

ईश्वरा  
CAPITOL  
SHOWROOMS & OFFICES



# 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.









# 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.

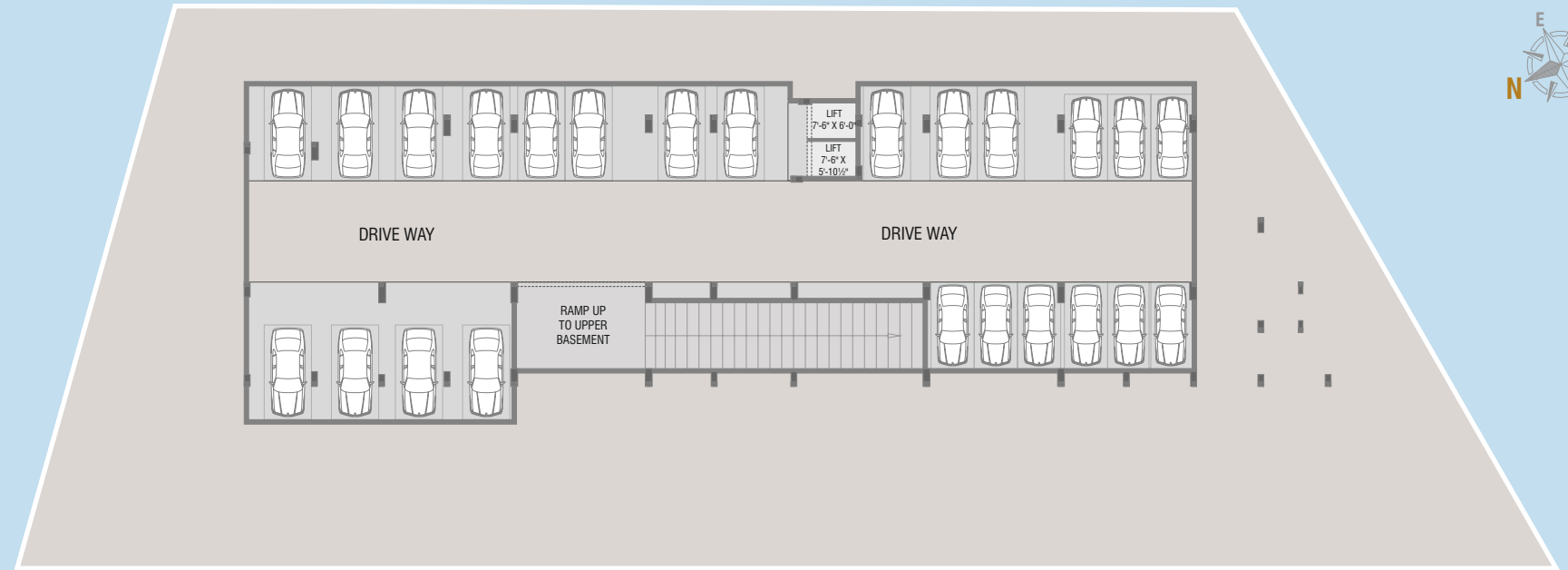
### Flooring & Wall Cladding

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

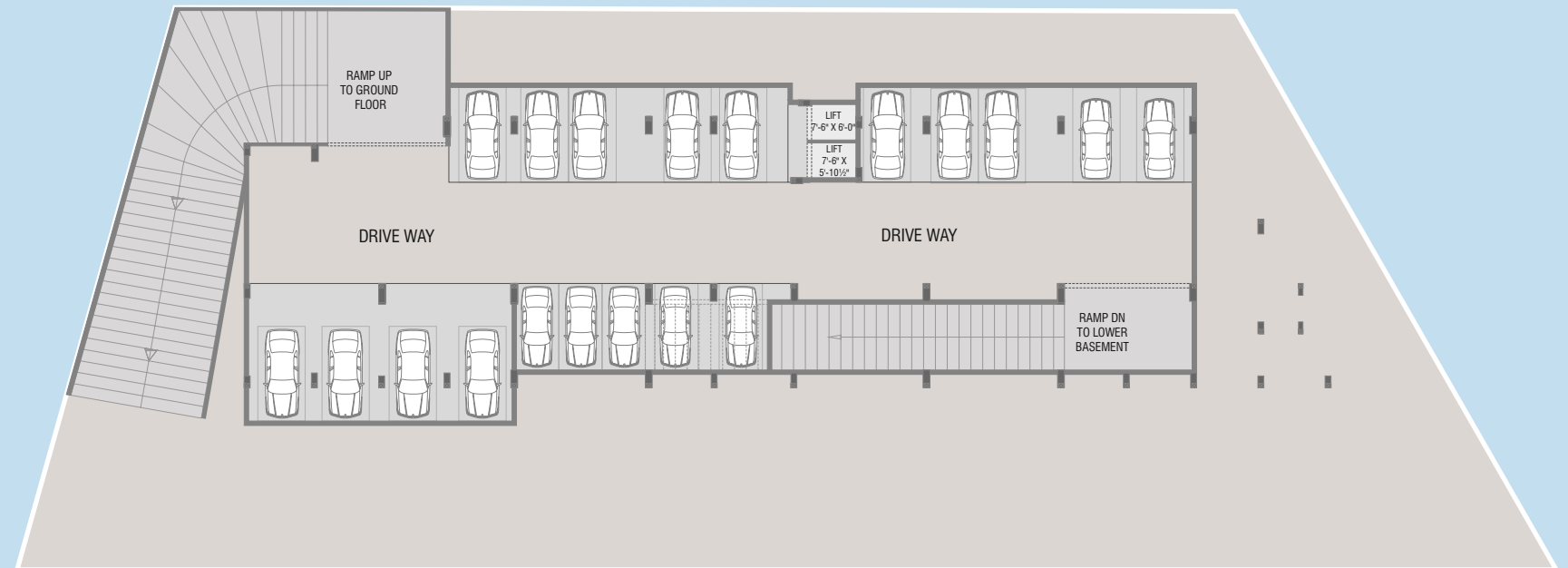
### Electrification

- 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

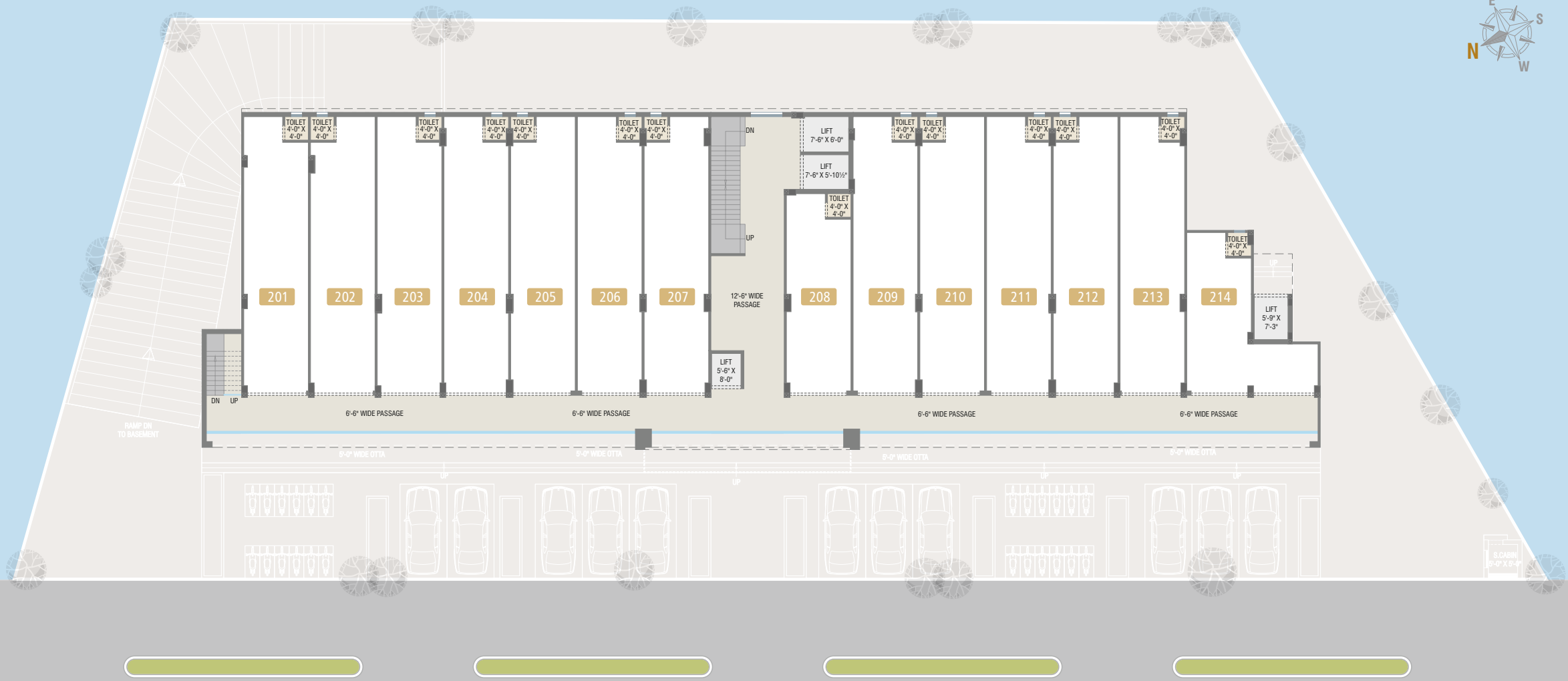
UNIT NO.	AREA	CARPET AREA	UNIT NO.	AREA	CARPET AREA	UNIT NO.	AREA	CARPET AREA
SHOWROOM 1	11'-0" x 47'-0"	517	SHOWROOM 6	11'-0" x 54'-0"	594	SHOWROOM 11	11'-0" x 54'-0"	594
SHOWROOM 2	11'-0" x 47'-0"	517	SHOWROOM 7	11'-0" x 54'-0"	594	SHOWROOM 12	11'-0" x 54'-0"	594
SHOWROOM 3	11'-0" x 47'-0"	517	SHOWROOM 8	11'-0" x 40'-10"	450	SHOWROOM 13	11'-0" x 54'-0"	594
SHOWROOM 4	11'-0" x 54'-0"	594	SHOWROOM 9	11'-0" x 54'-0"	594	SHOWROOM 14	11'-0" x 34'-3"	377
