



DESIGNED FOR LUXURY



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When form and function work in tandem monumental art takes shape as reflected in our majestic 3 BHK villas at **Kesar 18** where class meets splendor.

Drive into an airy and bright gated estate, perfect for a close-knit community to flourish. Our bungalows are more than just residences. They are the epitome of luxury living. An unconventional combination of colonial aesthetics, contemporary planning, natural greenery and thoughtful lifestyle amenities, life here is designed for pure bliss. Located at the Kapurai crossing, our homes are set in surroundings that are private, yet well connected to daily urban life.

Come, gift your family a lifetime of luxury!





12 Mtr Wide Road

LAYOUT PLAN



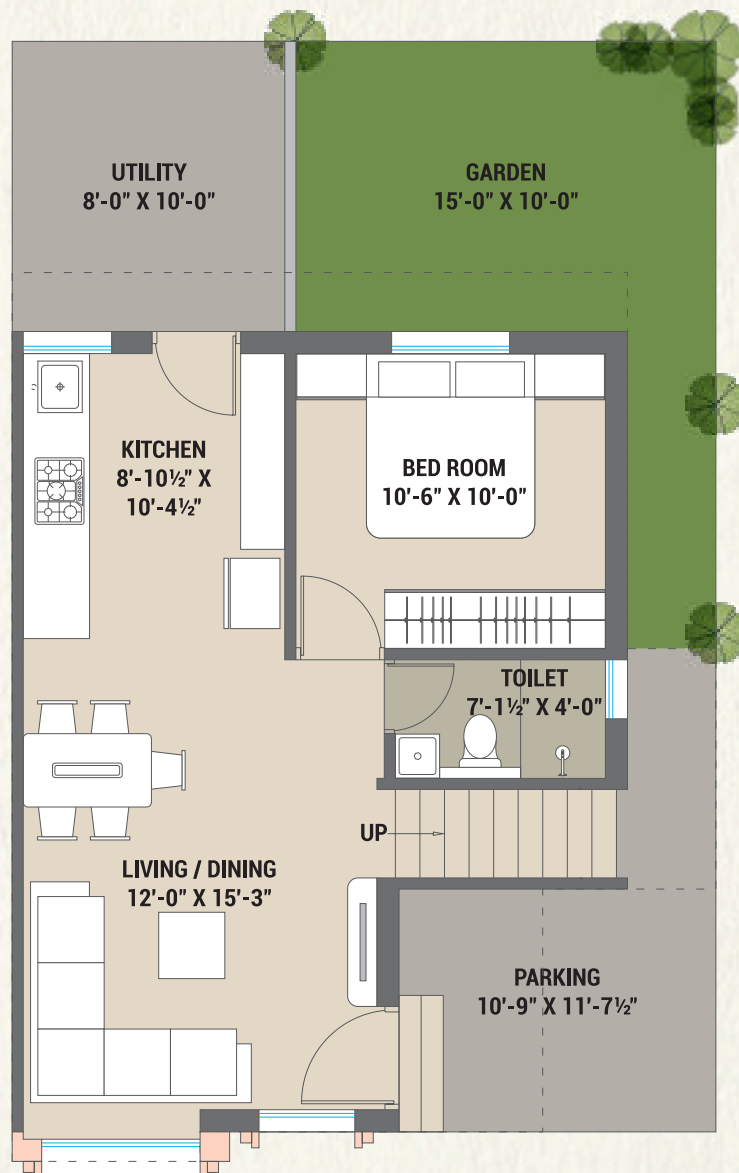
AREA TABLE

TYPE	UNIT No.	PLOT AREA (IN SQ. FT.)	TYPE	UNIT No.	PLOT AREA (IN SQ. FT.)	TYPE	UNIT No.	PLOT AREA (IN SQ. FT.)
A	1	1928.12	B	11	1315.82	C	19	1525.89
A	2	882.38	B	12	831.56	B	20	1783.53
A	3	882.38	B	13	805.38	B	21	887.00
A	4	882.38	B	14	776.25	B	22	887.00
A	5	882.38	B	15	776.25	B	23	887.00
A	6	882.38	B	16	776.25	B	24	1156.35
A	7	882.38	B	17	776.25			
A	8	882.38	B	18	776.25			
A	9	882.38						
A	10	1366.64						

