



Developer:
KESAR REAL ESTATES

Site Address: KESAR ICON, At Pipariya,
Beside Gujarat Public School,
75 Mtr. Waghodia Main Road,
Vadodara, Gujarat.

Contact:
+91 81412 27774, +91 81412 27775

E-mail: kesaricon@gmail.com

Planning & Passing By:
Hitesh Chokshi & Associates
Architect & Engineers Vadodara.
Contact: 98246 03598

Structural Engineer:
Zarna Associates - Vadodara.

Payment Schedule for Flats:

Booking **20%** | Plinth Level **15%** | Ground Floor Slab **10%**
1st Floor Slab **10%** | 2nd Floor Slab **10%** | 3rd Floor Slab **10%**
4th Floor Slab **10%** | Bricks Work **10%** | Finishing **05%**

Payment Schedule for Villa & Shops:

Booking Amount **25%** | Plinth Level **20%** | Ground Floor Slab **15%**
First Floor Slab **15%** | Brick Work **15%** | Plaster **5%** | Finishing / Possession **05%**

Terms & Conditions: (1) Possession will be given after 30 days of settlement of all accounts. (2) Stamp Duty, Registration, Legal Charges, GST, MGVC L & 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.



Brochure by: khushman@9825066516



AFFORDABLE LUXURY



DRIVE INTO PARADISE

Presenting KESAR ICON, an elegant campus of 3 BHK Luxurious Villa Bungalows, 2-3 BHK Apartments & Road facing Shops bang on the fast developing Waghodia Main Road. Set amidst residential and commercial development, with already existing educational institutions around it. Kesar Icon with its stellar elevation, rich campus development and thoughtful planning sets it apart from the rest.

A contemporary elevation design that shall remain fresh and elegant for years to come, coupled with premium campus development shall ensure a home that is one that you would love to come home to everyday!



ELEGANCE PERSONIFIED

The timeless architecture at KESAR ICON is indeed special. Be it the brick finish, the majestic blue sloping roofs and the rich elevation and landscaping elements, everything gets together to create a home that is special. The detailing extends further in the interiors by way of excellent planning, spacious rooms sizes, best quality finish, standard material specifications....and more!

On offer are 93 Villa Bungalows in 3 different planning options (3 BHK), apart from smart 2-3 BHK Apartments and Ground Floor Shops facing the main road.



SPECIFICATIONS (FOR VILLA BUNGALOWS)

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

Flooring: High Grade Vitrified Tiles in all rooms. Paving Tiles in Parking. 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.

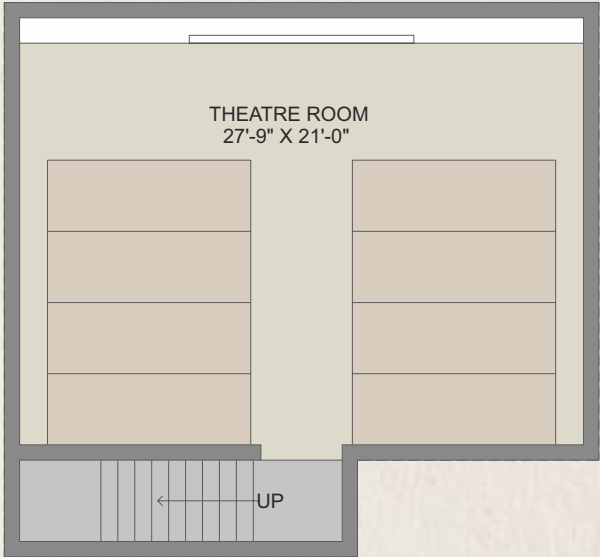
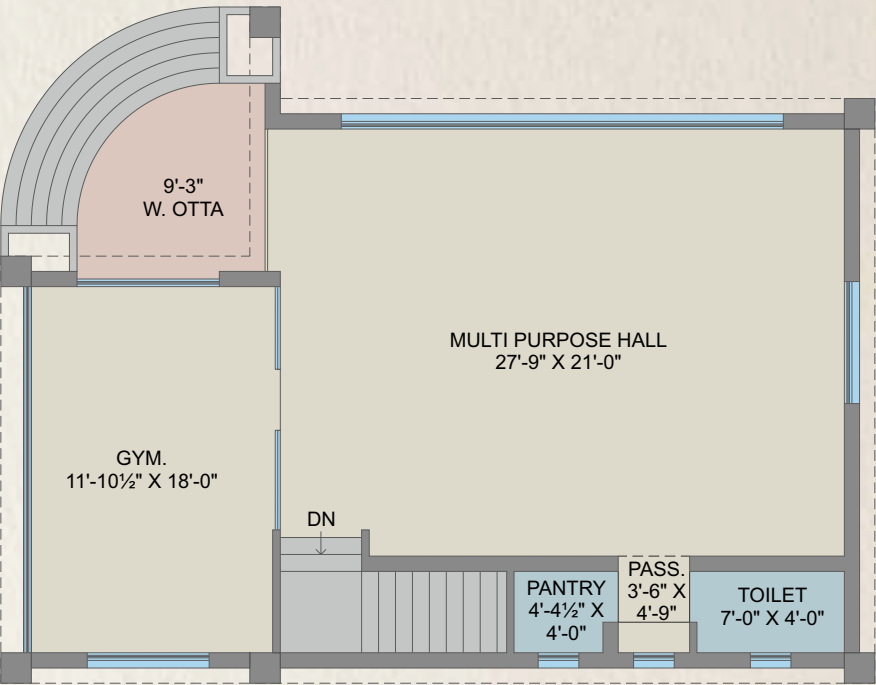
Doors: Attractive Wooden Entrance Door with standard safety lock & other Decorative Fittings. Internal Flush Doors - Laminated with Wooden Frame.