SHOWROOM 5	11'-0" x 54'-0"	594	SHOWROOM 10	11'-0" x 54'-0"	594	SHOWROOM 15	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 101	11'-0" x 47'-6"	523	SHOWROOM 106	11'-0" x 47'-6"	523	SHOWROOM 111	11'-0" x 47'-6"	523
SHOWROOM 102	11'-0" x 47'-6"	523	SHOWROOM 107	11'-0" x 47'-6"	523	SHOWROOM 112	11'-0" x 47'-6"	523
SHOWROOM 103	11'-0" x 47'-6"	523	SHOWROOM 108	11'-0" x 34'-4"	378	SHOWROOM 113	11'-0" x 47'-6"	523
SHOWROOM 104	11'-0" x 47'-6"	523	SHOWROOM 109	11'-0" x 47'-6"	523	SHOWROOM 114	11'-0" x 27'-9" & 11'-5" x 8'-9"	405
SHOWROOM 105	11'-0" x 47'-6"	523	SHOWROOM 110	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 201	11'-0" x 47'-6"	523	SHOWROOM 206	11'-0" x 47'-6"	523	SHOWROOM 211	11'-0" x 47'-6"	523
SHOWROOM 202	11'-0" x 47'-6"	523	SHOWROOM 207	11'-0" x 47'-6"	523	SHOWROOM 212	11'-0" x 47'-6"	523
SHOWROOM 203	11'-0" x 47'-6"	523	SHOWROOM 208	11'-0" x 34'-4"	378	SHOWROOM 213	11'-0" x 47'-6"	523
SHOWROOM 204	11'-0" x 47'-6"	523	SHOWROOM 209	11'-0" x 47'-6"	523	SHOWROOM 214	11'-0" x 27'-9" & 11'-5" x 8'-9"	405
