

BR

BROOK & RIVULET  
best of all the worlds



PRESENTED BY

 **FUSION**  
BUILDING VALUES

## OTHER PROJECTS & HIGHLIGHTS

**50 LACS +**

Square Feet  
Delivered

**40 LACS +**

Square Feet  
Under Construction

**20 +**

Lifetime Amenities  
& Services Provided

**3000+**

Families Call Us  
Home

  
**French**  
APARTMENTS

17.5 Lacs+ Sq Ft  
(Residential; Delivered)

  
**FUSION  
HOMES**

25 Lacs+ Sq Ft  
(Residential; Delivered)

  
**U:FAIRIA**  
FUN | FASHION | FIESTA

7 Lacs+ Sq Ft  
(Commercial; OC Received)





DELIVERED

UPRERAPRJ3302



*Embellished with a dedicated green area, designated parks and well-maintained blooming gardens, Fusion Homes (located in Techzone IV, Greater Noida (West)) is an oasis of life enriching fragrances that inspires smiles and induces happiness.*





# French

APARTMENTS

DELIVERED  
UPRERAPRJ2744



*French Apartments is a serene haven with lush greenery, winding pathways, and charming homes. The neighbourhood fosters a warm and inclusive atmosphere with friendly neighbours and bustling community life, making it an idyllic place to reside.*





OC RECEIVED

UPRERAPRJ3924



*U:Fairia is a shopper's paradise with a grand entrance, spacious walkways, and glittering storefronts. The interior is well-designed with comfortable seating areas, natural light, and modern architecture. The mall offers a vast selection of retail stores, restaurants, and entertainment options, making it a popular destination for locals and tourists alike.*



PRINCIPAL ARCHITECT

# Architect Hafeez Contractor

*Winner of more than 75 awards globally, the contribution of Architect Hafeez Contractor is unparalleled to architecture.*

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





# WHY CHOOSE US?

WHERE THE BEST OF BOTH WORLDS MEET



## ALUMINIUM FORMWORK

Elevating the project With  
Efficiency And Durability



## LUXURY CLUBHOUSES

Enhancing project's Exclusivity and  
Indulgence, Creating Memories



## EXCLUSIVE PLAZAS

Adding a Touch of Elegance to  
your Daily Shopping Experience



## PERFECT LOCATION

Offering the Epitome of  
Convenience and Accessibility



# EMINENT FEATURES

TO ELEVATE YOUR LIVING EXPERIENCE



Identifying Prime Locations of the future with convenient access to Malls, Educational Institutes, Healthcare Facilities, IT Parks and Transit Routes.



An envious 3-side open corner plot in Sector 12 which is facing 130 m road with a 24 m service road to ensure an additional layer of security.



44 km away from Indira Gandhi International Airport, New Delhi and 63 km away from Noida International Airport (Jewar Airport).



The project is in the vicinity of Aqua Line Extension and Sector-12 is proposed to be 600m away.



Experience a sophisticated lifestyle with serene surroundings and exciting nearby attractions, including the Exclusive Luxury Club, Pebble Castle.



Managed Access to facilities like wide roads, gas networks, electricity, water supply & planned sewage system with rainwater harvesting provision and Gold-Rated Green Concept.





## WELCOME TO THE BROOK & RIVULET

*The 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 that matches your standard, expectations and dreams.*

*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. In other words, where two paradises unite for wellbeing*

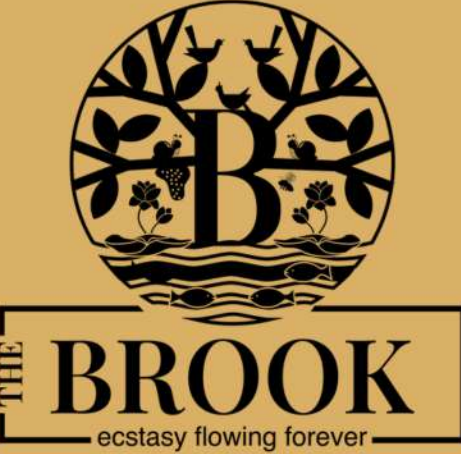
# BR



# LAND BANK (FULLY PAID-UP)


- 640 meters appx road frontage

114 Meters appx



**THE BROOK**  
ecstasy flowing forever

5 Acres  
(20,000 sqm)



**THE RIVULET**  
meandering down happy lanes

7.5 Acres  
(30,000 sqm)

175 Meters appx

350 Meters appx



# UNDERSTANDING THE BROOK



**THE BROOK**  
ecstasy flowing forever

7 towers spread in 5 acres and planned to be delivered in 2 Phases with a tentative total of 850 units

UPRERAPRJ228846

PHASE 1 (384 units)  
SOLD OUT

PHASE 2 (to be  
launched)

