

ईश्वरा  
CAPITOL

SHOWROOMS & OFFICES

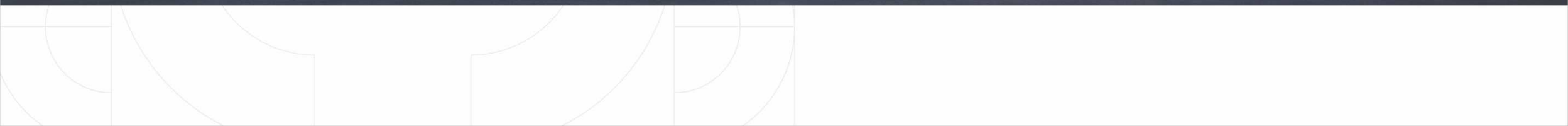
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# UNMATCHED SUCCESS

Step into a world of unparalleled sophistication - a luxurious business premises built for the elite. Ishwara Capitol sets the stage for success, through a setting where business aspirations find their perfect expression, and where every detail is crafted to cater to the needs of the discerning corporate world.

ISHWARA CAPITOL





## GET READY FOR AWE-INSPIRING ARCHITECTURE

At Ishwara Capitol, grandeur will capture your sense, leaving you in awe of the masterful design. The sleek lines, panoramic glass façade and meticulously crafted details blend seamlessly to create a striking visual spectacle. An abundance of natural light floods the open spaces, enhancing the ambience and inviting a sense of tranquility. Every element has been thoughtfully curated to elevate the experience of conducting business and engaging with clients. Every space is crafted to elevate spirits and spark imaginations, promising a truly exceptional experience for all who enter its premium interiors.



## UNMATCHED VALUE

- Contemporary Design
- Easy Road-Facing Access
- Versatile Size Range
- Luxurious Interiors

## SPECIAL FEATURES & FACILITIES

- S.S. Finished Automatic Elevators
- 100% power backup for lift & essential common utilities like common lighting
- Provision for one water/Drainage point for each unit at particular location as per design only
- Large Concrete/Paved instant parking on GF area and double basement parking
- CCTV camera at strategic locations for enhanced security
- Solar System for lift and common areas
- 12ft heights in showrooms
- Attached Washrooms in Every Unit
- Roof Top Cafeteria & Restaurant For Business Explore With Gazebo & Meeting Lounges

## SPECIFICATIONS

### Structure & Wall Construction

- Earthquake resistant RCC framed structure design, Internal & External masonry work with brick/block.
- Internal wall with lapi & primer and external wall with weather proof paint over double coat plaster.

### Doors & Windows

- Flush door with both side laminate & safety locks / M.S. Rolling shutter with colour.
- Powder coated aluminum sliding / glazing openable window.

### Flooring & Wall Cladding

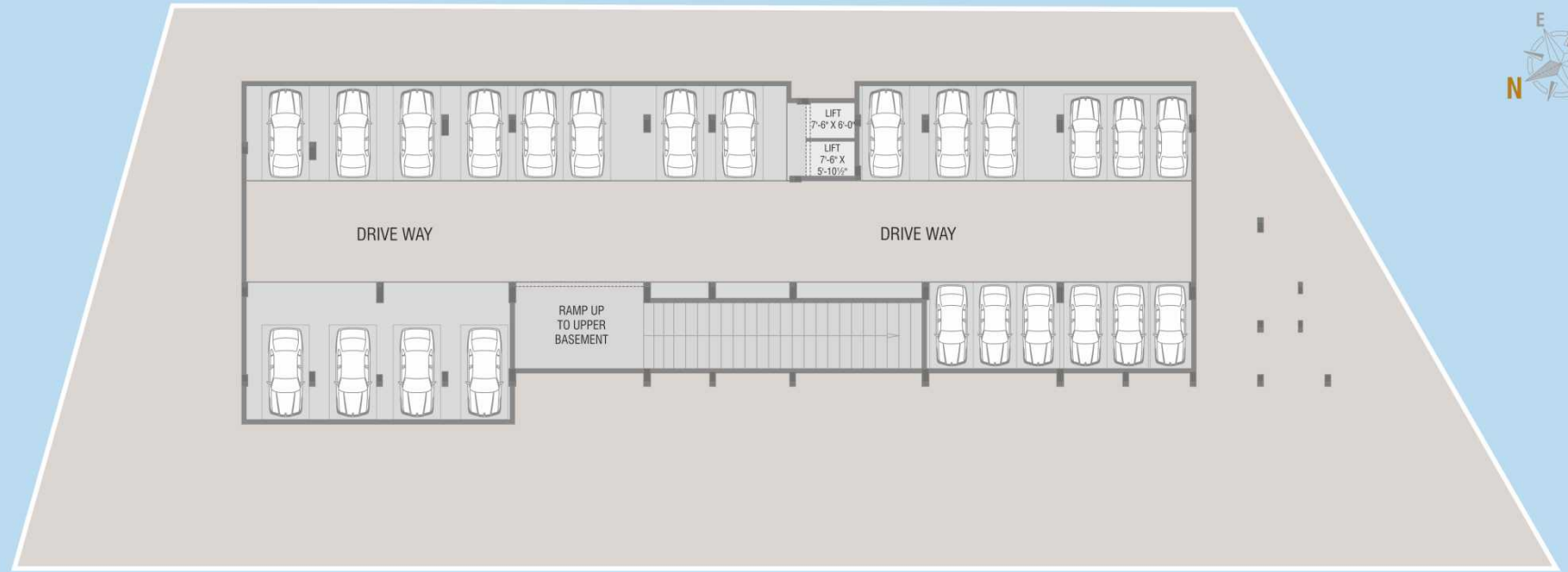
- Vitrified tile flooring with skirting in all units.
- Natural Stone / Vitrified Tile / Tremix Concrete flooring in common area.

