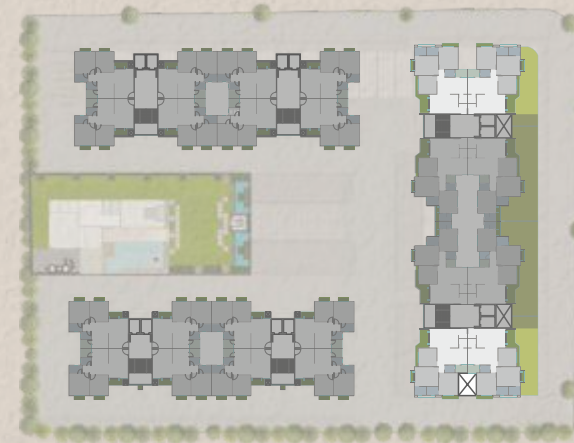


TOWER | A-B-E-F  
TYPICAL FLOOR PLAN

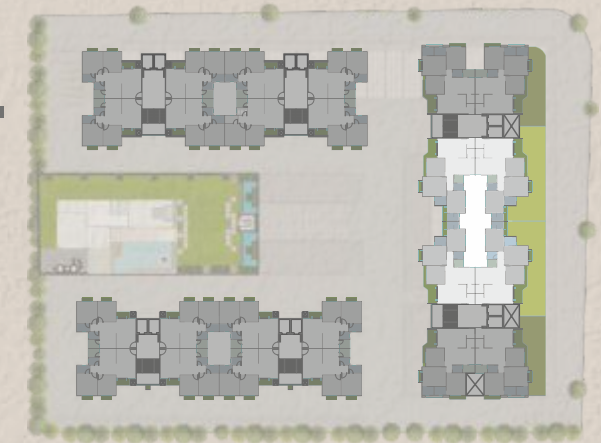


CARPET AREA: 689 sq.ft  
BUILT UP AREA: 761 sq.ft

TOWER | C-D  
TYPICAL FLOOR PLAN



TOWER | C-D  
TYPICAL FLOOR PLAN



CARPET AREA: 919 sq.ft  
BUILT UP AREA: 1024 sq.ft



CARPET AREA: 919 sq.ft  
BUILT UP AREA: 1032 sq.ft



## SPECIFICATIONS

### STRUCTURE

RCC & Brick/Block Masonry as Per Structural Engineer's Design.

### TOILETS

Branded C.P. Fittings, Sanitary ware & Decorative Glazed Tiles Up to Lintel level.

### ELECTRIFICATION

Concealed Copper Wiring ISI Quality Modular Switches, T.V. Point In Living room & Master Bed Room, A.C. point in Master Bed room, Geyser Point.

### WALL FINISH

Inside-Smooth Plaster with Decorative Colour / Out Side - Double Coat Plaster with Weather Coat Paint.

### KITCHEN

Granite Platform with S.S. Sink and Wall Tile Up to Lintel level.

### FLOORING

Vitrified Tile Flooring in all Rooms.

### DOORS

Flush Door with Standard Safety Lock and Other Necessary Fittings.

### WINDOWS

Powder Coated Aluminum Sliding Windows With Mosquitoes Grill.

### WATER FACILITY

Underground RCC Tank & Overhead Tank.





Gym



Multipurpose Hall



Yoga Space



Discotheque



CCTV Camera For Security Of The Premises



Security Cabin



Temple



Swimming Pool



24X7 Power Back-Up



Children Play Area



Lush Green Garden



Toddler Room



Basement And Ground Level Allotted Parking for residence



Standard Quality Passenger Elevator



Games / Arcade room









## शुभआरंभ Naye Celebrations Ka

A wide array of leisure amenities has been set across the campus so you and your family can indulge in luxurious leisure right at your doorstep. With handpicked recreation to cater to all age groups, everyone in your family can enjoy the activity of their choice whenever they feel like. Get fitter, relax, party or simply watch your kids play in the safety of our special kids play area, whatever you do life will be a celebration at Brookfieldz Ishavasyam.

PROJECTS BY  
BROOKFIELDZ GROUP



@ Main Road Towards Ampad,  
Sherkhi, Vadodara



@ Main Road Towards Ampad,  
Sherkhi, Vadodara



BACK TO HEAVEN  
@ Chansad



@ Jarod, Halol



@ Tulsiidham Char Rasta,  
Manjalpur



@ Tulsiidham Char Rasta,  
Manjalpur



Open Industrial Plots

@ Vadsala, Vadodara

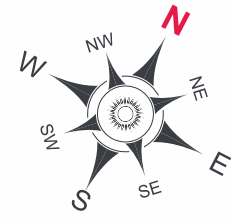


@ Chhani Main Road,  
Nizampura

# शुभआरंभ Naye Comforts Ka

Set in a fast-emerging locality of New Karelibaug, you'll have easy connectivity to all modern lifestyle needs. Say hello to hassle-free commute to work, shopping, movie times and all other personal commitments.





**BROOKFIELDZ ISHAVASYAM**  
 Mall 5 min.  
 Hotels 4 Min.  
 Theatres 5 Min.  
 Hospital 10 min.

SCAN FOR WEBSITE



SCAN FOR LOCATION



PAYMENT MODE	% OF BASIC COST	
	COMMERCIAL	RESIDENTIAL
At The Time Of Booking	10%	10%
At The Time Of 30 Days From Booking	20%	20%
At The Time Of Start Of Basement And Foundation	10%	05%
At The Time Of Plinth	05%	05%
At The Time Of Each Slab (Commercial-2 Slabs And Residential-10 Slabs)	30% (15% x 2slab)	40% (4% x 10slab)
At The Time Of Masonry	05%	04%
At The Time Of Plaster	05%	04%
At The Time Of Flooring	05%	04%
At The Time Of Finishing	05%	04%
On Completion (before Sale Deed/possession)	05%	04%
	100%	100%

**Disclaimer :** (1) Stamp duty, Registration charges, GST or any such present and future additional government taxes, maintenance desposits, electrical infrastructure/meter charges/deposits and legal charges etc will be charged extra. (2) Possession will be given only after the 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 toward 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 place 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 documents. (10) Please see project details registered or RERA website.

