



A PROJECT BY
GAEKWAR
ENTERPRISE

THE BARODA
CROSSWAY



THE PLACE TO BE



The Baroda Crossway is a perfect blend of location, market access, growth opportunities, excellent design, quality construction and trusted developers. Situated at the vantage intersection of the old and the new city, each element of The Baroda Crossway is strategically designed to provide the perfect platform for retail and commercial establishments to grow and prosper. The future of business is here. Where are you?



THE PLACE TO BE



OFFICE AND RETAIL SPACES

BEST LOCATION IN TOWN

DON'T LOOK TOO FAR FOR AN IDEAL BUSINESS LOCATION



If accessibility is the key to the success of a business, The Baroda Crossway unlocks it perfectly. The central location and easy accessibility by private and public transport will ensure large customer footfalls. Along with unmatched accessibility, The Baroda Crossway provides productivity enhancing amenities.

- A project undertaken by Shri Samarjitsinh Gaekwad, from the royal family of Vadodara
- 2 km from the railway station and 6.3 km from the airport
- Future-proofed quality infrastructure
- At the junction of Palace Road, Jail Road and Akota-Dandia Bazaar Bridge Road
- Large number of colleges, hostels, hospitals and bustling government offices ensure high footfalls on all days of the week
- 40 m road accessibility from all 3 sides
- In the vicinity between Navlakhi Ground and Narmada Bhavan



HIGH GROWTH POTENTIAL

VENUE FOR HIGHER REVENUE

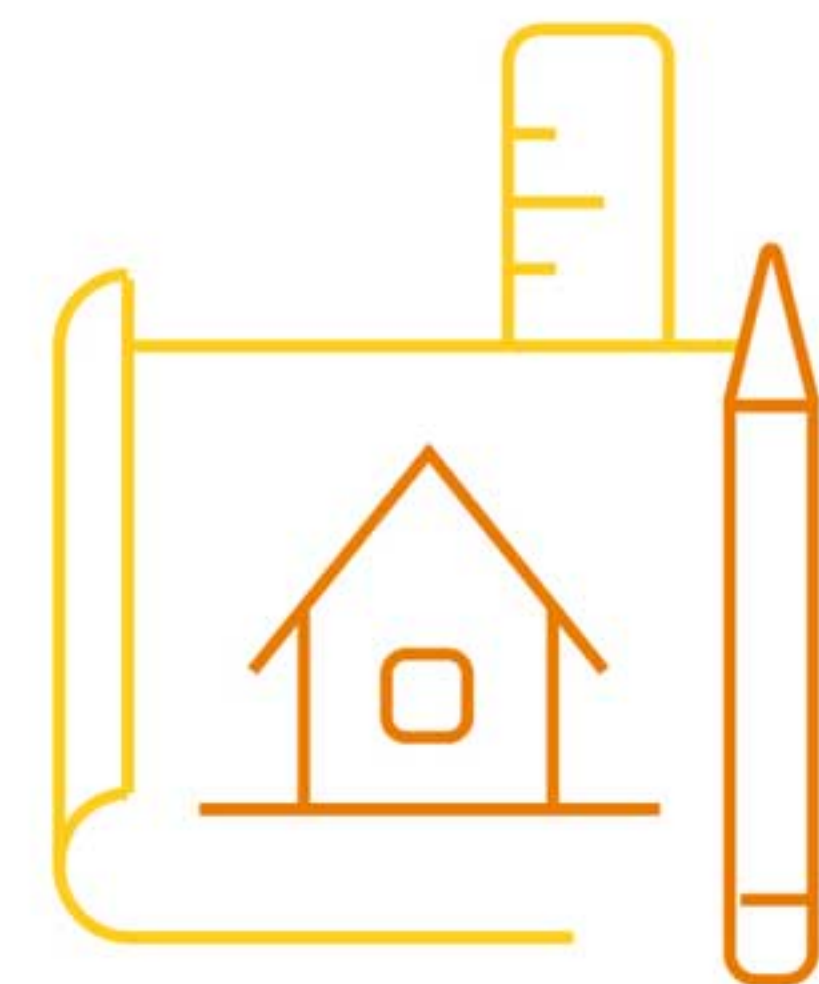


The Baroda Crossway is strategically situated between the old and new city of Vadodara, where three major arterial roads intersect. Not only is it situated close to the government, medical and educational institutions, it also promises a 360° degree visibility and access.

- Strategic location and architectural design: the direct frontage on arterial road promises optimum access and visibility
- Premium amenities: 6 high-speed elevators, modern washrooms, round-the-clock security and ample parking make The Baroda Crossway experience unique and memorable
- The four floors of the corporate offices within the complex ensure a captive customer base for the retailers
- 5 entry/exit points for smooth pedestrian and vehicular flow
- The only parking facility in Vadodara with a 100 percent ratio: 2 levels of basement parking with a capacity of 250+ cars and 400+ two-wheelers
- Staggered elevation ensures high visibility for all stores
- A unique high street experience with shop windows on either sides



DESIGNED TO ATTRACT, BUILT TO LAST



The Baroda Crossway combines contemporary technology and features, with a classic, timeless aesthetic. The construction, infrastructure and design are optimised for durability, flexibility, visibility and efficiency. Modularity is built into the design and you get the choice of combining shops and offices vertically or horizontally, to suit your needs. The project provides great heights for shops & offices and has a uniquely designed high street for easy movement.