### Electrification

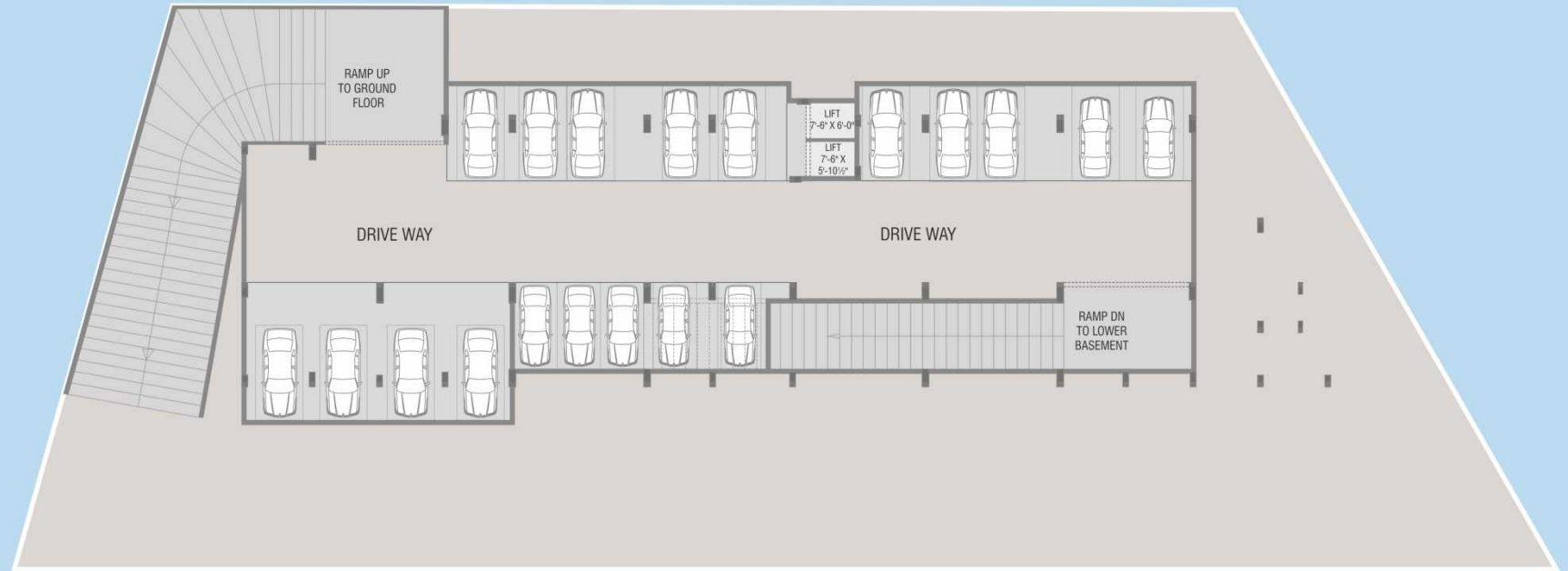
- Sufficient electric points with concealed wiring along with modular switches of Anchor or equivalent with one AC/TV/Internet Point in each unit.
- Provision for three phase meter on demand at extra cost.
- Exterior glazing & ACP Work as per architect's design only.