TOWER

# A

- 2000 sqft units
- 4 units per floor
- 2 lifts per floor

96 Units

TOWER

# B

- 1115 & 1240 sqft units
- 6 units per floor
- 3 lifts per floor

144 Units

TOWER

# C

- 1200, 1240, 1535 sqft units
- 4 units per floor
- 2 lifts per floor

144 Units

**1115 SQFT**

- 2 BHK + 2T + 3B
- 1 Open Car Parking

**1200 SQFT**

- 3 BHK + 2T + 4B
- 1 Covered Car Parking

**1240 SQFT**

- 3 BHK + 2T + 4B
- 1 Covered Car Parking

**1535 SQFT**

- 3 BHK + 3T + 4B
- 1 Covered Car Parking

**2000 SQFT**

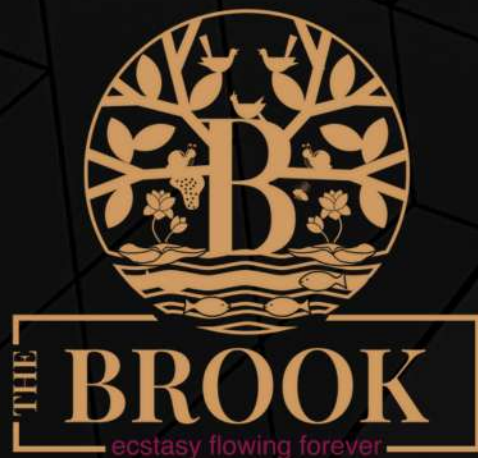
- 2 BHK + 2T + 3B
- 2 Covered Car Parking in Single Bay



2BHK + 2T + 3B

1115 SQ. FT.

<b>CARPET AREA</b>	:	<b>53.85 sqm</b>
UNIT EXTERNAL WALLS	:	5.1 sqm
EXCLUSIVE BALCONY	:	19.01 sqm
<b>UNIT BUILT-UP AREA</b>	:	<b>77.96 sqm</b>
PROP COMMON AREA	:	16.58 sqm
PARKING AREA	:	13.75 sqm
<b>TOTAL UNIT BUILT-UP AREA</b>	:	<b>1166 sqft</b>
<b>SALEABLE AREA</b>	:	<b>1115 sqft</b>

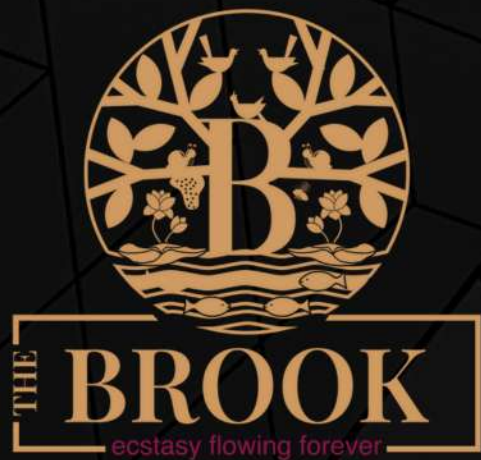




3BHK + 2T + 3B

1200 SQ. FT.

<b>CARPET AREA</b>	:	<b>59.89 sqm</b>
UNIT EXTERNAL WALLS	:	5.84 sqm
EXCLUSIVE BALCONY	:	17.8 sqm
<b>UNIT BUILT-UP AREA</b>	:	<b>83.53 sqm</b>
PROP COMMON AREA	:	18.44 sqm
PARKING AREA	:	13.75 sqm
<b>TOTAL UNIT BUILT-UP AREA</b>	:	<b>1246 sqft</b>
<b>SALEABLE AREA</b>	:	<b>1200 sqft</b>

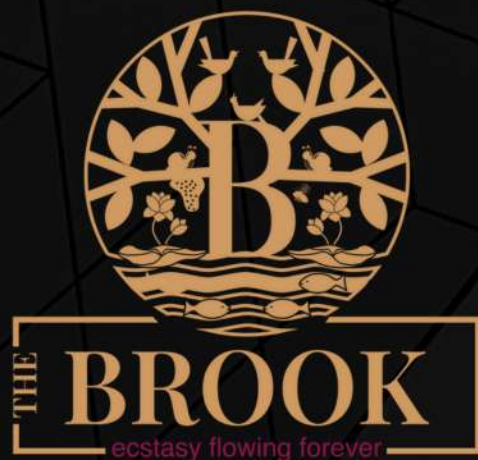




3BHK + 2T + 4B

1240 SQ. FT.

CARPET AREA	:	59.94 sqm
UNIT EXTERNAL WALLS	:	5.28 sqm
EXCLUSIVE BALCONY	:	22.28 sqm
UNIT BUILT-UP AREA	:	87.50 sqm
PROP COMMON AREA	:	18.46 sqm
PARKING AREA	:	13.75 sqm
TOTAL UNIT BUILT-UP AREA	:	1289 sqft
SALEABLE AREA	:	1240 sqft