RETAIL

Large frontages with multiple size options and flexible floor plates

Staggered shopping floors create open terrace spaces

Two blocks connected by aerial walkways and a walking street

Separate entry points and visibility from each side for easy access to customers

Large, flexible floor plates with a height of 5 m for ground floor and 4.5 m for the 1st & 2nd floors

Designed to create high visibility for the owners, and a vibrant shopping ambience for the customers.



OFFICE

Depending on your business needs, available in a wide and flexible range of sizes

Large flexible floor plates with a height of 4 m for corporate offices is a stand-out feature

Entrances separate from the retail area for privacy and higher productivity

With its large office spaces in a property bustling with energy, The Baroda Crossway will be setting a new benchmark in work culture and productivity.



TRUSTWORTHY AND FUTURE FOCUSED

DEVELOPERS WITH OVER 300 YEARS OF LEGACY

Developed and promoted by those who shaped Vadodara's heritage and structures, The Baroda Crossway will be one more feather in Vadodara's cap.

Lukshmi Vilas Palace



Pratap Vilas - Lalbaug Palace



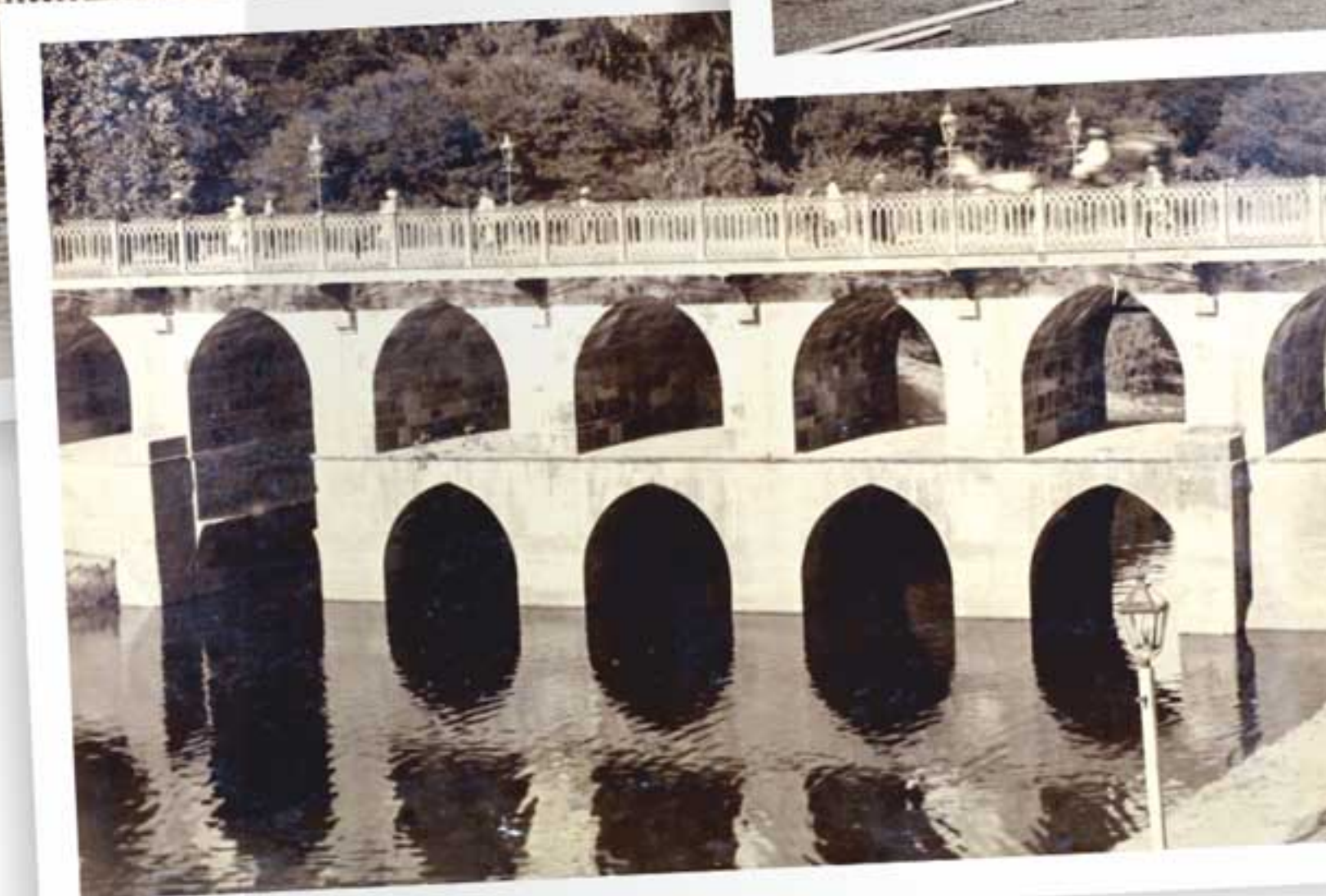
Kothi - Public Offices



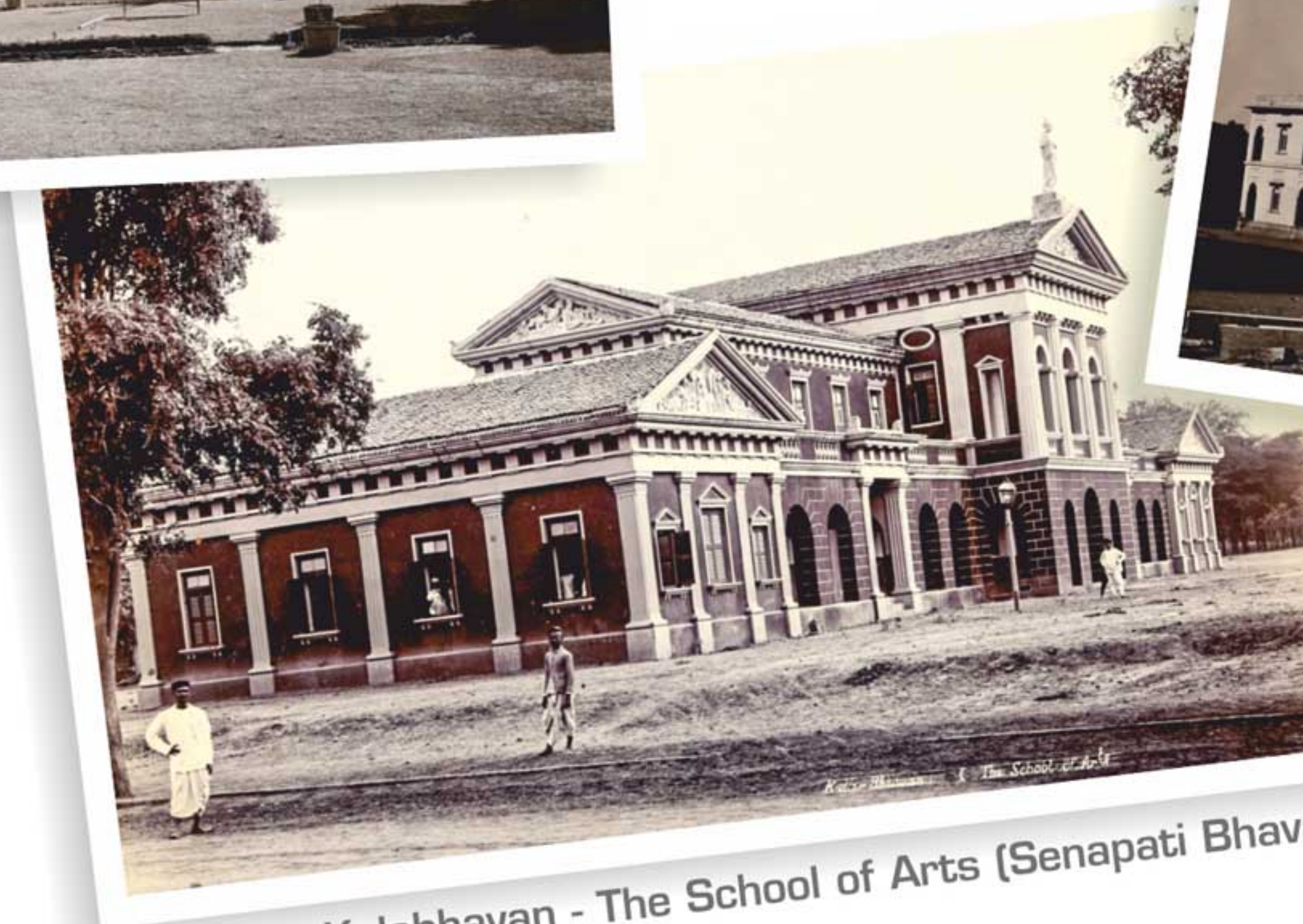
Nyay Mandir



Kirti Mandir



Vishwamitri Bridge



Kalabhavan - The School of Arts (Senapati Bhavan)



Developed a property in MIDC (Mumbai) into a 140,000 sq. ft. SBU building to be leased out to major IT firms



Developed a 50,000 sq. ft. retail and residential property in Juhu Tara Road, Mumbai



Gaekwad Baroda Golf Club (GBGC), a premier golf and sporting club of Gujarat. This is the "only club of Gujarat to feature in the top 100 clubs of India"



LVP Banquets & Conventions in Vadodara, a leading and established name in the hospitality sector

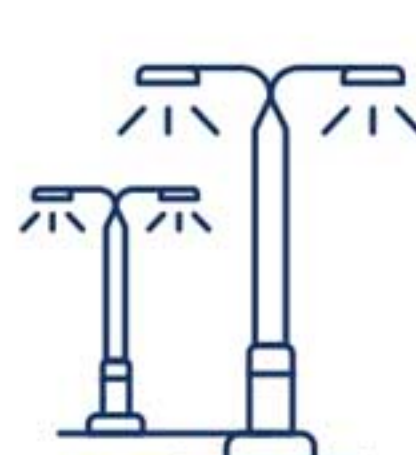
MAKE A ROYAL STATEMENT

EXPECT NOTHING LESS THAN PREMIUM

When you buy a property at The Baroda Crossway, you are assured of the best quality infrastructure. With reputed consultants at the helm of the architectural design, engineering and project management, The Baroda Crossway exudes excellence.