## LOWER BASEMENT FLOOR PLANS



## UPPER BASEMENT FLOOR PLANS

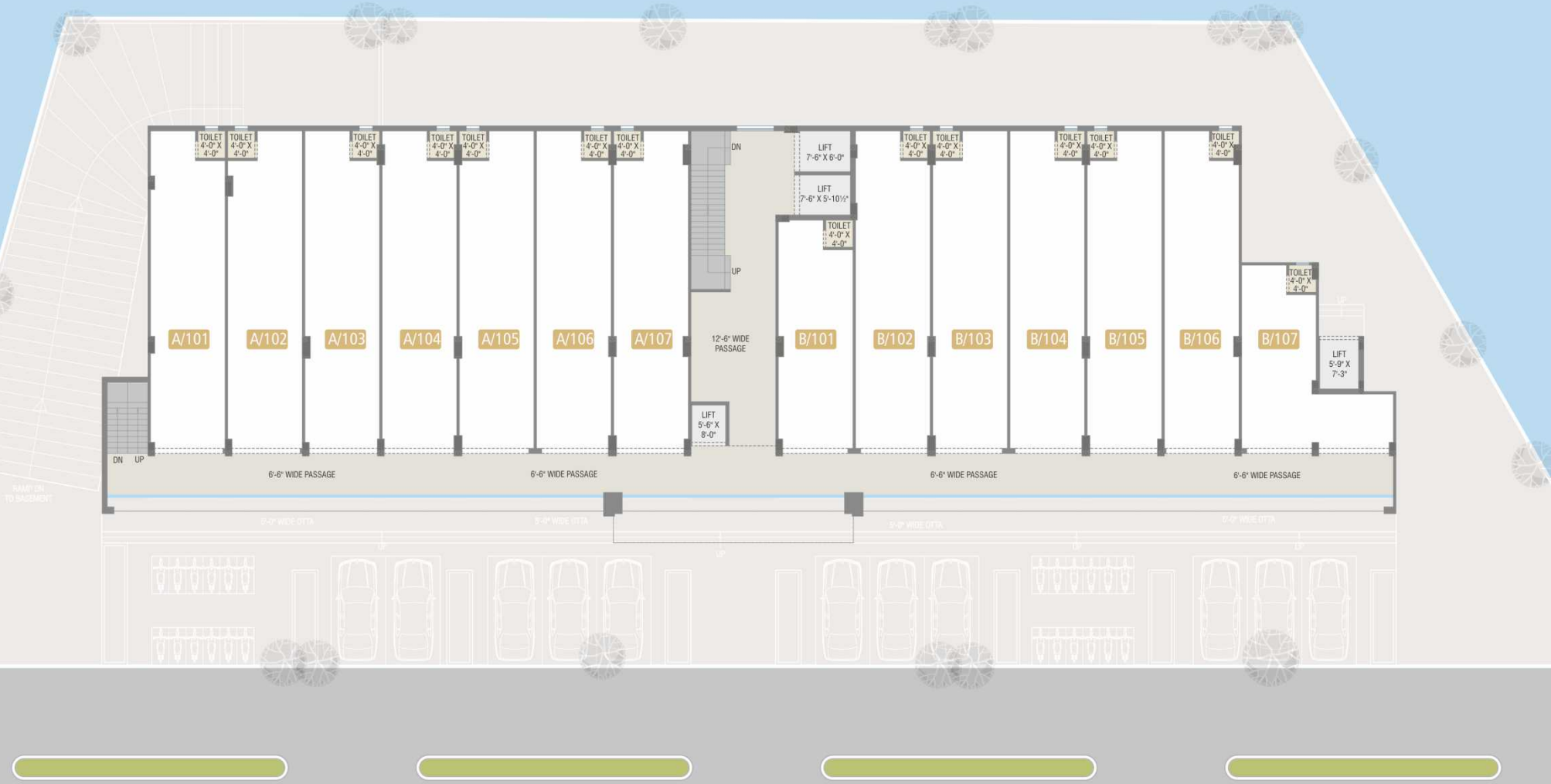






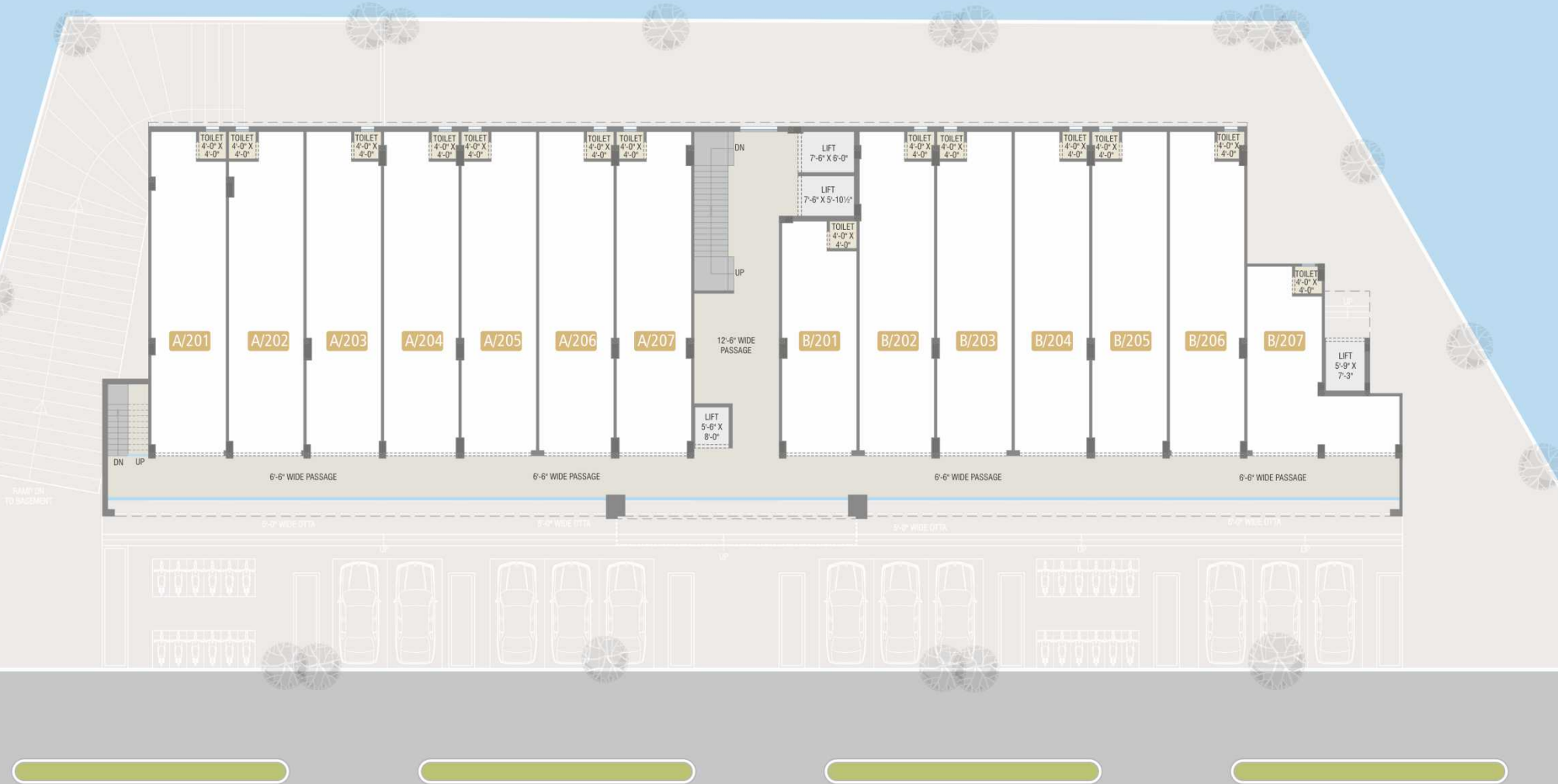
## GROUND FLOOR PLAN

UNIT NO.	AREA	CARPET AREA	UNIT NO.	AREA	CARPET AREA	UNIT NO.	AREA	CARPET AREA
SHOWROOM A/1	11'-0" x 47'-0"	517	SHOWROOM A/6	11'-0" x 54'-0"	594	SHOWROOM B/4	11'-0" x 54'-0"	594
SHOWROOM A/2	11'-0" x 47'-0"	517	SHOWROOM A/7	11'-0" x 54'-0"	594	SHOWROOM B/5	11'-0" x 54'-0"	594
SHOWROOM A/3	11'-0" x 47'-0"	517	SHOWROOM B/1	11'-0" x 40'-10"	450	SHOWROOM B/6	11'-0" x 54'-0"	594
SHOWROOM A/4	11'-0" x 54'-0"	594	SHOWROOM B/2	11'-0" x 54'-0"	594	SHOWROOM B/7	11'-0" x 34'-3"	377