SHOWROOM 205	11'-0" x 47'-6"	523	SHOWROOM 210	11'-0" x 47'-6"	523			



RAMP DN  
TO BASEMENT



2 CARWASH  
8'-0" X 8'-0"

## THIRD FLOOR PLAN

UNIT NO.	AREA	CARPET AREA	UNIT NO.	AREA	CARPET AREA	UNIT NO.	AREA	CARPET AREA
OFFICE 301/302	22'-3" x 27'-6"	612	OFFICE 310	11'-0" x 24'-0"	264	OFFICE 319	11'-0" x 25'-0"	275
OFFICE 303	11'-0" x 24'-0"	264	OFFICE 311	11'-0" x 24'-0"	264	OFFICE 320	11'-0" x 25'-0"	275
OFFICE 304	11'-0" x 24'-0"	264	OFFICE 312	11'-0" x 24'-0"	264	OFFICE 321	11'-0" x 25'-0"	275
OFFICE 305	11'-0" x 24'-0"	264	OFFICE 313	11'-0" x 25'-0"	275	OFFICE 322	11'-0" x 25'-0"	275
OFFICE 306	11'-0" x 24'-0"	264	OFFICE 314	11'-0" x 25'-0"	275	OFFICE 323	11'-0" x 25'-0"	275
OFFICE 307	11'-0" x 24'-0"	264	OFFICE 315	11'-0" x 25'-0"	275	OFFICE 324	11'-0" x 25'-0"	275
OFFICE 308	11'-0" x 24'-0" & 11'-4" x 10'-3"	380	OFFICE 316	11'-0" x 25'-0"	275	OFFICE 325/326	22'-3" x 28'-6"	634
OFFICE 309	11'-0" x 24'-0"	264	OFFICE 317	11'-0" x 25'-0"	275			
			OFFICE 318	11'-0" x 25'-0"	275			