STRUCTURE & CONSTRUCTION



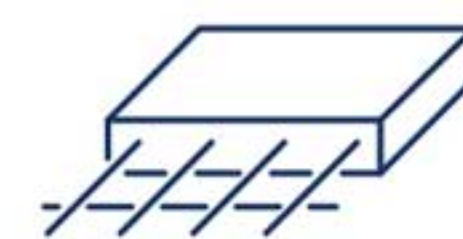
LED lighting for all common areas, shopping street and driveways; façade lighting on the three roadsides; ample natural lighting across the premises



Well-appointed entrance lobby for offices and fully furnished common areas for shops



Earthquake resistant RCC frame structure and external walls with weather-proof paint/cladding/glass glazing



PT slabs with minimum columns and beams for maximum flexibility in interior planning



Energy Management and Conservation

The Baroda Crossway has made focussed efforts to implement and install gold standard green building features for the project to achieve lower water consumption and higher energy efficiency

AMENITIES & SPECIFICATIONS

Flooring & Wall Cladding

- Premium vitrified tile flooring in common areas
- Natural stone/vitrified tile flooring in corridors and stairs
- Designer tile/granite flooring and wall cladding in lobby

Façade

- Shop fronts finished in a glare-free toughened glass for high visibility
- Offices finished in tinted, UV-proof glass, suitable for work environment
- Specifically designed signage locations to ensure high visibility

Electrical

- Dedicated H.T. power transformers with a standby for the complex
- 100% D.G. power backup for common areas, basement and all essential services
- Provision to install air conditioners for shops and offices
- Concealed copper wiring
- All electrical fixtures of ISI quality
- Shock-proof protection with latest ELCB/MCB in each unit

Doors & Windows

- Powder coated aluminium section windows
- Laminated finish, decorative doors with safety lock for offices

Elevators

- 5 high-speed elevators with one additional service lift

Fire & Safety

- Firefighting system for entire complex
- Fire extinguishers/fire hydrant system and CO sensor for basement
- Fire exit staircase within 25 m as per fire safety norms
- Well planned fire exits complying to National Building Council of 2015

Common Facilities

- Ample number of well-appointed, separate male and female washrooms
- Adequate water supply with facility for storage and rainwater harvesting

SPACE THAT GIVES YOU THE REGAL FEELING

**HIGHER FOOTFALL,
GREATER ROI, LARGER SPACE
IT'S ALL HERE AT ONE PLACE**



Developers - Maxfly Properties LLP



Project By Gaekwar Enterprise

www.gaekwarenterprise.com



Design Architects
ABM Architects



Project Management
Dongre Project Management
Consultants Pvt. Ltd.



