



FUSION LIMITED

Corporate Office: A-6, Ground Floor, Yojana Vihar, Delhi 110092



BROOK & RIVULET



A PARADISE FOR FLOURISHING LIFESTYLE

An epitome of culture always flows in the direction of well-being & joy. Your stay might change courses, but nothing can stop the flow towards a flourishing life. Lead a beautiful and elite lifestyle which matches your standards, expectations and dreams.

Explore the sublime truth of life to render a happy soul. Brook & Rivulet are the abode of ultimate peace which blends with your way of living.

ULTIMATE PEACE WHICH BLENDS WITH YOUR WAY OF LIVING

Away from the city noise and chaos, experience the nature and your true self at its raw form. Get a jog down the nature every morning to awaken your senses. In other words, where two paradise unite for well-being.

When it comes to providing you with the best in everything, each of our units offers much more than just luxury. Loaded with a host of upgraded features, the Brook & Rivulet promises to deliver everything that an upscale urban Indian looks for. Right from ideal location, world-class construction, new-age facilities and amenities, the tower reflects all the features of a Green structure.

Explore the sublime truth of life to render a happy soul. The Brook & Rivulet is the abode of ultimate peace which blends with your way of living.

PHILOSOPHY MORE SMILES PER SQUARE FEET

Founded on one simple principle - "Client satisfaction is paramount"

Our focus is not merely on providing square footage, but rather on creating spaces that bring genuine joy to our clients' lives.

With an unwavering commitment to achieving more smiles per square feet. We design and build homes that are not only aesthetically pleasing and functional, but also serve as a sanctuary of comfort, security and contentment for those who call them home.

At the heart of everything we do is our commitment to ensuring that our clients are not just satisfied, but truly delighted with their experience of calling us home.



MISSION

To strive to exceed our customer's expectations by delivering supreme quality constructions that stand the test of time – all through timely delivery, complete transparency, and professionalism of the utmost degree.

VISION

To be a reliable and dependable real estate entity by benchmarking global standards in different types of real-estate products, and new-age constructional concepts.

CORE VALUES

To create and deliver palatial residential marvels, we are unwaveringly committed to the highest ethical standards with a zero compromise on quality, and attention to detail. Delivering on our mission with utmost degree of honesty and transparency, we practise fairness in all our actions, and always endeavor to execute a win-win for all involved in the transactions that we do. We consider customers our real assets, and therefore strive to deliver an always-wow experience to them. We always embrace forward thinking and thus create practical and futuristic abodes for our customers.

VALUE PROPOSITION



3 SIDE OPEN
CORNER PLOT



UNIQUE
LOCATION



RENOWNED
DEVELOPER



RENOWNED
PROFESSIONAL



UNBEATABLE
AMENITIES



UPMARKET YET
AFFORDABLE

WHY THE BROOK & RIVULET?

WHERE THE BEST OF BOTH WORLDS MEET

Beyond the concrete, we offer the gift of tranquility - a home, and a sanctuary



Our projects delivered in past have been delivered before the promised possession dates and that is the biggest win we have achieved. **Despite facing odd of severe Real Estate slump.**



All land dues including one time lease rent for The Brook & Rivulet being fully paid, you can breathe easy knowing that there won't be any delays in the delivery process.



As a company policy & legally too, we haven't allowed possession of flats without registry in favour of the client.



Where every amenity you can imagine is at your fingertips. From the moment you step inside, you'll be greeted by stunning design and impeccable attention to detail.