Windows: Powder Coated Aluminum Windows with Safety Grill.

Electrification: Concealed copper wiring of standard make. Premium modular switches with sufficient points.

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.



AMENITIES

Leisure:

- ♦ Mini Theater (Projector)
- ♦ Multipurpose Hall
- ♦ Landscape Garden
- ♦ Jogging Track
- ♦ Children Play Area
- ♦ Gymnasium
- ♦ Senior Citizen Sitting

Others:

- ♦ Underground Cabling
- ♦ Decorative Main Gate with CCTV
- ♦ Decorative Number Plate for Each Unit





VALUE ADDED AMENITIES (FOR APARTMENTS)

- Standard quality elevators
- Anti-termite treatment to the building
- Heat and water proofing treatment to the terrace
- Ample car parking
- Paved compound with decorative lighting
- 24 hours water supply with underground and overhead water tank with sensor
- 24 Hours Security
- Individual name plates

SPECIFICATIONS (FOR APARTMENTS)

Structure:

Well designed RCC frame structure as per structural engineer's design.

Flooring:

Vitrified flooring in living, dining, kitchen, balcony, and all bedrooms, and anti-skid ceramic tiles in bathrooms.

Kitchen:

Granite platform with SS kitchen sink and designer tiles up to lintel level over the platform.

Bathrooms:

Designer tiles up to lintel level with quality bath fittings, sanitary ware and glazed tiles. Geyser point in Bathrooms.

Plumbing:

Systematic wall concealed CPVC / UPVC branded plumbing fitting

Doors & Windows:

Decorative main door with standard safety lock and fittings. All other internal doors are flush doors with laminates. Aluminum section windows with reflective glass.

Electrification:

Concealed copper ISI wiring and good quality modular switches with sufficient points. Provision for AC Point in master bedroom. Geyser point in Bathroom. MCB in main distribution board.

Finishing:

Internal smooth finish plaster and distemper paint on internal walls. External waterproof plaster with semi-acrylic exterior paint. Railing with enamel paint & exterior weather resistant paint.