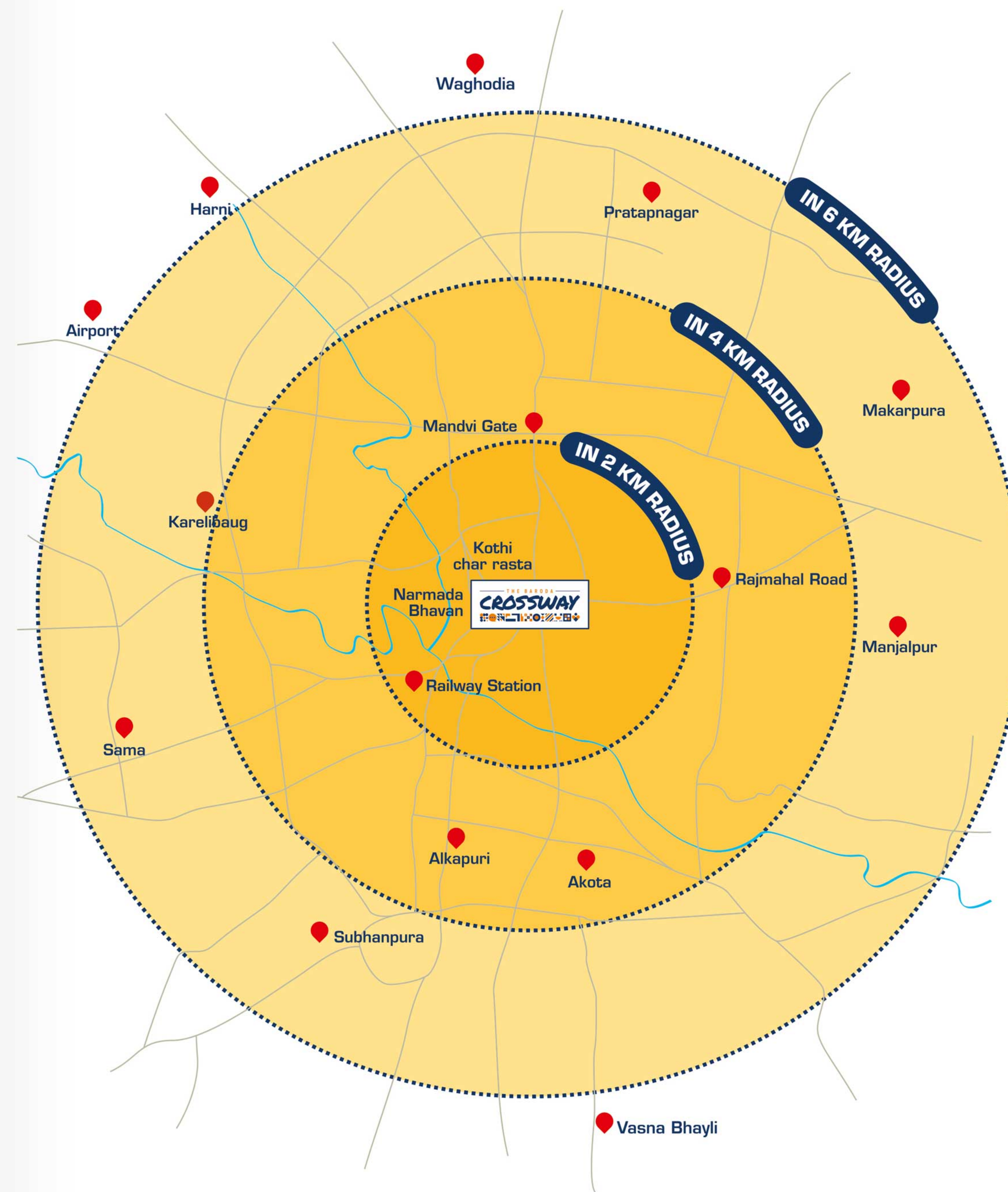
JW CONSULTANTS LLP
Structural Consultant
JW Consultants
LLP