3BHK + 3T + 4B

1535 SQ. FT.

CARPET AREA	:	77.10 sqm
UNIT EXTERNAL WALLS	:	6.38 sqm
EXCLUSIVE BALCONY	:	22.20 sqm
UNIT BUILT-UP AREA	:	105.68 sqm
PROP COMMON AREA	:	23.75 sqm
PARKING AREA	:	13.75 sqm
TOTAL UNIT BUILT-UP AREA	:	1541 sqft
SALEABLE AREA	:	1535 sqft

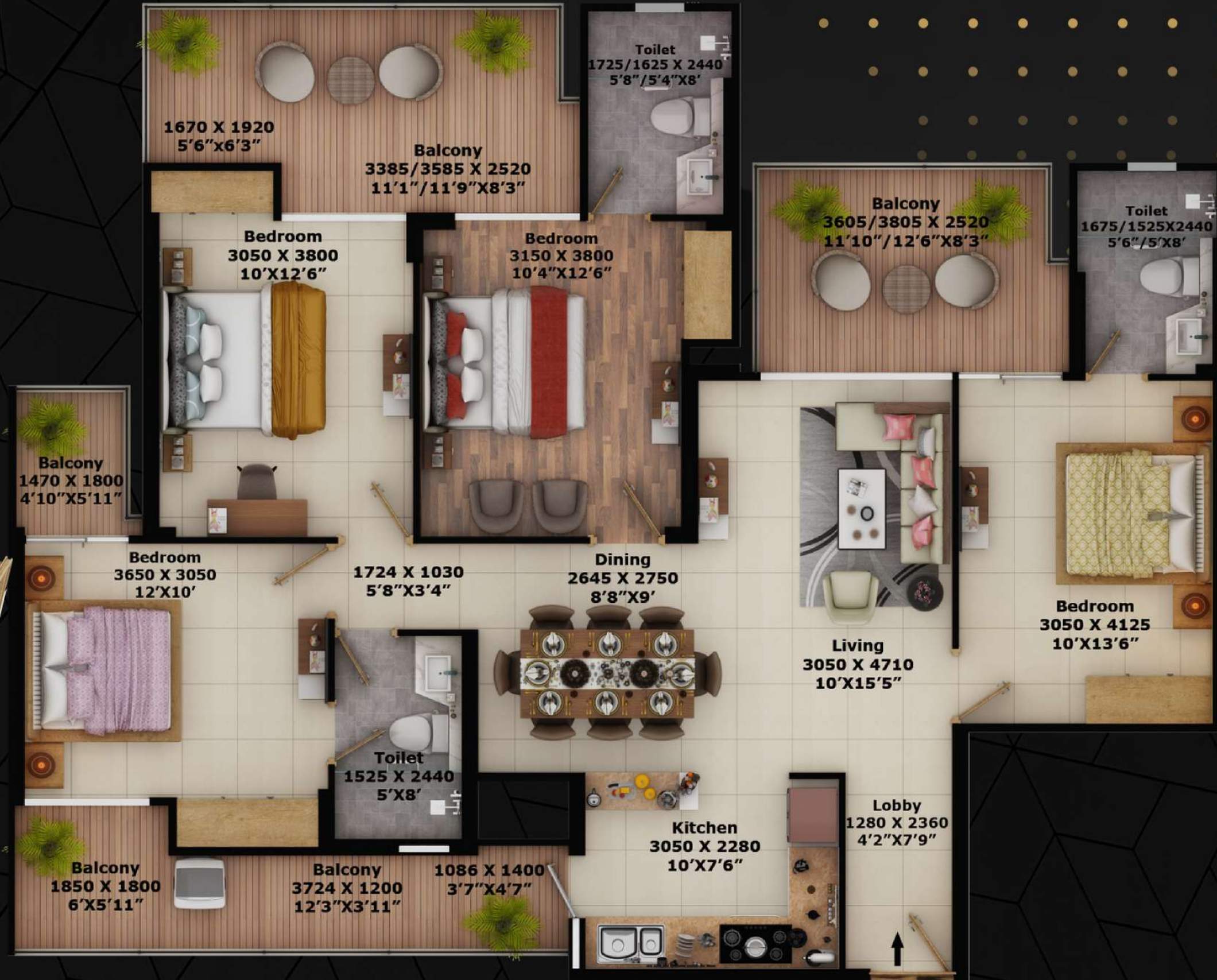




4BHK + 3T + 4B

2000 SQ. FT.

<b>CARPET AREA</b>	:	<b>98.82 sqm</b>
UNIT EXTERNAL WALLS	:	7.72 sqm
EXCLUSIVE BALCONY	:	33.50 sqm
<b>UNIT BUILT-UP AREA</b>	:	<b>140.04 sqm</b>
PROP COMMON AREA	:	30.43 sqm
PARKING AREA	:	18.00 sqm
<b>TOTAL UNIT BUILT-UP AREA</b>	:	<b>2029 sqft</b>
<b>SALEABLE AREA</b>	:	<b>2000 sqft</b>