MIVAN
CONSTRUCTION

Elevating the project with
Efficiency and Durability



LUXURY
CLUBHOUSES

Enhancing project's
Exclusivity & Indulgence,
Creating Memories



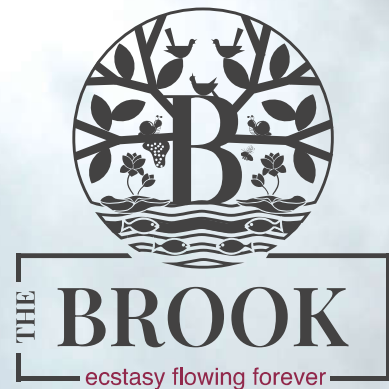
EXCLUSIVE
PLAZAS

Touch of Elegance to your
daily shopping experience



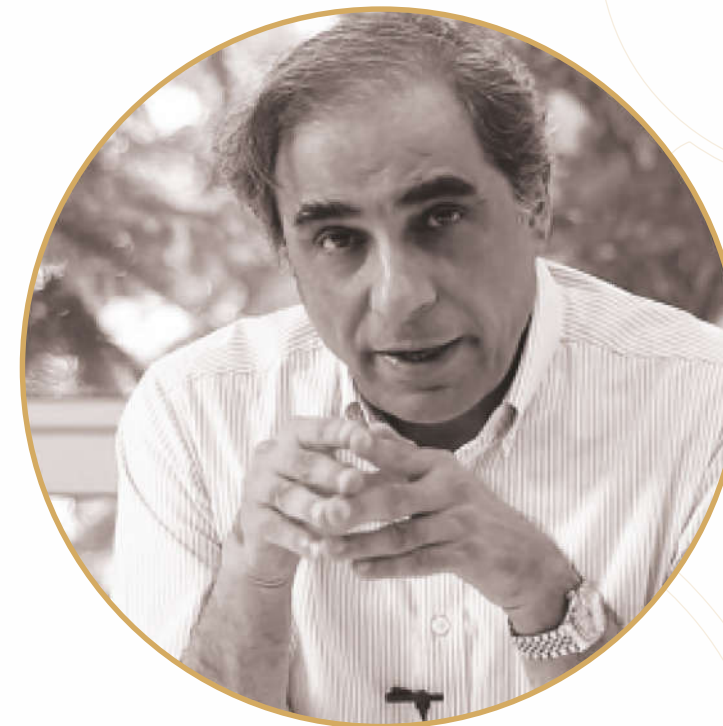
PEACE
OF MIND

A seamless move awaits
you



Artistic impression

FINELY CURATED FOR YOU



*"In design, everything has to have a purpose.
Best design is the one that is aesthetically functional!"*
- Architect Hafeez Contractor

The Brook & Rivulet has been conceptualized by India's leading and winner of more than 75 awards globally "Architect Hafeez Contractor", whose contribution is unparalleled to architecture; designs are inspiring and timeless.

Ar. Hafeez's passion is to create structures that exemplify functional and aesthetic qualities and has shaped & changed the urban built landscape of the country through provocative, unpredictable and revolutionary ideas while executing a wide range of architectural projects.

AUXILIARY BENEFITS

MAKING LIFE GRANDEUR

HEIGHT OF THE UNIT



Featuring an impressive height of 3100 mm, allowing for an airy and expansive atmosphere.

HEIGHT OF THE DOORS



Every detail has been thoughtfully designed, including the impressive height of all internal and external doors, standing tall at 2400 mm, lending a sense of grandeur and sophistication to the space.

MECHANICAL CAR PARK PROVISION



Convenience at basement and podium levels with an impressive height, which can accommodate the installation of mechanical car parking and provides two car park space in a single bay.

GRAND ENTRANCE LOBBY



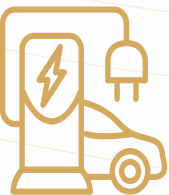
The lobby boasts an impressive double-height design, creating a grand and welcoming entrance for all who enter.

SMOG GUNS



Breathe easy in this residential apartment wrapped, as we utilize advanced smog guns installed at each tower, to combat pollution and ensure that the air remains free of pollutants, even during high AQI periods.

EV CHARGING STATIONS



Contribute to a greener future for all, with the provision of EV charging stations available to residents. Charge your electric vehicle conveniently and efficiently right from the comfort of your home.