MEPF Consultants
MEPTEK
Consultants



IGBC (Indian Green
Building Consultant)
Anand Consultants



Airport **6.3 km**



Railway Station **2 km**



Bus Depot **2 km**

BASEMENT 1



P A R K I N G | 128 🚗 | 214 🏍️

BASEMENT 2

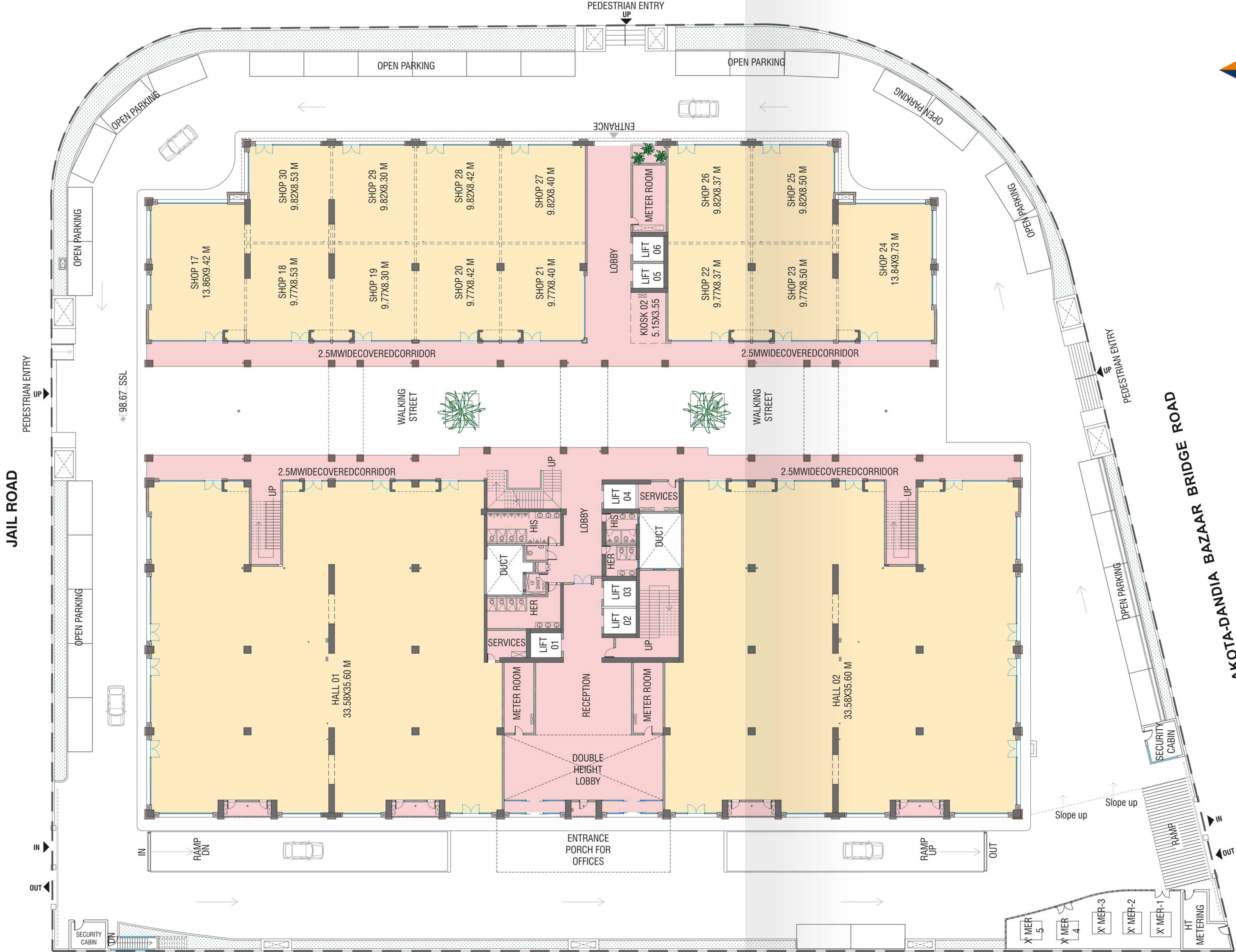


P A R K I N G | 134 🚗 | 226 🏍️

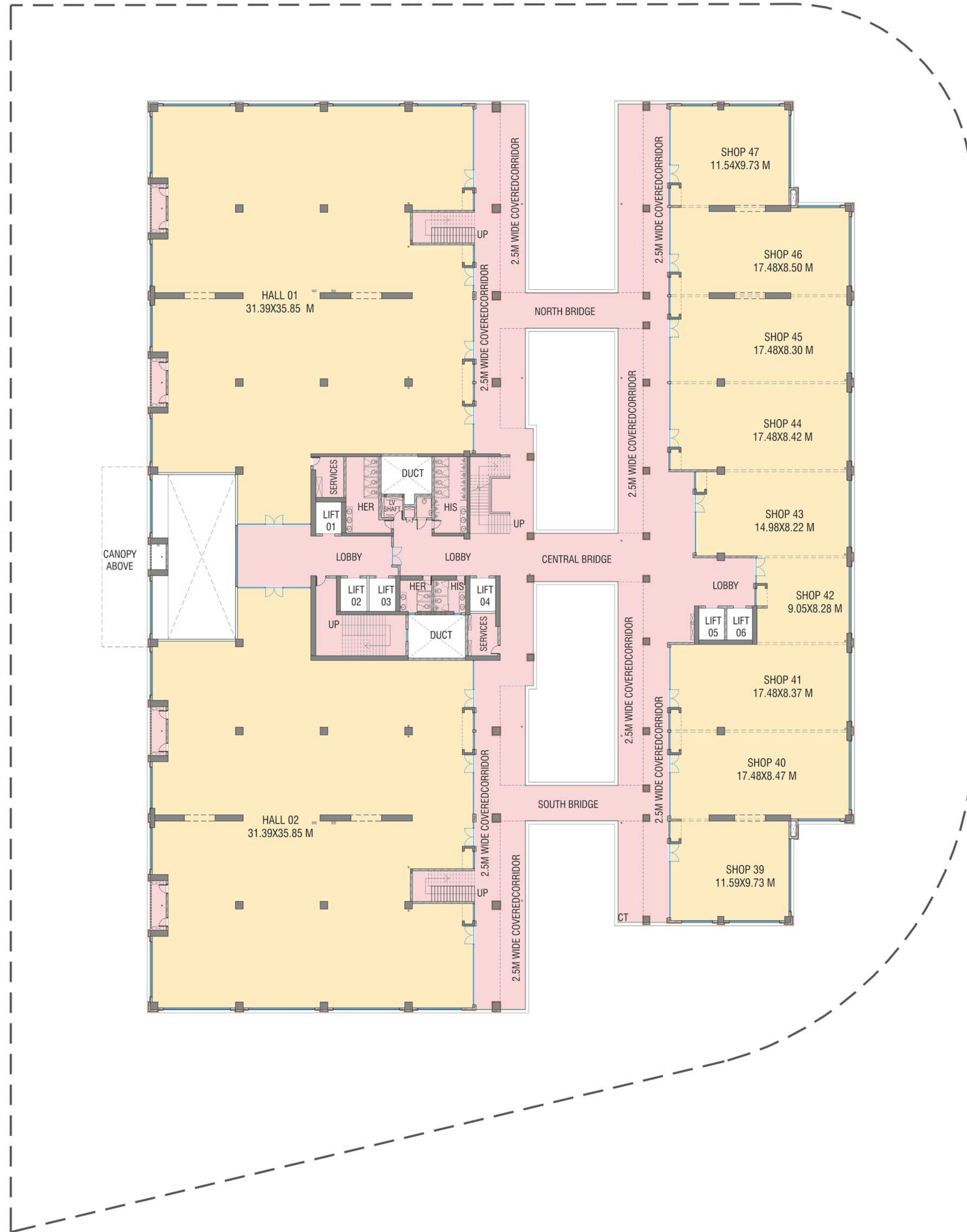
PALACE ROAD



GROUND FLOOR



FIRST FLOOR



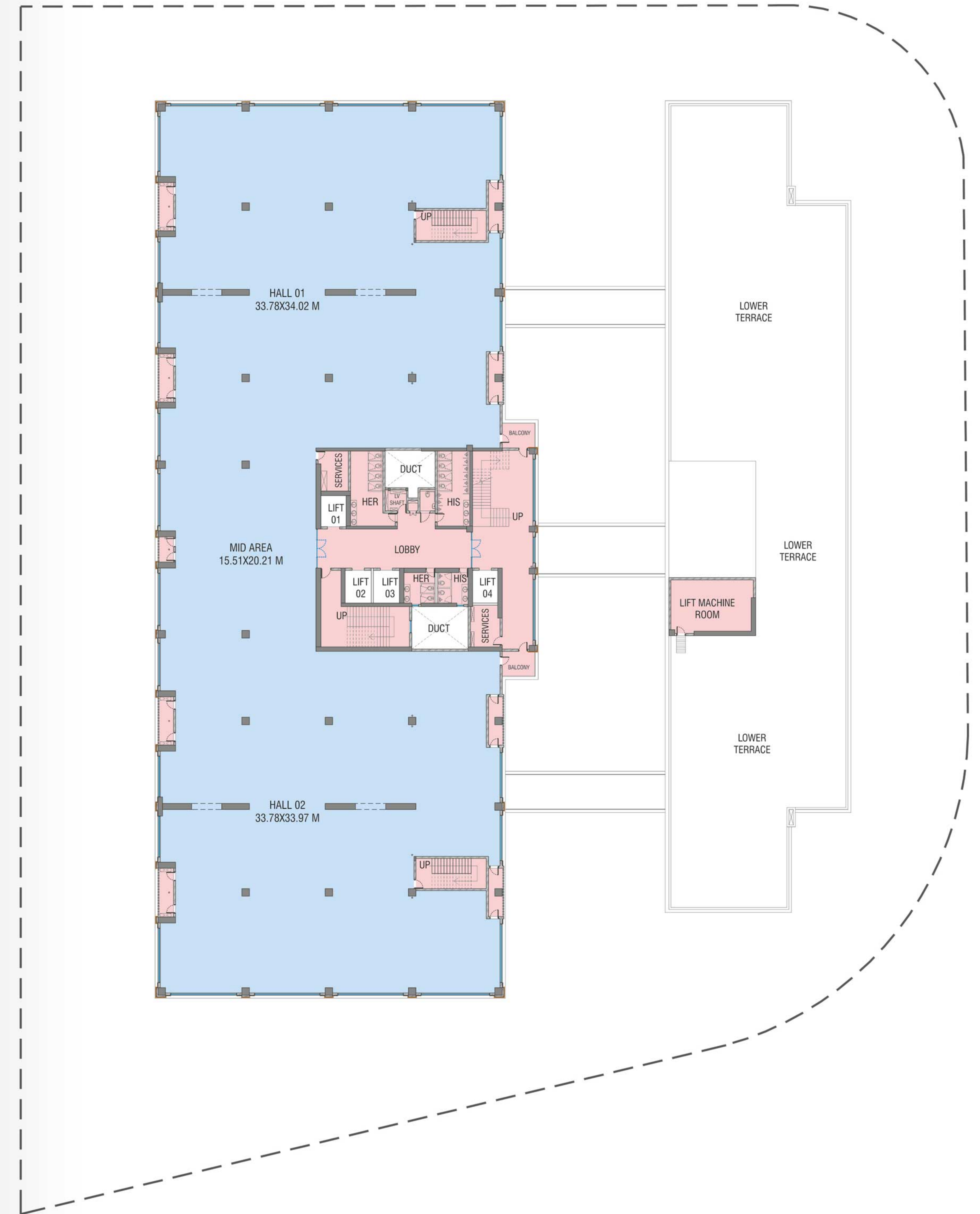
SECOND FLOOR



THIRD FLOOR



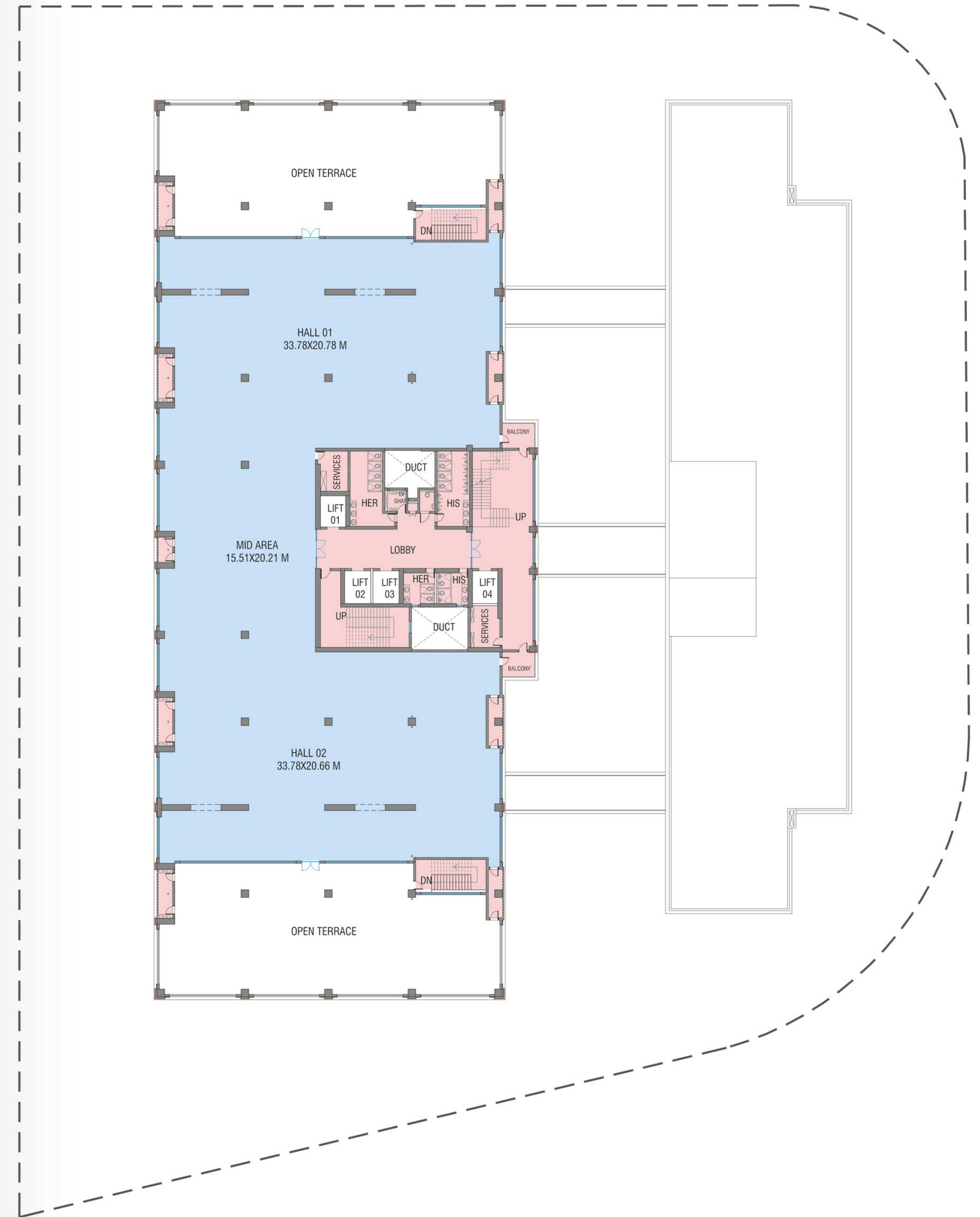
FOURTH FLOOR



FIFTH FLOOR



SIXTH FLOOR



PAYMENT SCHEDULE

Along with its stand-out design, comfort and safety features, the project also offers convenient payment options for a hassle-free transition and move-in process.



Payment Stage	% Amount to be Paid	Additional Charges
• On completion of plinth work	30%	• Infrastructure/development cost - INR 225/sq. ft.
• On completion of 1st floor slab work	10%	• Maintenance cost - INR 300/sq. ft.