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TO BASEMENT



## FOURTH FLOOR PLAN

UNIT NO.	AREA	CARPET AREA	UNIT NO.	AREA	CARPET AREA	UNIT NO.	AREA	CARPET AREA
OFFICE 401/402	22'-3" x 27'-6"	612	OFFICE 410	11'-0" x 24'-0"	264	OFFICE 419	11'-0" x 24'-3"	268
OFFICE 403	11'-0" x 24'-0"	264	OFFICE 411	11'-0" x 24'-0"	264	OFFICE 420	11'-0" x 24'-3"	268
OFFICE 404	11'-0" x 24'-0"	264	OFFICE 412	11'-0" x 24'-0"	264	OFFICE 421	11'-0" x 24'-3"	268
OFFICE 405	11'-0" x 24'-0"	264	OFFICE 413	11'-0" x 24'-3"	268	OFFICE 422	11'-0" x 24'-3"	268
OFFICE 406	11'-0" x 24'-0"	264	OFFICE 414	11'-0" x 24'-3"	268	OFFICE 423	11'-0" x 24'-3"	268
OFFICE 407	11'-0" x 24'-0"	264	OFFICE 415	11'-0" x 24'-3"	268	OFFICE 424	11'-3" x 24'-3"	268
OFFICE 408	11'-0" x 24'-0" & 11'-4" x 10'-3"	380	OFFICE 416	11'-0" x 24'-3"	268	OFFICE 425/426	22'-3" x 27'-9"	617
OFFICE 409	11'-0" x 24'-0"	264	OFFICE 417	11'-0" x 24'-3"	268			
			OFFICE 418	11'-0" x 24'-3"	268			



RAMP DN  
TO BASEMENT

2 CARIN  
5'-0" X 9'-0"

## FIFTH FLOOR PLAN

UNIT NO.	AREA	CARPET AREA	UNIT NO.	AREA	CARPET AREA	UNIT NO.	AREA	CARPET AREA
OFFICE 501/502	22'-3" x 27'-6"	612	OFFICE 510	11'-0" x 24'-0"	264	OFFICE 519	11'-0" x 24'-3"	268
OFFICE 503	11'-0" x 24'-0"	264	OFFICE 511	11'-0" x 24'-0"	264	OFFICE 520	11'-0" x 24'-3"	268
OFFICE 504	11'-0" x 24'-0"	264	OFFICE 512	11'-0" x 24'-0"	264	OFFICE 521	11'-0" x 24'-3"	268
OFFICE 505	11'-0" x 24'-0"	264	OFFICE 513	11'-0" x 24'-3"	268	OFFICE 522	11'-0" x 24'-3"	268
OFFICE 506	11'-0" x 24'-0"	264	OFFICE 514	11'-0" x 24'-3"	268	OFFICE 523	11'-0" x 24'-3"	268
OFFICE 507	11'-0" x 24'-0"	264	OFFICE 515	11'-0" x 24'-3"	268	OFFICE 524	11'-3" x 24'-3"	268
OFFICE 508	11'-0" x 24'-0" & 11'-4" x 10'-3"	380	OFFICE 516	11'-0" x 24'-3"	268	OFFICE 525/526	22'-3" x 27'-9"	617
OFFICE 509	11'-0" x 24'-0"	264	OFFICE 517	11'-0" x 24'-3"	268			
			OFFICE 518	11'-0" x 24'-3"	268			