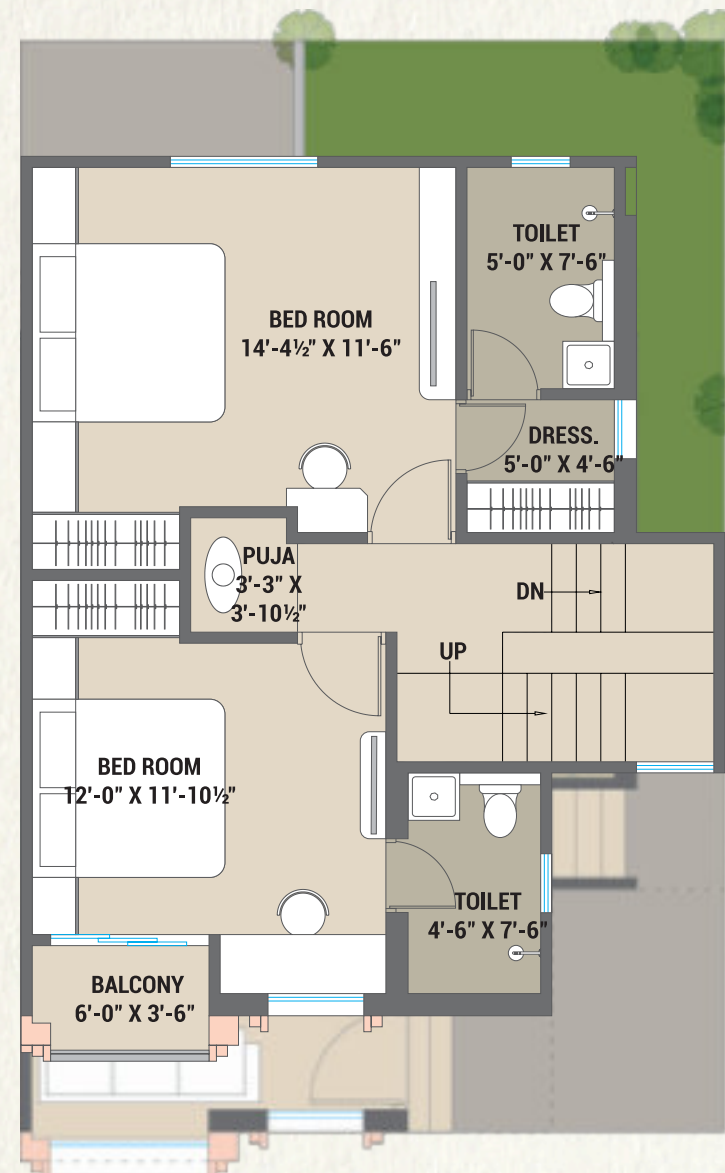
TYPE A

(Built Up Area : 1233 Sq.ft.)