SHOWROOM A/5	11'-0" x 54'-0"	594	SHOWROOM B/3	11'-0" x 54'-0"	594	SHOWROOM B/8	11'-0" x 15'-3"	168



## FIRST FLOOR PLAN

UNIT NO.	AREA	CARPET AREA	UNIT NO.	AREA	CARPET AREA	UNIT NO.	AREA	CARPET AREA
SHOWROOM A/101	11'-0" x 47'-6"	523	SHOWROOM A/106	11'-0" x 47'-6"	523	SHOWROOM B/104	11'-0" x 47'-6"	523
SHOWROOM A/102	11'-0" x 47'-6"	523	SHOWROOM A/107	11'-0" x 47'-6"	523	SHOWROOM B/105	11'-0" x 47'-6"	523
SHOWROOM A/103	11'-0" x 47'-6"	523	SHOWROOM B/101	11'-0" x 34'-4"	378	SHOWROOM B/106	11'-0" x 47'-6"	523
SHOWROOM A/104	11'-0" x 47'-6"	523	SHOWROOM B/102	11'-0" x 47'-6"	523	SHOWROOM B/107	11'-0" x 27'-9" & 11'-5" x 8'-9"	405
SHOWROOM A/105	11'-0" x 47'-6"	523	SHOWROOM B/103	11'-0" x 47'-6"	523			