Artistic Impression

KEY PARTNERS

BACKED BY WORLD CLASS TEAMS



Singal Associates
Landscaping Consultant



Deepak Mehta and Associates
Architect



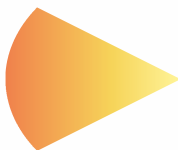
Kamal & Associates
AAA Class Contractor



Godrej & Boyce
Green Building Consultant



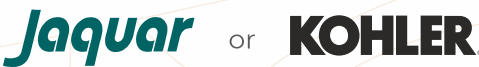
Fourth Dimension Architects
Club Interiors



Principal Focus, Dubai
Lighting Design

Brands, you can trust upon:

Chinaware



Switches



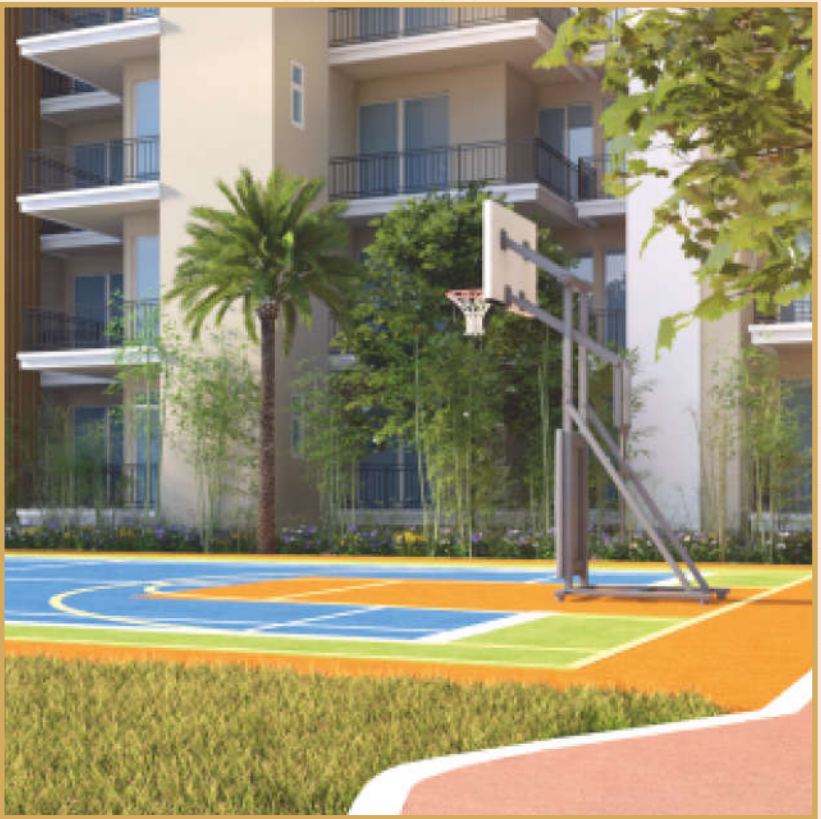
Lobby Tiles



Lifts



Specifications / Vendor(s) / Proposed Brand(s) are subject to change without prior notification.





*Be greeted by a
Majestic Welcome*

PAPER BOAT & PEBBLE CASTLE

THE LUXURY CLUBHOUSES

UNLEASH THE ULTIMATE LEISURE

The soulfully themed luxury clubhouses Paper Boat for The Brook & Pebble Castle for The Rivulet which are spread in an area of 30,750 sq. ft., are planned in such a way that it gives a peaceful appeal every time a resident pays a visit to it. A personal heaven where residents can do what they want to enjoy and relax in the best possible way. With guest rooms to serve your gust once in a while as your abode falls short of rooms. It gives a feeling of time which has passed but still stays in our memory. It has a terrace area with a grand double height lobby.

The diverse club amenities that complement each age group from the residence:

- ◆ Co-working space for residents
- ◆ 2 guest rooms with a grand size of 17x12 ft and 15x12 ft (with attached toilets)
- ◆ Kid's creche/play area
- ◆ Indoor gym for weight-lifting and cardiovascular exercises
- ◆ Swimming pool along with a jacuzzi, steam and sauna
- ◆ Indoor games area like cards, billiards, table tennis
- ◆ Grand Banquet Hall
- ◆ Ledge/Gazebo seating on the terrace with a kitchen & buffet counters



Majestic double-height lobby



*Build Bonds & Memories
at lavish clubhouses and immerse in luxury*



GYMNASIUM



TABLE TENNIS



GAMING ZONE



KID'S PLAY AREA



WORK SPACES FOR RESIDENCE



BANQUET/PARTY HALL

BREATHE IN FRESHNESS, LIVE IN HARMONY TERRACE GARDEN

BRING NATURE CLOSE TO YOUR LIFESTYLE

Welcome to our newest addition - the Terrace Garden in our residential apartment! This magnificent space is unlike any other, offering a wide array of amenities to make your experience truly memorable. With direct access from lifts, you can reach this stunning garden with ease.