LAYOUT PLAN

- TYPE - A ●
TYPE - B ●
TYPE - C ●

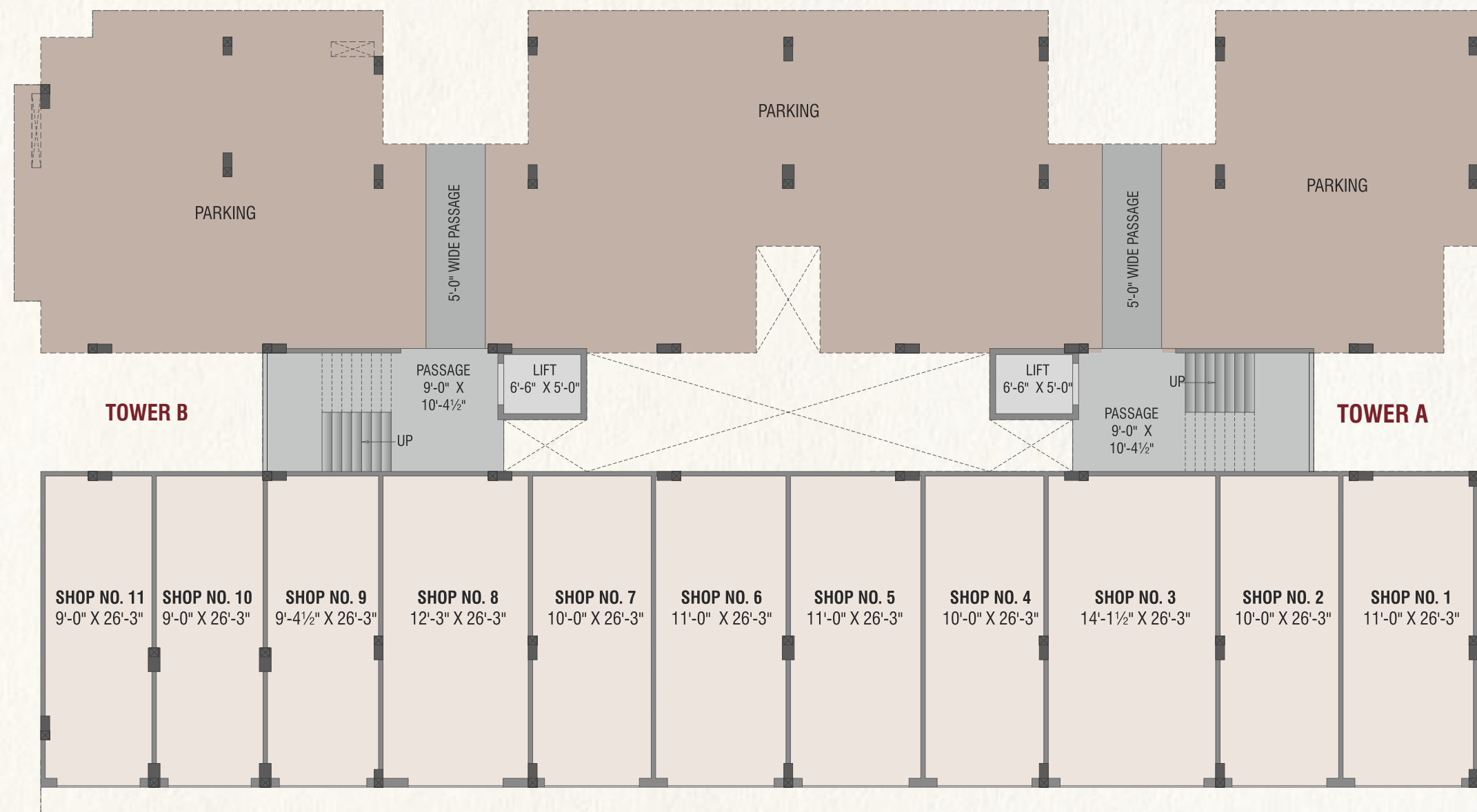


AREA TABLE

UNIT NO.	TYPE	PLOT AREA	UNIT NO.	TYPE	PLOT AREA	UNIT NO.	TYPE	PLOT AREA
01	B	1112	32	B	869	63	B	831
02	B	831	33	B	869	64	B	1112
03	B	831	34	B	869	65	B	1112
04	B	831	35	B	1038	66	B	831
05	B	831	36	B	831	67	A	905
06	B	1038	37	B	831	68	A	905
07	B	831	38	B	831	69	A	905
08	B	831	39	B	831	70	A	905
09	B	831	40	B	1112	71	A	1326
10	B	1259	41	B	1112	72	A	1326
11	B	1259	42	B	831	73	A	1615
12	B	831	43	B	831	74	A	1752
13	B	831	44	B	831	75	A	905
14	B	831	45	B	831	76	A	905
15	B	1038	46	B	1038	77	A	905
16	B	831	47	B	1038	78	A	905
17	B	831	48	B	831	79	A	905
18	B	831	49	B	831	80	A	905
19	B	831	50	B	831	81	B	905
20	B	1112	51	B	831	82	B	1112
21	B	1112	52	B	1112	83	A	1166
22	B	831	53	B	1112	84	A	905
23	B	831	54	B	831	85	A	905
24	B	831	55	B	831	86	A	905
25	B	831	56	B	831	87	A	905
26	B	1038	57	B	831	88	A	905
27	B	831	58	B	1232	89	A	1609
28	B	831	59	B	1277	90	C	1716
29	B	831	60	B	831	91	A	1565
30	B	1259	61	B	831	92	C	1273
31	B	1306	62	B	831	93	C	1655