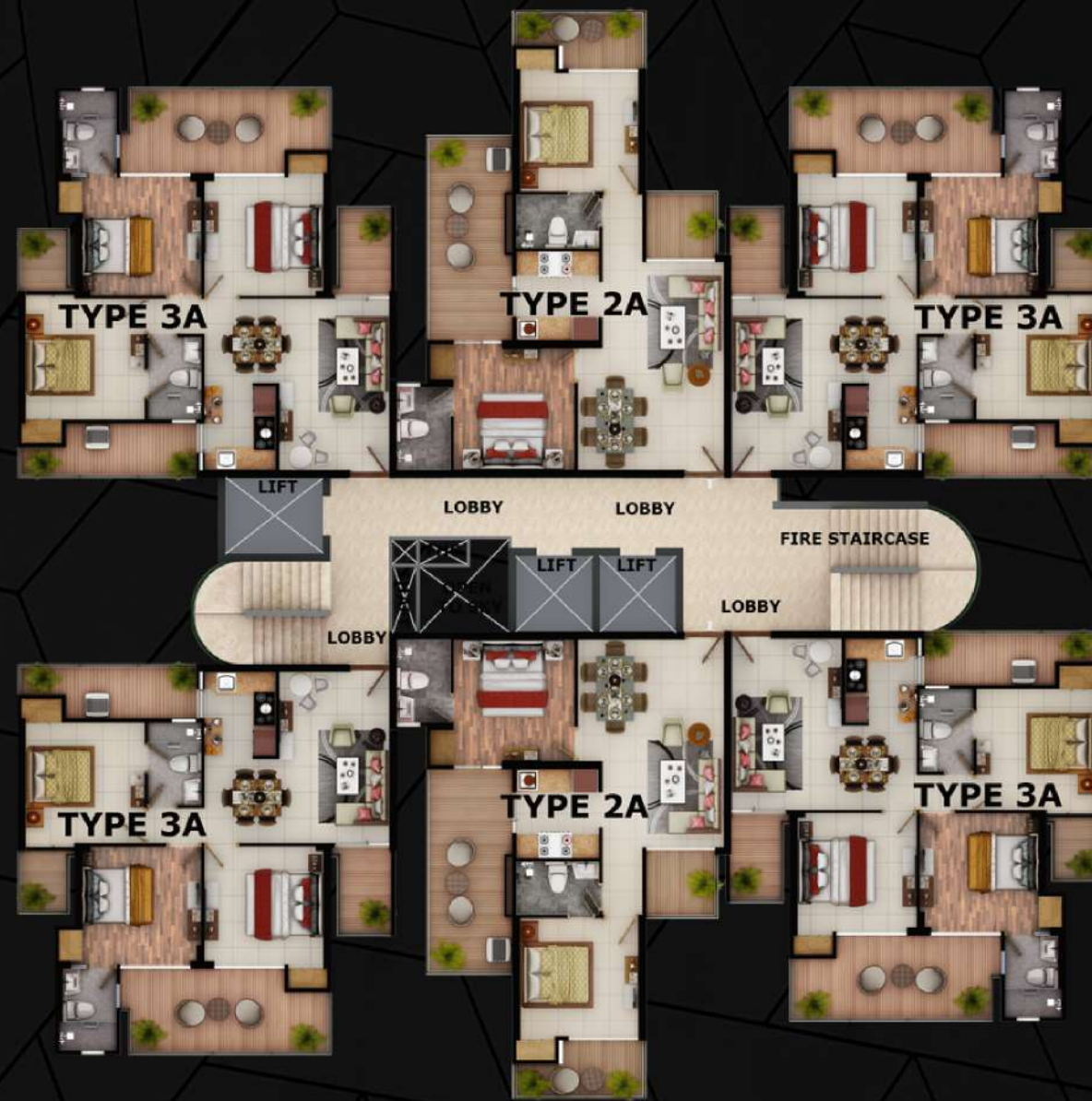
ENTRY



# THE BROOK PHASE 1 CLUSTER PLANS



**TOWER A**



**TOWER B**



**TOWER C**



# MASTER PLAN



## LEGEND

1. ENTRY
2. EXIT
3. DRIVEWAY
4. PARKING
5. ENTRANCE WATER FEATURE
6. TOWER DROP OFF
7. PATHWAY UPTO PODIUM
8. JOGGING TRACK
9. SWIMMING POOL
10. POOL DECK
11. CELEBRATION LAWN
12. TRANQUIL PAVILION
13. YOUTH PLAZA
14. KIDS BUTTERFLY GARDEN
15. KIDS 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