Come and experience the breathtaking view from our Terrace Garden and enjoy the tranquil ambience. Whether you want to relax or work, our glass pavilions provide the perfect setting for a productive day.

Spread over approximately 30,000 sq. ft. spanning in tower blocks, to provide a mini golf course, advanced telescope and glass pavilions, a cricket bowling machine, an outdoor gym, a jogging track, outdoor kid's play area, a vertical garden, a sunset view deck, a yoga lawn, meditation centre, pergolas & gazebos seating, bonfire pit, and buffet counters, to name a few, our terrace garden has it all.

To ensure maximum comfort and convenience, we've added an extra layer of 3 inch concrete flooring garnished with tile flooring, natural gardens, and artificial turf (depending on different purpose) to prevent heat and noise on the top floors.

*Experience Serenity
under the open sky with our
meticulously designed terrace garden*



BEAUTIFULLY CRAFTED LANDSCAPES

UNIT TYPES

- TYPE 3C: 1350
- TYPE 3E: 1545
- TYPE 4B: 2010
- TYPE 4C: 2050

LEGENDS

1.

Entry
2.

Exit
3.

Driveway
4.

Parking
5.

Entrance Water Feature
6.

Tower Drop Off
7.

Pathway Up To Podium
8.

Jogging Track
9.

Swimming Pool
10.

Pool Deck
11.

Celebration Lawn
12.

Tranquil Pavilion
13.

Youth Plaza
14.

Kid's Butterfly Garden
15.

Kid's Play Area
16.

Mound
17.

Herb Garden
18.

Outdoor Gym
19.

Contemplation Pavilion
20.

Yoga Meditation Lawn
21.

Central Lawn
22.

Amphitheatre
23.

Multipurpose Court
24.

Private Lawn

THE BROOK



THE RIVULET



LEGENDS

1.

Entry
2.

Exit
3.

Periphery Green
4.

Planting
5.

Waterbody
6.

Swimming Pool
7.

Pool Deck
8.

Planter
9.

Parking
10.

Mound
11.

Kid's Play Area
12.

Lawn
13.

Jogging Track
14.

Amphitheatre
15.

Stage
16.

Multipurpose Court
17.

Celebration Lawn
18.

Party Lawn
19.

Yoga Meditation Lawn
20.

Central Lawn
21.

Kid's Butterfly Garden
22.

Pavilion
23.

Bench
24.

Club Waterbody



*Listen to the poetry of
Lush Green Gardens*

LOCATION

WHERE EXCLUSIVITY MEETS ACCESSIBILITY

Excellent location, bang in the heart of Sector 12 of Greater Noida West along with superb connectivity to Delhi, Ghaziabad and other parts of NCR. The project is within easy reach of government institutions, reputed educational institutions, state-of-the-art healthcare, multiplexes and malls.

EDUCATIONAL HUBS

G.D. Goenka School, Jaipuria School, Ramagya School, IGNOU Centre & more

ENTERTAINMENT

U:Fairia, Gaur City Mall
Upcoming Film City (Sector-21, YEIDA)

HEALTHCARE

Numed Hospital, Yatharth Hospital, Kailash Hospital, Fortis Hospital & more

METRO CONNECTIVITY

Just 600 m away from proposed Sector 12 Metro Station (Aqua Line)

ROAD CONNECTIVITY

Noida-Gr. Noida West Link Road, Close proximity to NH-9 (aka NH-24), Yamuna Expressway

AIRPORTS

Indira Gandhi International Airport (Delhi), Upcoming Noida International Airport (Jewar Airport)



*Flow towards a
Flourishing Life*

Artistic impression



SPECIFICATIONS

THAT DEFINES LUXURY



LIVING AND DINING AREA

- ◆ Finished walls & ceiling with OBD in pleasing shades
- ◆ Vitrified tiles (PGVT) flooring (600 mm x 1200 mm)
- ◆ Provision for DTH connection / ONT (optical fibre)