AREA IN SQ.FT.

TOWER A-B (GROUND FLOOR)

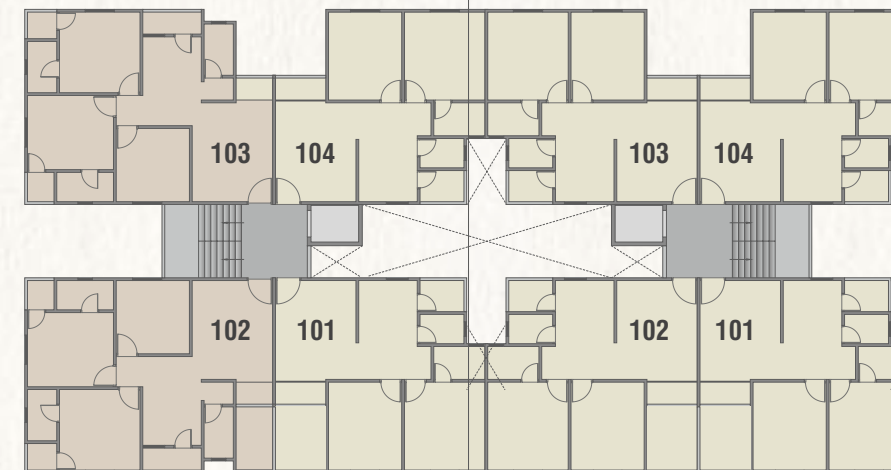
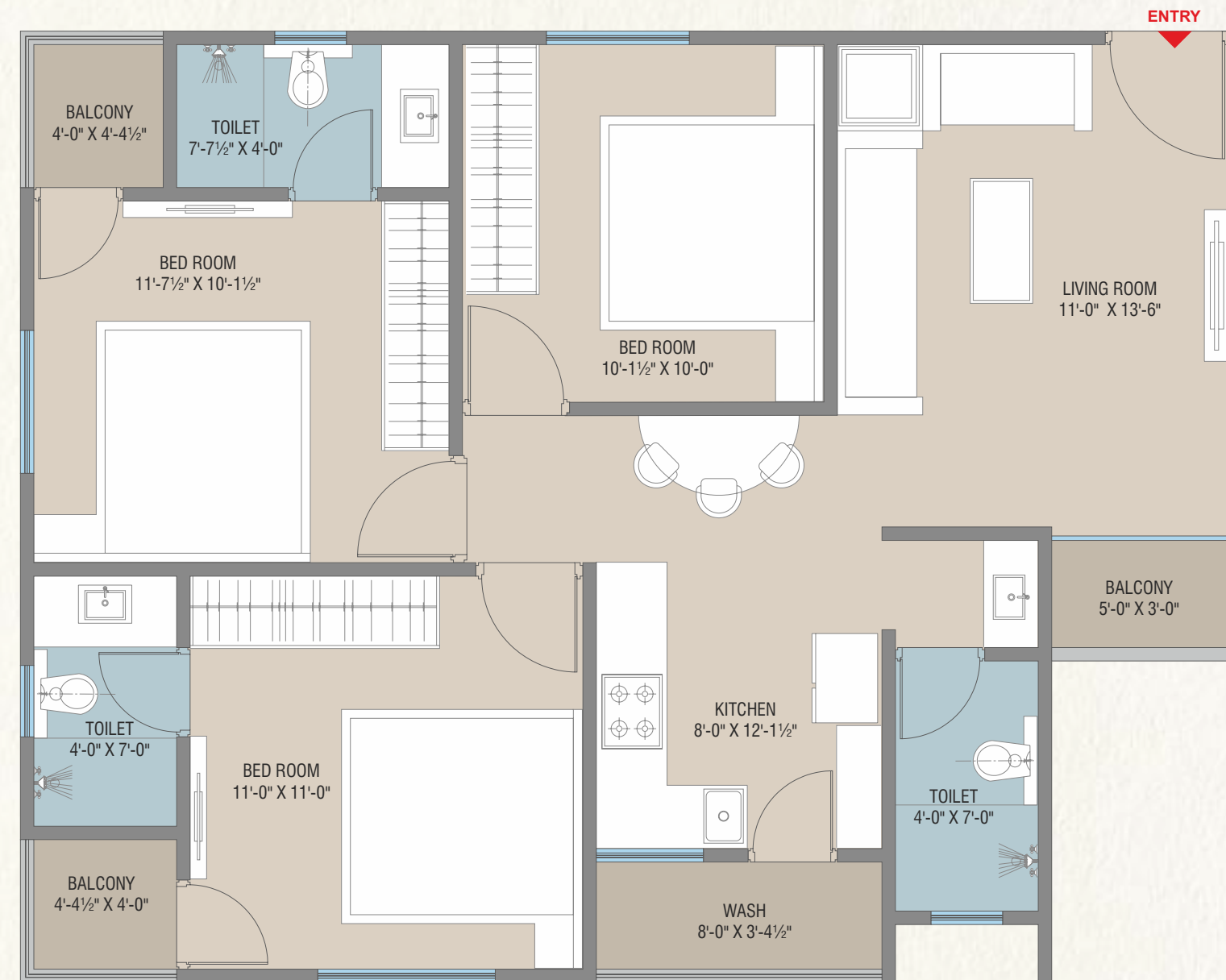