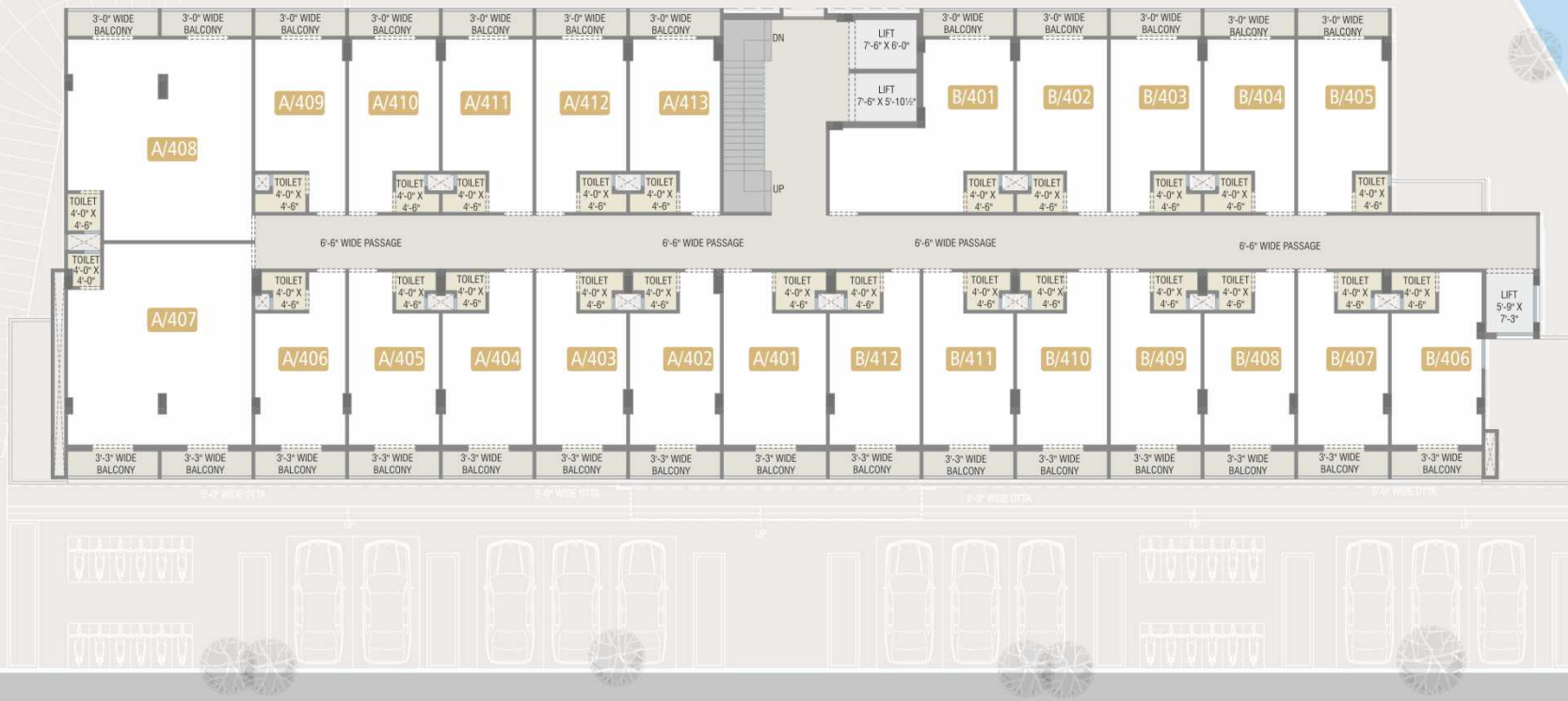
## SECOND FLOOR PLAN

UNIT NO.	AREA	CARPET AREA	UNIT NO.	AREA	CARPET AREA	UNIT NO.	AREA	CARPET AREA
SHOWROOM A/201	11'-0" x 47'-6"	523	SHOWROOM A/206	11'-0" x 47'-6"	523	SHOWROOM B/204	11'-0" x 47'-6"	523
SHOWROOM A/202	11'-0" x 47'-6"	523	SHOWROOM A/207	11'-0" x 47'-6"	523	SHOWROOM B/205	11'-0" x 47'-6"	523
SHOWROOM A/203	11'-0" x 47'-6"	523	SHOWROOM B/201	11'-0" x 34'-4"	378	SHOWROOM B/206	11'-0" x 47'-6"	523
SHOWROOM A/204	11'-0" x 47'-6"	523	SHOWROOM B/202	11'-0" x 47'-6"	523	SHOWROOM B/207	11'-0" x 27'-9" & 11'-5" x 8'-9"	405
SHOWROOM A/205	11'-0" x 47'-6"	523	SHOWROOM B/203	11'-0" x 47'-6"	523			



## THIRD FLOOR PLAN

UNIT NO.	AREA	CARPET AREA	UNIT NO.	AREA	CARPET AREA	UNIT NO.	AREA	CARPET AREA
OFFICE A/301	11'-0" x 25'-0"	275	OFFICE A/310	11'-0" x 24'-0"	264	OFFICE B/306	11'-0" x 25'-0"	275
OFFICE A/302	11'-0" x 25'-0"	275	OFFICE A/311	11'-0" x 24'-0"	264	OFFICE B/307	11'-0" x 25'-0"	275
OFFICE A/303	11'-0" x 25'-0"	275	OFFICE A/312	11'-0" x 24'-0"	264	OFFICE B/308	11'-0" x 25'-0"	275
OFFICE A/304	11'-0" x 25'-0"	275	OFFICE B/301	11'-0" x 24'-0" & 11'-4" x 10'-3"	380	OFFICE B/309	11'-0" x 25'-0"	275
OFFICE A/305	11'-0" x 25'-0"	275	OFFICE B/302	11'-0" x 24'-0"	264	OFFICE B/310	11'-0" x 25'-0"	275
OFFICE A/306	22'-3" x 28'-6"	634	OFFICE B/303	11'-0" x 24'-0"	264	OFFICE B/311	11'-0" x 25'-0"	275
OFFICE A/307	22'-3" x 27'-6"	612	OFFICE B/304	11'-0" x 24'-0"	264	OFFICE B/312	11'-0" x 25'-0"	275
OFFICE A/308	11'-0" x 24'-0"	264	OFFICE B/305	11'-0" x 24'-0"	264			
OFFICE A/309	11'-0" x 24'-0"	264						



## FOURTH FLOOR PLAN

UNIT NO.	AREA	CARPET AREA	UNIT NO.	AREA	CARPET AREA	UNIT NO.	AREA	CARPET AREA
OFFICE A/401	12'-6" x 24'-3"	303	OFFICE A/410	11'-0" x 24'-0"	264	OFFICE B/405	11'-0" x 24'-0"	264
OFFICE A/402	11'-0" x 24'-3"	268	OFFICE A/411	11'-0" x 24'-0"	264	OFFICE B/406	11'-0" x 24'-3"	268
OFFICE A/403	11'-0" x 24'-3"	268	OFFICE A/412	11'-0" x 24'-0"	264	OFFICE B/407	11'-0" x 24'-3"	268
OFFICE A/404	11'-0" x 24'-3"	268	OFFICE A/413	11'-0" x 24'-0"	264	OFFICE B/408	11'-0" x 24'-3"	268
OFFICE A/405	11'-0" x 24'-3"	268	OFFICE B/401	11'-0" x 24'-0" & 11'-4" x 10'-3"	380	OFFICE B/409	11'-0" x 24'-3"	268
OFFICE A/406	11'-3" x 24'-3"	268	OFFICE B/402	11'-0" x 24'-0"	264	OFFICE B/410	11'-0" x 24'-3"	268
OFFICE A/407	22'-3" x 27'-9"	617	OFFICE B/403	11'-0" x 24'-0"	264	OFFICE B/411	11'-0" x 24'-3"	268
OFFICE A/408	22'-3" x 27'-6"	612	OFFICE B/404	11'-0" x 24'-0"	264	OFFICE B/412	11'-0" x 24'-3"	268
OFFICE A/409	11'-0" x 24'-0"	264						