BEDROOMS

- ◆ Wooden textured tiles flooring (600 mm x 1200 mm) in the master bedroom
- ◆ Vitrified tiles (PGVT) flooring (600 mm x 1200 mm) in other bedrooms
- ◆ Finished walls & ceiling with OBD in pleasing shades



KITCHEN

- ◆ Kitchen top granite/full body vitrified tile with stainless steel sink
- ◆ Designer ceramic tiles upto 600 mm above working counter
- ◆ Finished walls & ceiling with OBD in pleasing shades



TOILETS

- ◆ Ceramic tiles (300 mm x 450 mm or 300 mm x 600 mm) on walls up to door level
- ◆ Anti-skid ceramic tiles flooring (300 mm x 300 mm)
- ◆ White sanitary ware with WC, CP fittings



DOORS AND WINDOWS

- ◆ Aluminum powder coated doors or UPVC external doors - 3 track with mesh shutter (SS-304) (Height: 2450 mm) and windows
- ◆ WPC / Seasoned hardwood (2450 mm) for all internal frames and laminated door shutter



STRUCTURE

- ◆ Earthquake resistant RCC structure in Aluminum Formwork
- ◆ Floor to floor height: 3100 mm



For representation purpose only



For representation purpose only



TYPE 3C : 1350
3 BHK + 2 TOILET + 2 BALCONY

| | |
|---|-----------------------|
| Carpet Area* | 64.62 m ² |
| Unit External Walls | 5.21 m ² |
| Exclusive Balcony | 24.14 m ² |
| Unit Built-up Area | 93.97 m ² |
| Undivided Proportionate Common Area** | 20.48 m ² |
| Undivided Proportionate Parking Area*** | 13.75 m ² |
| Total Area [#] | 128.20 m ² |
| | 1380 ft ² |



**"Carpet Area" shall mean net usable floor area of the unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or veranda area appurtenant to the unit for exclusive use of the applicant(s) and exclusive open terrace area appurtenant to the unit for exclusive use of the applicant(s), but includes the area covered by the internal partition walls of the unit.



ENTRY

TYPE 3E : 1545

3 BHK + 3 TOILET + 4 BALCONY

| | |
|---|-----------------------|
| Carpet Area* | 77.10 m ² |
| Unit External Walls | 6.38 m ² |
| Exclusive Balcony | 22.20 m ² |
| Unit Built-up Area | 105.68 m ² |
| Undivided Proportionate Common Area** | 24.44 m ² |
| Undivided Proportionate Parking Area*** | 13.75 m ² |
| Total Area* | 143.87 m ² |
| | 1549 ft ² |



***Common Area" is proportionate common area (AS PER Annex-D of Form A (Section 3(I) of UP Apartment Act)
***Exclusive "Parking Area" provided is 12 sq.m. (approx) for Type-3C, 3E; and 18 sq.m. (approx) for Type-4B, 4C.



TYPE 4B : 2010
4 BHK + 3 TOILET + 4 BALCONY

| | |
|---|-----------------------|
| Carpet Area* | 98.82 m ² |
| Unit External Walls | 7.72 m ² |
| Exclusive Balcony | 33.50 m ² |
| Unit Built-up Area | 140.04 m ² |
| Undivided Proportionate Common Area** | 31.32 m ² |
| Undivided Proportionate Parking Area*** | 18.00 m ² |
| Total Area# | 189.36 m ² |
| | 2038 ft ² |



#Size of Total Area is for information purpose only.



TYPE 4C : 2050

4 BHK + 3 TOILET + 4 BALCONY

| | |
|---|-----------------------|
| Carpet Area* | 100.65 m ² |
| Unit External Walls | 7.84 m ² |
| Exclusive Balcony | 33.50 m ² |
| Unit Built-up Area | 141.99 m ² |
| Undivided Proportionate Common Area** | 31.92 m ² |
| Undivided Proportionate Parking Area*** | 18.00 m ² |
| Total Area [#] | 191.91 m ² |
| | 2066 ft ² |



##19th Floor of respective units will vary in size due to provision of a refuge floor.

THE BROOK ARCADE & THE RIVULET PLAZA

CONVENIENCE AT YOUR DOOR STEP

High-Street Commercial Development,
offers residents the convenience of luxury shopping in close proximity.