UNIT No. : 01, 02, 03, 04, 05, 06, 07, 08, 09, 10



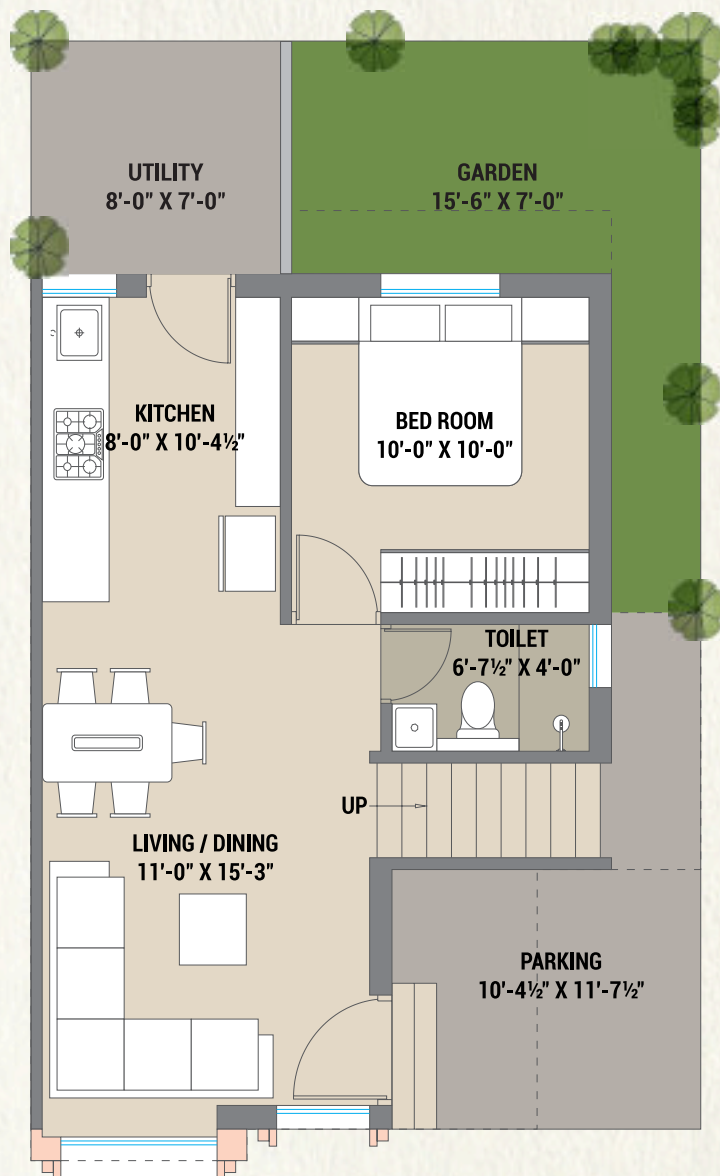
GROUND FLOOR PLAN



FIRST FLOOR PLAN

TYPE B

(Built Up Area : 1162 Sq.ft.)
UNIT No. : 11, 12, 13, 14, 15, 16, 17, 18

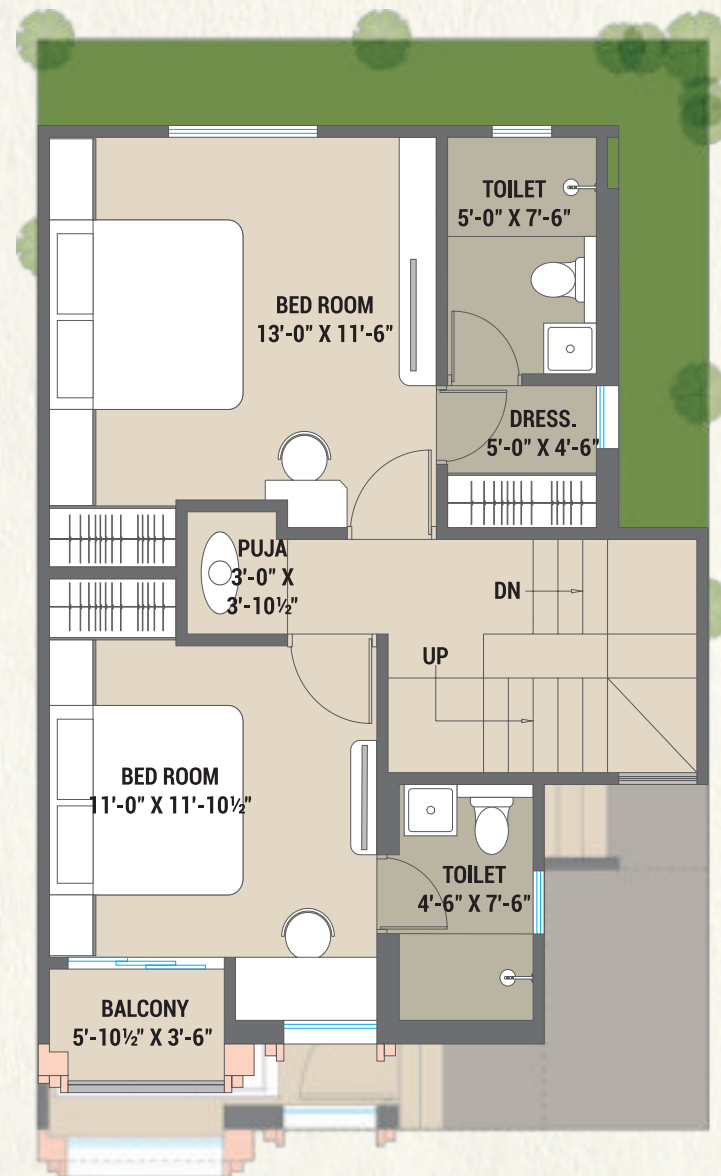


GROUND FLOOR PLAN

UNIT No. : 20, 21, 22, 23, 24

GARDEN
4½"-0" X 11'-0"

PARKING
10"-4" X 16'-2"