	2000 SQ. FT.
	1240 SQ. FT.
	1200 SQ. FT.
	1535 SQ. FT.
	1115 SQ. FT.



# UNDERSTANDING THE RIVULET



**THE RIVULET**  
meandering down happy lanes

10 towers spread in 7.5 acre and planned to be delivered in 2 Phases with a tentative total of 1250 units

UPRERAPRJ145736

PHASE 1 (816 units)  
NOW LAUNCHING

PHASE 2 (to be launched)

TOWER

# K

144 Units

- 1350 & 1545 sqft units
- 6 units per floor
- 3 lifts per floor

TOWER

# L

144 Units

- 1350 & 1545 sqft units
- 6 units per floor
- 3 lifts per floor

TOWER

# M

96 Units

- 2010 sqft units
- 4 units per floor
- 2 lifts per floor

TOWER

# S

144 Units

- 1350 & 1545 sqft units
- 6 units per floor
- 3 lifts per floor

TOWER

# T

144 Units

- 1350 & 1545 sqft units
- 6 units per floor
- 3 lifts per floor

TOWER

# U

144 Units

- 1350 & 1545 sqft units
- 6 units per floor
- 3 lifts per floor



# THE RIVULET UNIT SIZES

**1350 SQ. FT.**

TYPE 3C (3BHK + 2T + 2B)

WITH 1 OPEN CAR PARKING

*Indulge in the ultimate luxury living experience with this meticulously planned and newly launched residential unit plan boasting two expansive balconies, perfect for enjoying breathtaking views and serene relaxation.*

*Every detail has been carefully considered, creating a harmonious blend of style, functionality, and comfort.*

**1545 SQ. FT.**

TYPE 3E (3BHK + 3T + 4B)

WITH 1 COVERD CAR PARKING

*With multiple balconies providing panoramic views and an efficiently planned layout, this residential unit is the epitome of modern living.*

*Every inch has been carefully designed to optimize space and enhance your daily living experience. Discover the perfect balance of comfort and style.*

**2010 SQ. FT.**

TYPE 4B (4BHK + 3T + 4B)

WITH 2 COVERD CAR PARKING  
IN SINGLE BAY

*Step into a world of luxury living in this four-bedroom residential unit plan, situated in the M Tower. With multiple balconies, and perfectly planned space offers a luxurious living experience like no other.*

*The layout is meticulously designed for both comfort and functionality, providing the epitome of modern living.*



**3BHK + 2T + 2B**

**1350 SQ. FT.**

**CARPET AREA** : 64.62 sqm  
**UNIT EXTERNAL WALLS** : 5.21 sqm  
**EXCLUSIVE BALCONY** : 24.14 sqm  
**UNIT BUILT-UP AREA** : 93.97 sqm  
**PROP COMMON AREA** : 20.48 sqm  
**PARKING AREA** : 13.75 sqm  
**TOTAL UNIT BUILT-UP AREA** : 1380 sqft  
**SALEABLE AREA** : 1350 sqft





3BHK + 3T+ 4B

1545 SQ. FT.

CARPET AREA	:	77.10 sqm
UNIT EXTERNAL WALLS	:	6.38 sqm
EXCLUSIVE BALCONY	:	22.20 sqm
UNIT BUILT-UP AREA	:	105.68 sqm
PROP COMMON AREA	:	24.44 sqm
PARKING AREA	:	13.75 sqm
TOTAL UNIT BUILT-UP AREA	:	1549 sqft
SALEABLE AREA	:	1545 sqft



ENTRY





4BHK + 3T+ 4B

2010 SQ. FT.

CARPET AREA	:	98.82 sqm
UNIT EXTERNAL WALLS	:	7.72 sqm
EXCLUSIVE BALCONY	:	33.50 sqm
UNIT BUILT-UP AREA	:	140.04 sqm
PROP COMMON AREA	:	31.32 sqm
PARKING AREA	:	18.00 sqm
TOTAL UNIT BUILT-UP AREA	:	2038 sqft
SALEABLE AREA	:	2010 sqft





# THE RIVULET MASTER PLAN



## LEGEND

1. ENTRY AREA
2. EXIT
3. PERIPHERY GREEN
4. PLANTING
5. WATERBODY
6. SWIMMING POOL
7. POOL DECK
8. PLANTER
9. PARKING
10. MOUND
11. KIDS PLAY AREA
12. LAWN
13. JOGGING TRACK
14. AMPHITHEATRE
15. STAGE
16. MULTIPURPOSE COURT
17. CELEBRATION LAWN
18. PARTY LAWN
19. YOGA LAWN
20. CENTRAL LAWN
21. KIDS BUTTERFLY GARDEN
22. PAVILION
23. BENCH
24. CLUB WATERBODY