TOWER A-B (TYPICAL FLOOR)



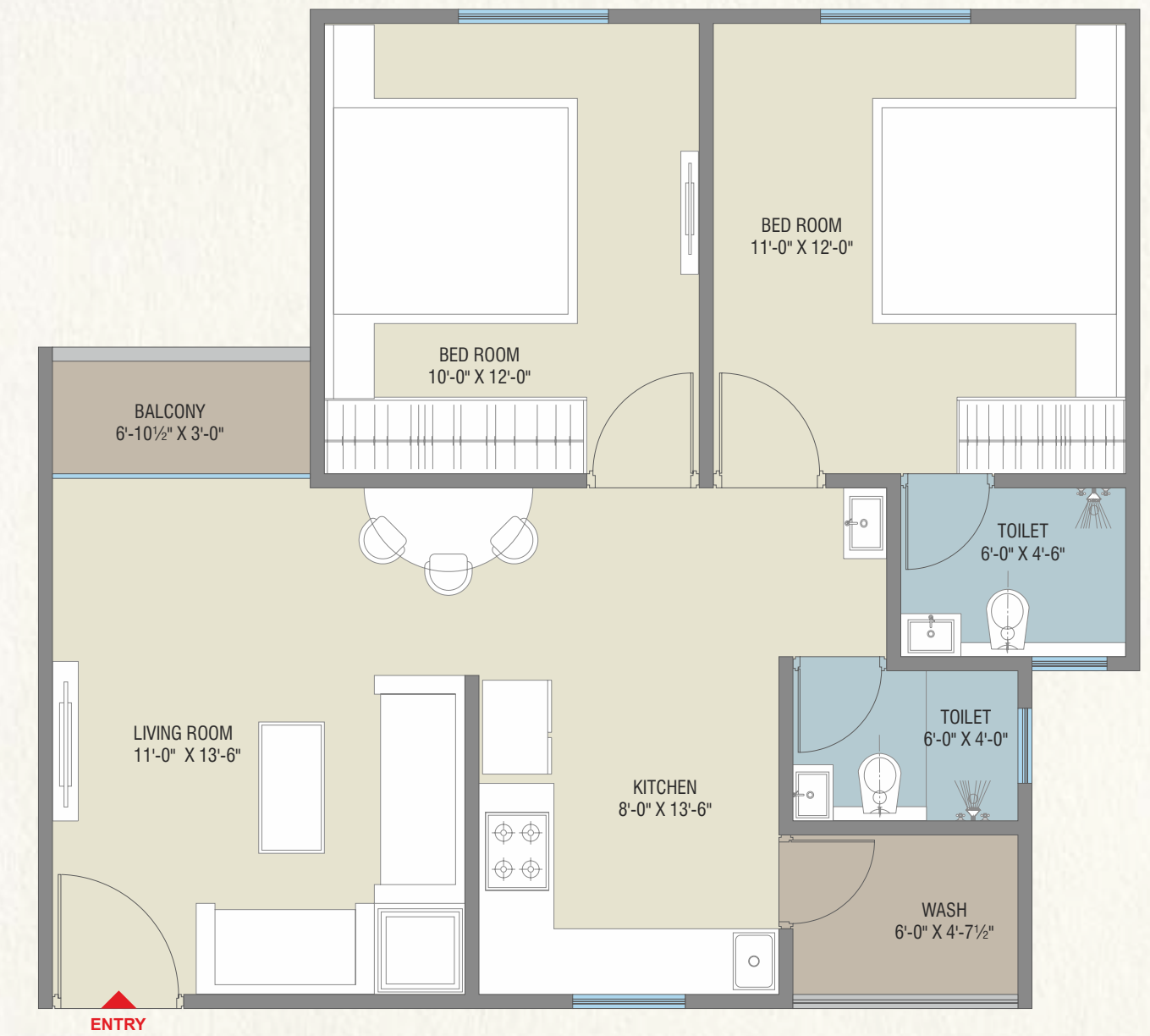
TYPE 1 (3-BHK FLAT)