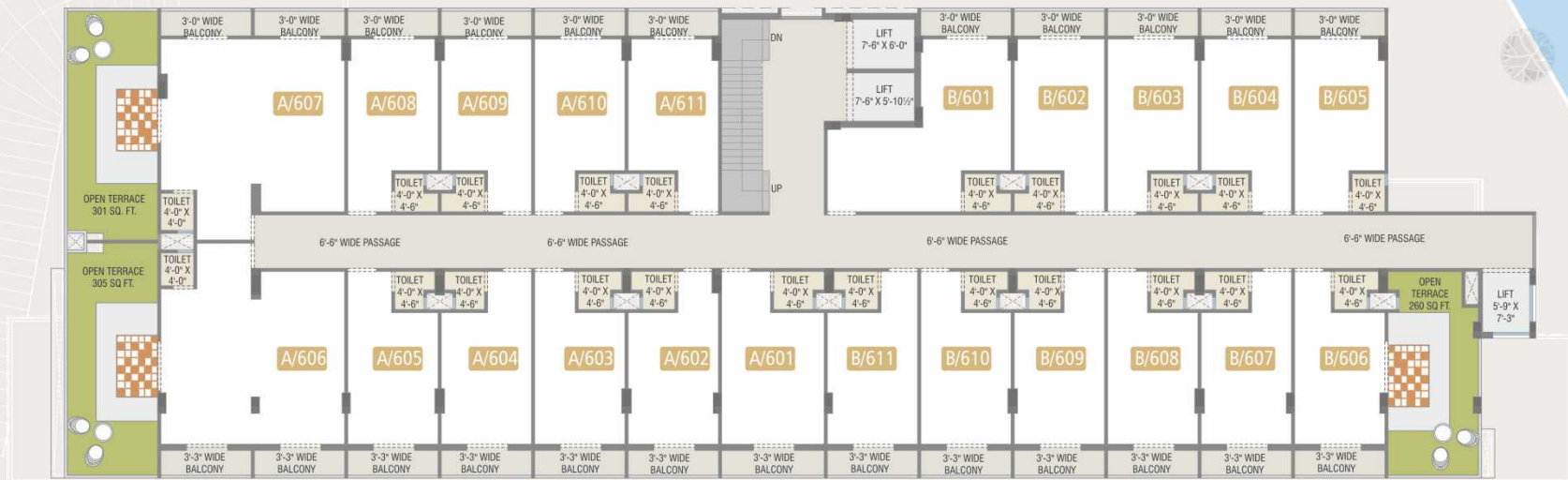


## FIFTH FLOOR PLAN

UNIT NO.	AREA	CARPET AREA	UNIT NO.	AREA	CARPET AREA	UNIT NO.	AREA	CARPET AREA
OFFICE A/501	12'-6" x 24'-3"	303	OFFICE A/510	11'-0" x 24'-0"	264	OFFICE B/505	11'-0" x 24'-0"	264
OFFICE A/502	11'-0" x 24'-3"	268	OFFICE A/511	11'-0" x 24'-0"	264	OFFICE B/506	11'-0" x 24'-3"	268
OFFICE A/503	11'-0" x 24'-3"	268	OFFICE A/512	11'-0" x 24'-0"	264	OFFICE B/507	11'-0" x 24'-3"	268
OFFICE A/504	11'-0" x 24'-3"	268	OFFICE A/513	11'-0" x 24'-0"	264	OFFICE B/508	11'-0" x 24'-3"	268
OFFICE A/505	11'-0" x 24'-3"	268	OFFICE B/501	11'-0" x 24'-0" &		OFFICE B/509	11'-0" x 24'-3"	268
OFFICE A/506	11'-3" x 24'-3"	268		11'-4" x 10'-3"	380	OFFICE B/510	11'-0" x 24'-3"	268
OFFICE A/507	22'-3" x 27'-9"	617	OFFICE B/502	11'-0" x 24'-0"	264	OFFICE B/511	11'-0" x 24'-3"	268
OFFICE A/508	22'-3" x 27'-6"	612	OFFICE B/503	11'-0" x 24'-0"	264	OFFICE B/512	11'-0" x 24'-3"	268
OFFICE A/509	11'-0" x 24'-0"	264	OFFICE B/504	11'-0" x 24'-0"	264			