	1545 SQ. FT.
	1350 SQ. FT.
	2010 SQ. FT.



# SPECIFICATIONS OF THE UNIT

## LIVING & DINING AREA



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

## TOILETS & SANITARY



- Ceramic tiles (300 mm X 450 mm) on walls up to door level
- Anti-skid ceramic tiles (300 mm X 300 mm) flooring
- White sanitary ware with WC, CP, fittings and mirror in all toilets

## KITCHEN FLOORING



- Granite working top with stainless sink
- Designer ceramic tiles upto 600 mm above working counter
- Finished walls & ceiling with OBD in pleasing shades



## BEDROOM FLOORING

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

## DOORS & WINDOWS



- Aluminium powder coated external doors (Height: 2450 mm) and windows or UPVC
- Seasoned hardwood (Height: 2450 mm) for all internal frames and laminated door shutter

## STRUCTURAL SAFETY



- Earthquake-resistant RCC structure in Aluminium Formwork
- 3100 mm floor-to-floor height



# PAPER BOAT & PEBBLE CASTLE

*Paper Boat & Pebble Castle are luxury clubhouses both spread in 15,000 ft each, that provide various interactive amenities such as co-working spaces, an indoor gym a swimming pool along with a jacuzzi, steam and sauna, guest rooms, indoor games like cards, billiards, table tennis rooms, a kid's creche area, and an indoor party hall.*

*Additionally, The Brook Arcade & The Rivulet Plaza, high-street commercial development, offers residents the convenience of luxury shopping in close proximity.*





# LUXURY TERRACE GARDENS



*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.*

*From a mini-golf course and advanced telescope to glass pavilions, a cricket bowling machine, an outdoor gym, a jogging track, a skating rink, a vertical garden, a yoga lawn, pergolas & gazebos seating, bonfire pit, and buffet counters, 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 purposes) to prevent heat and noise on the top floors.*

*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.*

*\*Only for illustrative purposes*





# Location Advantages



The Brook & Rivulet		
1. HP Petrol Pump	170 mtrs	1 min away
2. Commercial Belt	180 mtrs	1 min away
2. Yotta Data Center	1.9 kms	4 mins away
3. Police Chawki, D park	1.7 kms	3 mins away
4. Education Hub	2.5 kms	5 mins away
5. Yatharth Super Speciality Hospital	7.5 kms	13 mins away

Others		
GT Road	10 kms	15 mins away
High Street Mall	6.5 kms	10 mins away
Mile	8.4 kms	10 mins away
5 Star Hotel Crown Plaza	44 kms	1 hour away
Indira Gandhi Intl Airport	63 kms	1 hour away
Noida Intl Airport	1.7 kms	3 mins away
Proposed Sec-12 Metro Station		