STEPIING STONES
BUILT OUR STORY OF SUCCESS



RERA NO.: UPRERAPRJ3924
Techzone IV, Greater Noida (West)

Fusion Homes is an oasis of life enriching fragrances that inspires smiles and induces happiness.



Actual Image

DELIVERED



RERA NO.: UPRERAPRJ3924
Sector-16B, Greater Noida (West)

French Apartments is a serene haven with lush greenery, winding pathways, and charming homes.



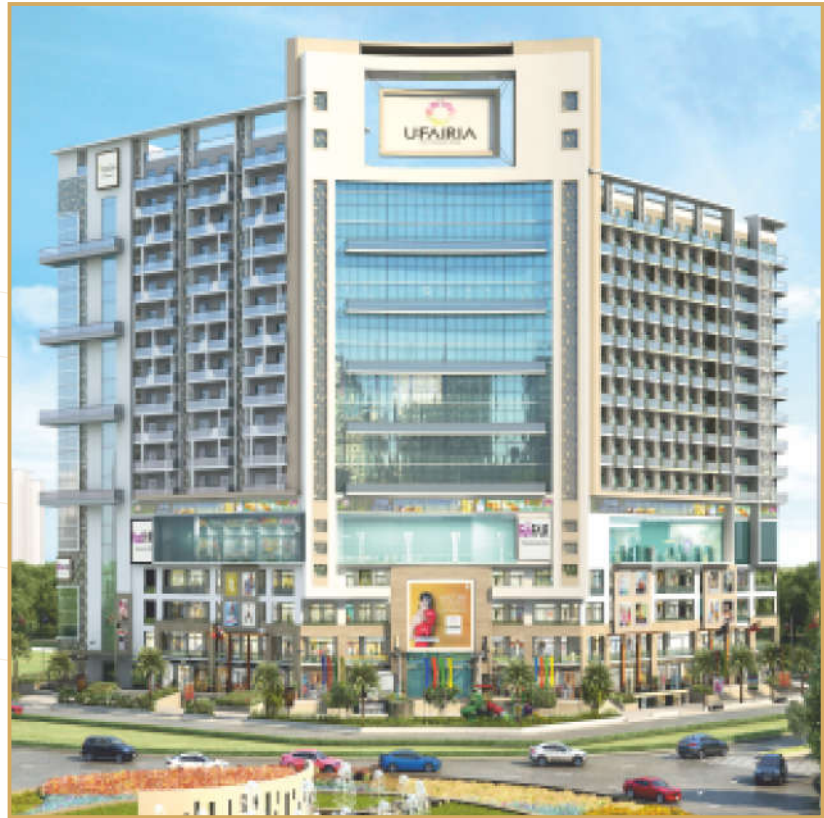
Actual Image

DELIVERED



RERA NO.: UPRERAPRJ3924
C-04A, Sector-16B, Greater Noida (West)

U:Fairia is a shopper's paradise equipped with a multitude of brand outlets, restaurants, gaming zone, 5-screen multiplex, immaculate office space.



Artistic Impression

DELIVERED

50
LACS+
Square Feet
Delivered Successfully

40
LACS+
Square Feet
Under Construction

3000+
Families call us Home



For representation purpose only

A PLEASANT
SURPRISE WAITING FOR YOU,
AS WE DELIVER MORE
THAN WHAT WE PROMISED
IN THE OFFERING!



Sample Flat & 3D Walkthrough

BLESSINGS HOMZ PRIVATE LIMITED *(Fully owned subsidiary of Fusion Limited)*
GH-03C, Sector 12, Greater Noida (West), U.P. 201308

THE BROOK - PHASE 1
Rera No.: UPRERAPRJ228846
<https://up-rera.in/projects>
www.fusionlimited.in/the-brook



THE BROOK - PHASE 2
Rera No.: UPRERAPRJ535539
<https://up-rera.in/projects>
www.fusionlimited.in/the-brook



GRAND REALTECH LIMITED
GH-04B, Sector 12, Greater Noida (West)

THE RIVULET - PHASE 1
Rera No.: UPRERAPRJ145736
<https://up-rera.in/projects>
www.fusionlimited.in/the-rivulet



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