Built up Area: 853 Sq. Ft.



TYPE 2 (2-BHK FLAT)

Built up Area: 685 Sq. Ft.



TYPE A

3-BHK

VILLA BUNGALOWS

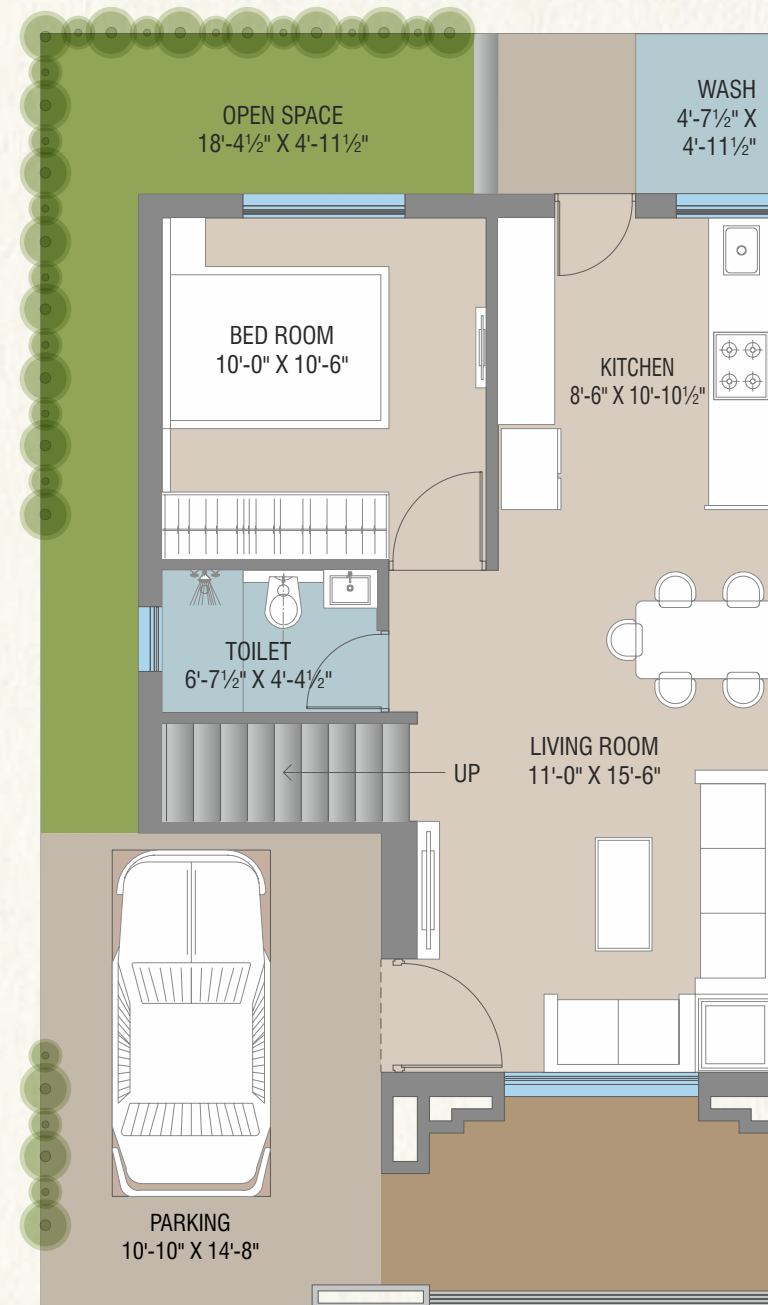
Built up Area:
1242 Sq. Ft.