RAMP DN  
TO BASEMENT



2. CARWASH  
8'-0" X 8'-0"

## SIXTH FLOOR PLAN

UNIT NO.	AREA	CARPET AREA	UNIT NO.	AREA	CARPET AREA	UNIT NO.	AREA	CARPET AREA
OFFICE 601/602	22'-3" x 25'-6"	567	OFFICE 609	11'-0" x 24'-0"	264	OFFICE 617	11'-0" x 24'-3"	268
OFFICE 603	22'-3" x 24'-6"	264	OFFICE 610	11'-0" x 24'-0"	264	OFFICE 618	11'-0" x 24'-3"	268
OFFICE 604	11'-0" x 24'-0"	264	OFFICE 611	11'-0" x 24'-0"	264	OFFICE 619	11'-0" x 24'-3"	268
OFFICE 605	11'-0" x 24'-0"	264	OFFICE 612	11'-0" x 24'-3"	268	OFFICE 620	11'-0" x 24'-3"	268
OFFICE 606	11'-0" x 24'-0"	264	OFFICE 613	11'-0" x 24'-3"	268	OFFICE 621	11'-0" x 24'-3"	268
OFFICE 607	11'-0" x 24'-0" & 11'-4" x 10'-3"	380	OFFICE 614	11'-0" x 24'-3"	268	OFFICE 622/623	22'-3" x 26'-0"	578
OFFICE 608	11'-0" x 24'-0"	264	OFFICE 615	11'-0" x 24'-3"	268			
			OFFICE 616	11'-0" x 24'-3"	268			





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TO BASEMENT



## SEVENTH FLOOR PLAN

UNIT NO.	AREA	CARPET AREA	UNIT NO.	AREA	CARPET AREA	UNIT NO.	AREA	CARPET AREA
OFFICE 701/702	22'-3" x 27'-6"	612	OFFICE 708	11'-0" x 24'-0"	264	OFFICE 715	11'-0" x 24'-0"	264
OFFICE 703	11'-0" x 24'-0"	264	OFFICE 709	11'-0" x 24'-0"	264	OFFICE 716	11'-0" x 24'-0"	264
OFFICE 704	11'-0" x 24'-0"	264	OFFICE 710	11'-0" x 24'-0"	264	OFFICE 717	11'-0" x 24'-0"	264
OFFICE 705	11'-0" x 24'-0"	264	OFFICE 711	11'-0" x 24'-0"	264	OFFICE 718/719	22'-3" x 27'-6"	612
OFFICE 706	11'-0" x 24'-0" & 11'-4" x 10'-3"	380	OFFICE 712	11'-0" x 24'-0"	264			
OFFICE 707	11'-0" x 24'-0"	264	OFFICE 713	11'-0" x 24'-0"	264			
			OFFICE 714	11'-0" x 24'-0"	264			



RAMP DN  
TO BASEMENT

9'-0" WIDE OTTA

9'-0" WIDE OTTA

9'-0" WIDE OTTA

9'-0" WIDE OTTA

6'-0" WIDE WALK WAY

6'-0" WIDE WALKWAY

6'-0" WIDE WALKWAY

6'-0" WIDE WALKWAY

GAZEBO

GAZEBO

LIFT  
DUCT  
5'-0" X  
5'-6"

LIFT  
7'-6" X  
6'-0"

STORE  
5'-6" X  
6'-3"

SHE

TOIL

HE

UTILITY  
10'-0" X  
6'-0"

LIFT  
7'-6" X  
5'-10 1/2"

KITCHEN  
10'-0" X  
11'-3"

OPEN  
RESTAURANT

OPEN KITCHEN

CAFETERIA

DN

GARDEN  
BUSSINESS  
LOUNGE

 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.



**ईश्वरा**  
CAPITOL

**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 Vadodra 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**



📍 New Alkapuri, Gotri

**GREEN LEAF REGALIA**



📍 Bhayli TP 24B

**REGALIA 18**



📍 Vasna Bhayli Road

**GREEN LEAF EXOTICA**



📍 New Alkapuri, Gotri

**GREEN LEAF ANTILIA**



📍 Sevasi Road

**GREEN LEAF HERITAGE 2**



📍 Sevasi, TP-2

**GREEN LEAF 16**



📍 TP 24A,  
Bhayli Sevasi Road

**GREEN LEAF HERITAGE**



COMING  
SOON

📍 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

Rera Reg. No.: PR/GJ/VADODARA/VADODARA/Others/CAA12826/290124/311228 | Rera Web.: [gujrera.gujarat.gov.in](http://gujrera.gujarat.gov.in)



Developers: VRAJ REALITY

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

M.: 951234 8877

E-mail: [vrajrealitytarshali@gmail.com](mailto:vrajrealitytarshali@gmail.com)

Architect:



Structural Consultant:

**ASHOK SHAH**  
& ASSOCIATES  
CONSULTING ENGINEERS