• On completion of 2nd floor slab work	10%	• Electricity charges (3-phase metre) - as per actuals
• On completion of 3rd floor slab work	10%	• Stamp duty, Registration, GST, Legal charges, etc. - as per actuals
• On completion of 4th floor slab work	10%	• Charges for additional alterations & modifications - as per actuals
• On completion of 5th floor slab work	10%	• Any new taxes or charges levied by the government would be payable as required
• On completion of 6th floor slab work	10%	
• On completion of finishing work	5%	
• On possession	5%	

Possession will be given after one month of settlement of accounts

Payment to be made by cheque/DD/electronic in favour of Maxfly Properties LLP

PAN Number **ABDFM0885H**

GST Number **24ABDFM0885H229**

CIN Number **AAG-5779**

FOR CHOICE OF POSITION WITHIN THE PROPERTY AS WELL AS MORE FLEXIBILITY FOR CUSTOMISATION, **BOOK EARLY!**



Terms & Conditions

- ❶ The information contained in this brochure is subject to changes as may be approved by the competent authorities and cannot form part of any contract
- ❷ This brochure shall not be treated as a legal document; it is only for the purpose of information
- ❸ The areas are indicative only. The measurements indicated in the plan may vary at the time of construction/completion
- ❹ All landscaping is conceptual and shall be as per architect's design. Illustrations in this brochure are artist impressions and serve only to give an approximate idea of the project. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy
- ❺ The developers reserve all rights to make any changes as may be necessitated from time to time in the layout, building plan and specifications without any prior notice. Such changes would be binding on all members.



Site Office

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