**BROOK & RIVULET**  
best of all the worlds

**1** HP Petrol Pump

**3** Police Chauki, D park

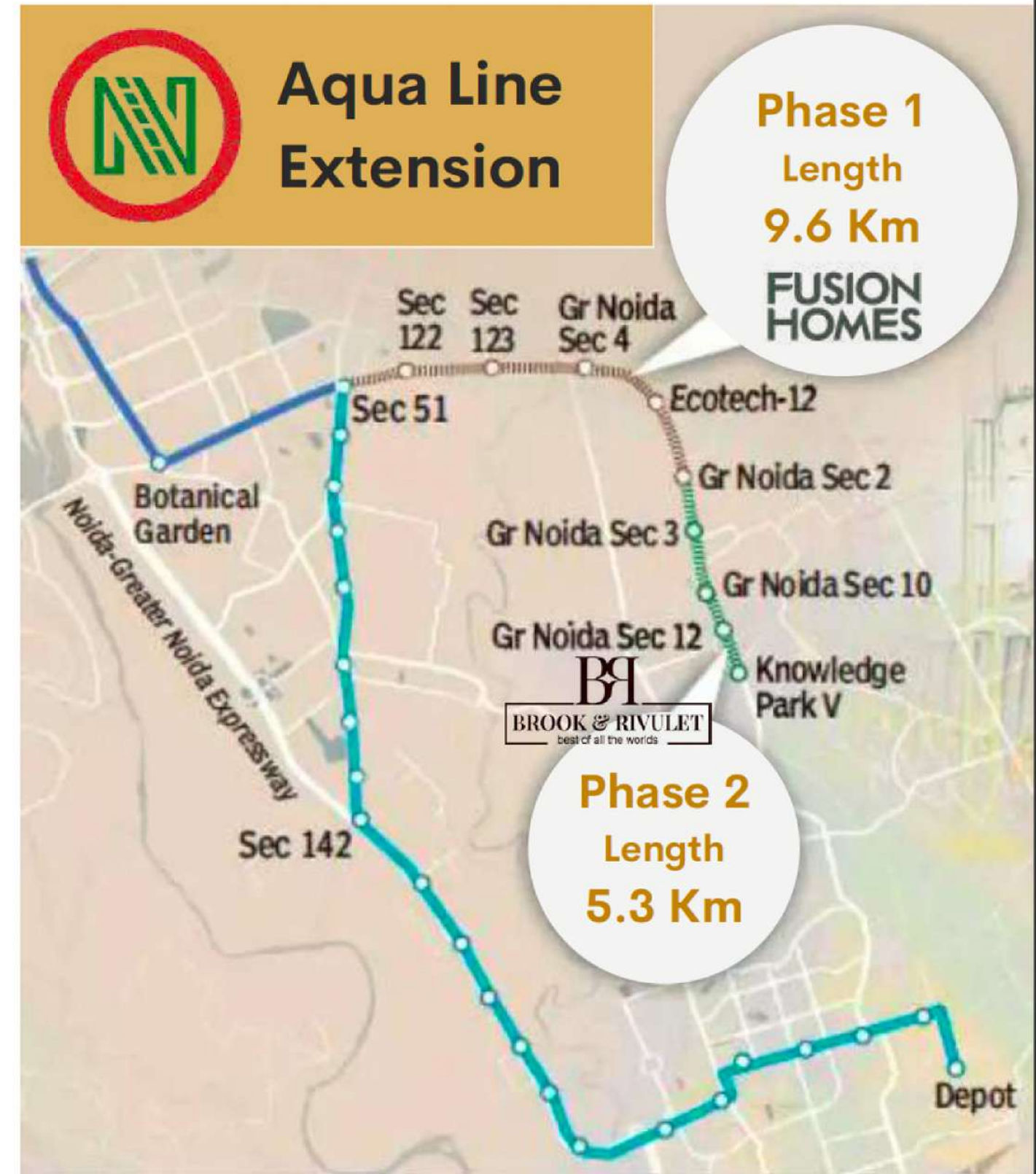
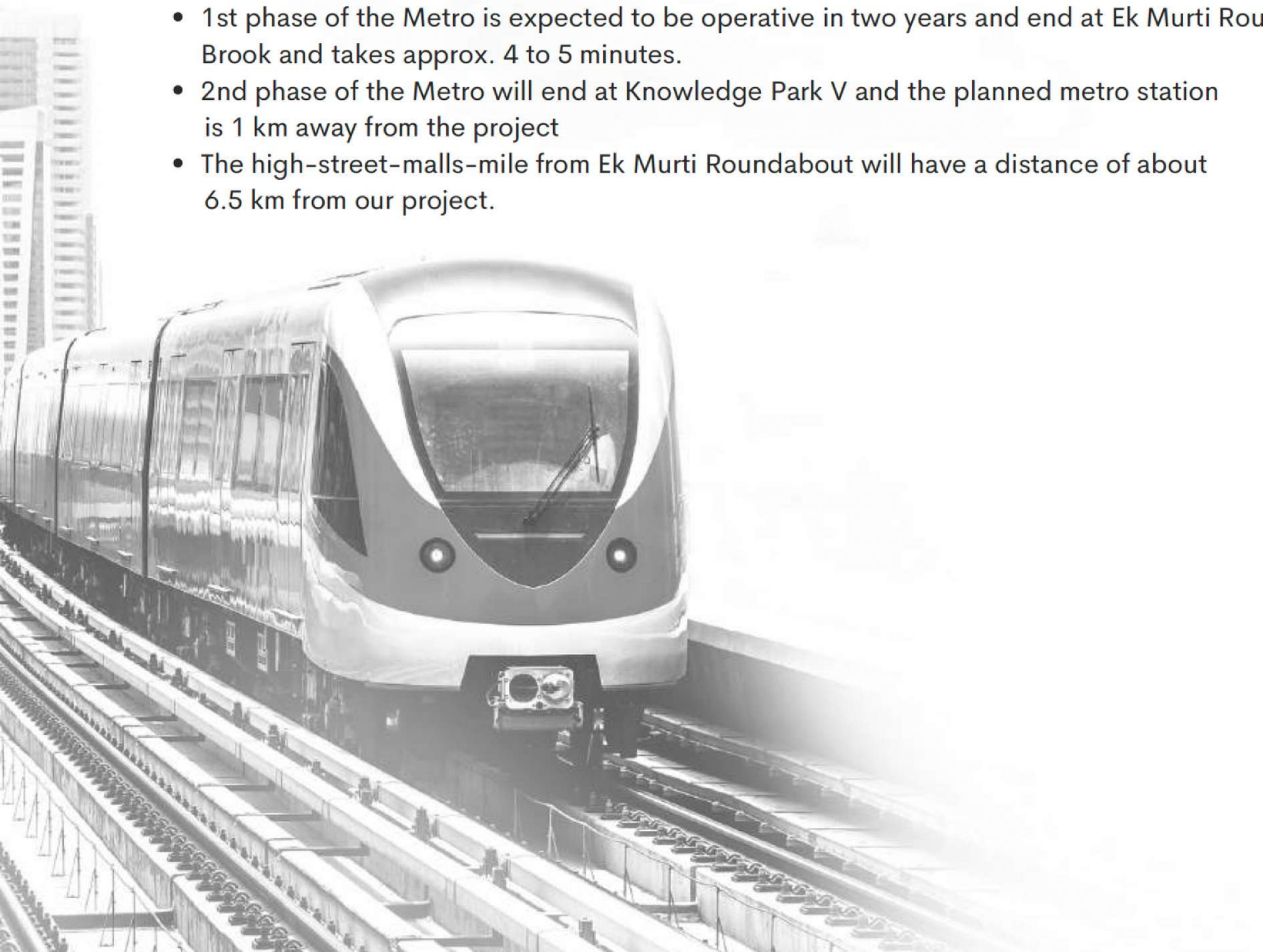
**2** Yotta Data Centre, knowledge park 5