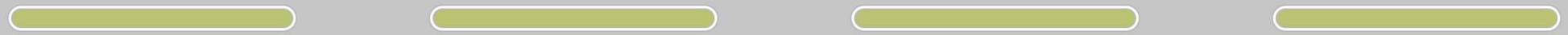
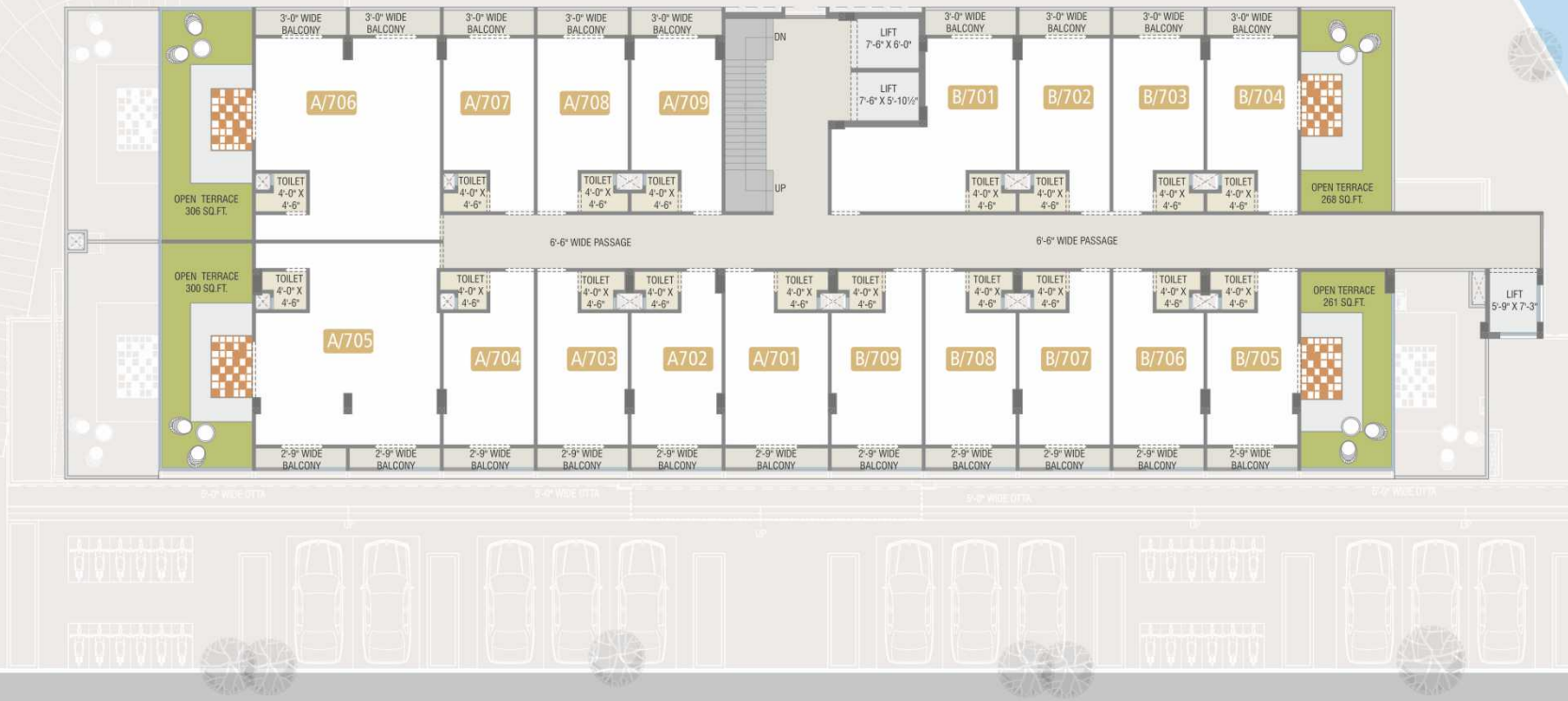


RAMPS DL TO BASEMENT



## SIXTH FLOOR PLAN

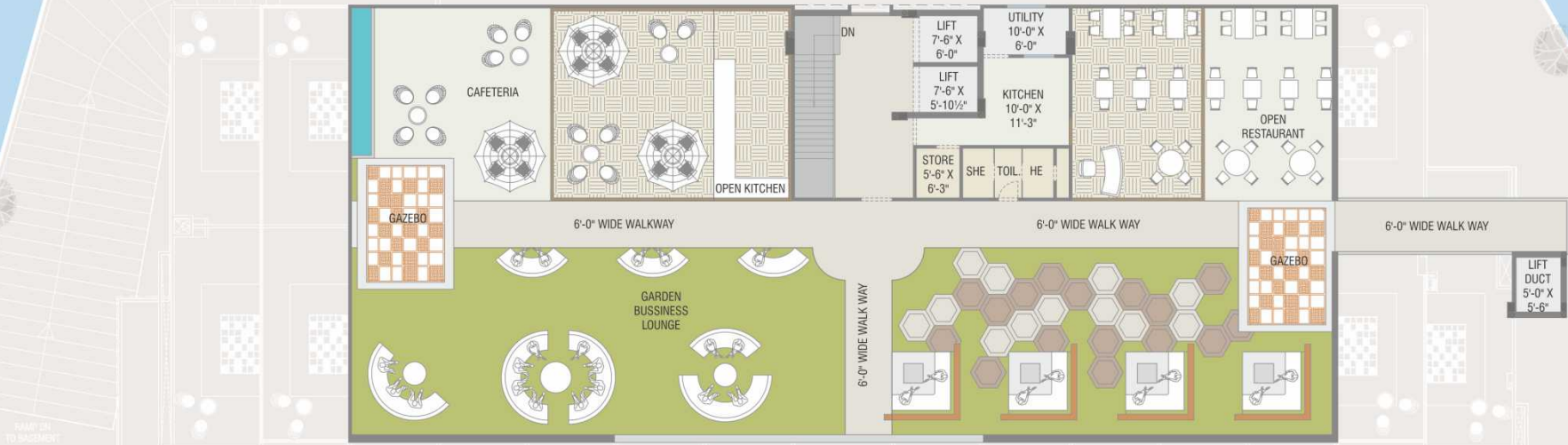
UNIT NO.	AREA	CARPET AREA	UNIT NO.	AREA	CARPET AREA	UNIT NO.	AREA	CARPET AREA
OFFICE A/601	12'-6" x 24'-3"	303	OFFICE A/610	11'-0" x 24'-0"	264	OFFICE B/607	11'-0" x 24'-3"	268
OFFICE A/602	11'-0" x 24'-3"	268	OFFICE A/611	11'-0" x 24'-0"	264	OFFICE B/608	11'-0" x 24'-3"	268
OFFICE A/603	11'-0" x 24'-3"	268	OFFICE B/601	11'-0" x 24'-0" &	380	OFFICE B/609	11'-0" x 24'-3"	268
OFFICE A/604	11'-0" x 24'-3"	268	OFFICE B/602	11'-4" x 10'-3"	380	OFFICE B/610	11'-0" x 24'-3"	268
OFFICE A/605	11'-0" x 24'-3"	268	OFFICE B/603	11'-0" x 24'-0"	264	OFFICE B/611	11'-0" x 24'-3"	268
OFFICE A/606	22'-3" x 26'-0"	578	OFFICE B/604	11'-0" x 24'-0"	264			
OFFICE A/607	22'-3" x 25'-6"	567	OFFICE B/605	11'-0" x 24'-0"	264			
OFFICE A/608	22'-3" x 24'-6"	264	OFFICE B/606	11'-0" x 24'-3"	268			
OFFICE A/609	11'-0" x 24'-0"	264						