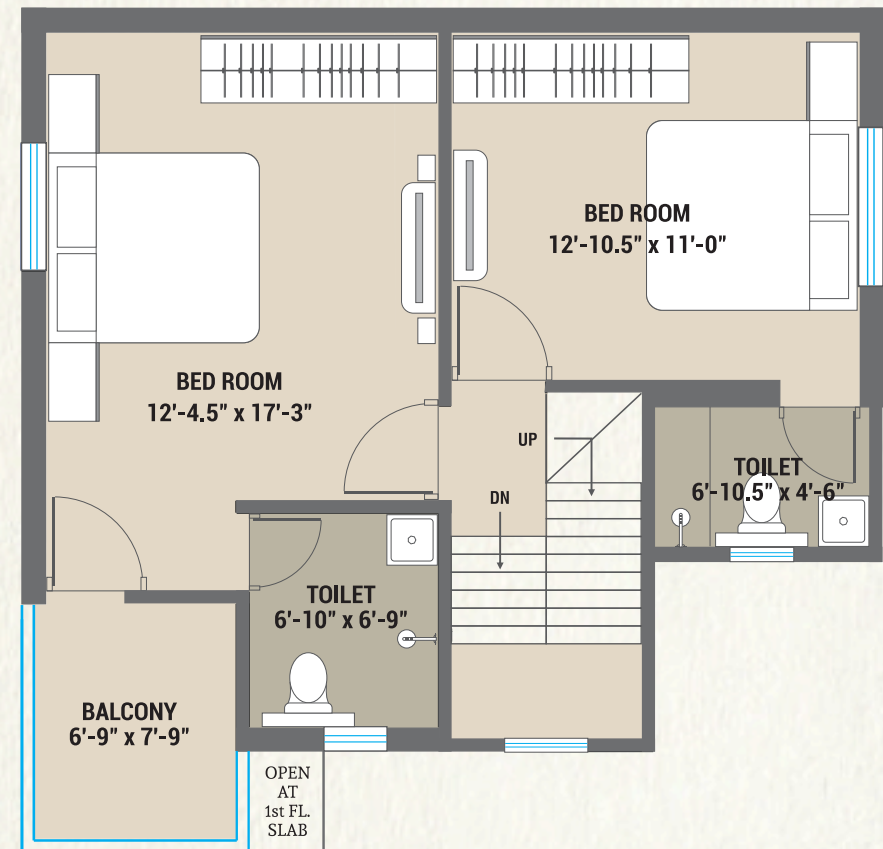
FIRST FLOOR PLAN

TYPE C

(Built Up Area : 1330 Sq.ft.)
UNIT No. : 19



GROUND FLOOR PLAN



FIRST FLOOR PLAN

AMENITIES

- | | |
|--------------------------|----------------------------------|
| ★ Multipurpose Hall | Cabling |
| ★ Landscape Garden | ★ Decorative Main Gate with CCTV |
| ★ Children Play Area | ★ Decorative Name & |
| ★ Gymnasium | Number Plate for Each Unit |
| ★ Senior Citizen Sitting | ★ RO in Each Unit |
| ★ Underground | ★ Library |

VILLA SPECIFICATIONS

Structure:

Fully RCC frame structure, as per structural engineer's design

Flooring: High Grade Vitrified Tiles in all rooms. Paving Tiles in compound. Anti skid vitrified tiles in bathrooms and balconies.

Kitchen: Exclusive Granite Platform with high quality S.S Sink. Designer tiles upto Door Height.

Toilet: Designer wall tiles upto lintel level. Premium Quality Bath fittings. Superior quality plumbing fixtures and sanitary ware. Hot water pipeline for each bathroom.

Doors: Attractive Wooden Entrance Door with standard safety lock & other Decorative Fittings. Internal Flush Doors - Laminated with Wooden Frame.

Windows: Powder Coated Aluminum Windows with Safety Grill.

Electrification: Concealed copper wiring of standard make. Premium modular switches with sufficient points. Provision for solar heaters.

Paint & Finish: Internal smooth finish plaster with Plastic Paint. Exterior Walls with Double coat plaster and quality weather resistant paint.

Terrace: Open terrace with waterproofing & high grade China Mosaic.



Terms & Conditions: (1) Possession will be given after 30 days of settlement of all accounts. (2) Stamp Duty, Registration, Legal Charges, GST, MGVCCL & VMC Charges, Society Maintenance Deposits Charges etc will be borne by the purchaser. (3) Any additional charges or duties levied by the Government / Local authorities during or after the completion of the scheme will be borne by the purchaser. (4) Extra work shall be executed after making full payment. (5) Refund in case of cancellation will be made within 30 days from the date of booking of same unit only. (6) Administrative expense of Rs. 25,000/- & the amount of extra work (if any) will be deducted from refund amount. (7) All plans are subject to amendments and approval by the relevant authorities. (8) 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. (9) Subject to Vadodara Jurisdiction.