# Metro Connectivity

- 1st phase of the Metro is expected to be operative in two years and end at Ek Murti Roundabout which is approx. 6 KM from The Brook and takes approx. 4 to 5 minutes.
- 2nd phase of the Metro will end at Knowledge Park V and the planned metro station is 1 km away from the project
- The high-street-malls-mile from Ek Murti Roundabout will have a distance of about 6.5 km from our project.





# PAYMENT DETAILS FOR THE BROOK

## REMITTANCE THROUGH RTGS/NEFT/UPI

WE QUOTE THE BELOW DETAILS FOR TRANSFERRING FUNDS TO OUR BANK ACCOUNT DIRECTLY. HOWEVER, ALL BANK CHARGES ARE TO BE BORNE BY THE REMITTER. ANY NET AMOUNT CREDITED TO OUR ACCOUNT WILL BE TREATED AS THE FINAL PAYMENT.

ALSO, PLEASE PROVIDE THE FULL DETAILS OF THE FUNDS TRANSFERRED THROUGH EMAIL TO: [RECO@FUSIONBUILDTECH.COM](mailto:RECO@FUSIONBUILDTECH.COM).

IF YOU HAVE ANY DOUBTS OR ANY CLARIFICATION IS NEEDED ON THIS SUBJECT, PLEASE DO NOT HESITATE TO CALL US AT 011-43434040 (FINANCE DEPARTMENT)

ACCOUNT TITLE: BLESSINGS HOMZ PRIVATE LIMITED COLLECTION  
AC FOR THE BROOK PHASE-1

ACCOUNT NO.: 0330 0500 8409

IFSC CODE: ICIC0000330

BANK: ICICI BANK LTD.

BRANCH: NEW DELHI ANAND VIHAR



# PAYMENT DETAILS FOR THE RIVULET

## REMITTANCE THROUGH RTGS/NEFT/UPI

WE QUOTE THE BELOW DETAILS FOR TRANSFERRING FUNDS TO OUR BANK ACCOUNT DIRECTLY. HOWEVER, ALL BANK CHARGES ARE TO BE BORNE BY THE REMITTER. ANY NET AMOUNT CREDITED TO OUR ACCOUNT WILL BE TREATED AS THE FINAL PAYMENT.

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IF YOU HAVE ANY DOUBTS OR ANY CLARIFICATION IS NEEDED ON THIS SUBJECT, PLEASE DO NOT HESITATE TO CALL US AT 011-43434040 (FINANCE DEPARTMENT)

ACCOUNT TITLE: GRAND REALTECH PRIVATE LIMITED COLLECTION  
AC FOR THE RIVULET PHASE-1

ACCOUNT NO.: 0330 0500 8552

IFSC CODE: ICIC 0000 4146


BANK: ICICI BANK LTD.

BRANCH: GH-05 B, TECH ZONE IV, GREATER NOIDA (WEST), UP 201318



# GET IN TOUCH



 Sample Flat  
1545 sqft



The Brook & Rivulet  
Site Location



[linkedin.com/company/  
fusionlimited/](https://www.linkedin.com/company/fusionlimited/)



[instagram.com/fusion  
limited.in/](https://www.instagram.com/fusionlimited.in/)



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sionlimited4046](https://www.youtube.com/@fusionlimited4046)



[info@fusionlimited.in](mailto:info@fusionlimited.in)



[www.fusionlimited.in](http://www.fusionlimited.in)



**Corporate Office:**

A-06 Yojana Vihar, Delhi 110092

**The Brook Site Office:**

GH-03C, Sector 12,  
Greater Noida (West) 201318

**The Rivulet Site Office:**

GH-04B, Sector 12,  
Greater Noida (West) 201318



[www.thebrook.in](http://www.thebrook.in)

[www.therivulet.in](http://www.therivulet.in)





**BROOK & RIVULET**  
best of all the worlds



*OUR APOLOGIES FOR MAKING YOUR  
NEIGHBOURS JEALOUS OF YOUR LIFESTYLE*