## SEVENTH FLOOR PLAN

UNIT NO.	AREA	CARPET AREA	UNIT NO.	AREA	CARPET AREA	UNIT NO.	AREA	CARPET AREA
OFFICE A/701	12'-6" x 24'-3"	303	OFFICE A/708	11'-0" x 24'-0"	264	OFFICE B/705	11'-0" x 24'-0"	264
OFFICE A/702	11'-0" x 24'-0"	264	OFFICE A/709	11'-0" x 24'-0"	264	OFFICE B/706	11'-0" x 24'-0"	264
OFFICE A/703	11'-0" x 24'-0"	264	OFFICE B/701	11'-0" x 24'-0" &		OFFICE B/707	11'-0" x 24'-0"	264
OFFICE A/704	11'-0" x 24'-0"	264		11'-4" x 10'-3"	380	OFFICE B/708	11'-0" x 24'-0"	264
OFFICE A/705	22'-3" x 27'-6"	612	OFFICE B/702	11'-0" x 24'-0"	264	OFFICE B/709	11'-0" x 24'-0"	264
OFFICE A/706	22'-3" x 27'-6"	612	OFFICE B/703	11'-0" x 24'-0"	264			
OFFICE A/707	11'-0" x 24'-0"	264	OFFICE B/704	11'-0" x 24'-0"	264			





 **TERRACE FLOOR PLAN**

# UNMATCHED LOCATION

Imagine a business address that's perfect in every way. An address that offers you maximum visibility, smooth connectivity and great growth potential. Located at the bustling **Tarsali Dabhoi Ring Road**, Ishwara Capitol is where your business will enjoy advantages like no other.



## KEY PLAN



**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.

SCAN FOR LOCATION



SCAN FOR WEBSITE





## ABOUT US:

Backed by rich experience over 20 years in civil construction, VRAJ Group forayed into the real estate industry with residential projects crafted to suit elite customers.

Pursuing the philosophy of ethics and quality, VRAJ Group has a track record of sustained growth, innovation and customer satisfaction. We believe to connect personally with each customer and foster an environment of respect and trust.

We have carefully crafted and perfected all of our construction processes, guided by our commitment to our clients success and drive to continuously leverage the best practices, equipment, and technology available.

*Our Motto:*

*Maintaining High Construction Standards,  
Quality Finish, Customer Satisfaction and  
Delivering Value for Customer Delight.*



Vasna Bhayli Road **GREEN LEAF**



Vasna Bhayli Road **GREEN LEAF EXOTICA**



Sevasi, TP-2 **GREEN LEAF 16**



New Alkapuri, Gotri **GREEN LEAF REGALIA**



New Alkapuri, Gotri **GREEN LEAF ANTILIA**



TP 24A, Bhayli Sevasi Road **GREEN LEAF HERITAGE**



Bhayli TP 24B **REGALIA 18**



Sevasi Road **GREEN LEAF HERITAGE 2**



Bhayli TP 24B **REGALIA 15**

**Payment Schedule:** 20% Booking | 10% on Basement | 10% on Ground Floor | 10% on 1st Floor | 10% on 2nd Floor | 05% on 3rd Floor | 05% on 4th Floor | 05% on 5th Floor | 05% on 6th Floor | 05% on 7th Floor | 05% on Installation of Door / Shutter | 05% on Finishing | 05% Before Possession

a project by



Developers: VRAJ REALITY

Site: 40 Mtr. Main Tarsali-Soma Talav Ring Road,  
Opp. Bansal Mall, Tarsali, Vadodara-390009

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Architect:



Structural Consultant:

ASHOK SHAH  
& ASSOCIATES  
CONSULTING ENGINEERS