Type A Plot No:
67 to 80
83 to 89, 91

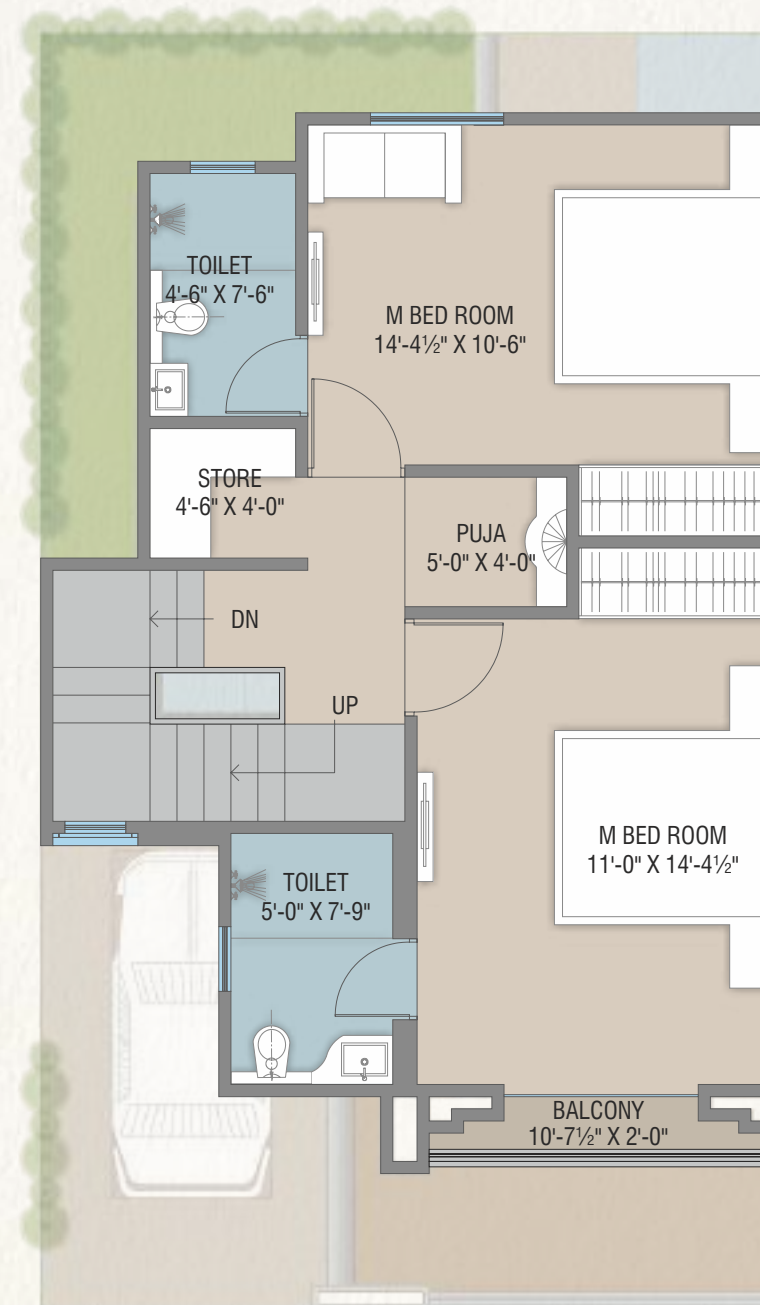
Ground Floor
Buildup Area:
493.52 sq.ft.

First Floor
Buildup Area:
629.62 sq.ft.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



TYPE B

3-BHK

VILLA BUNGALOWS

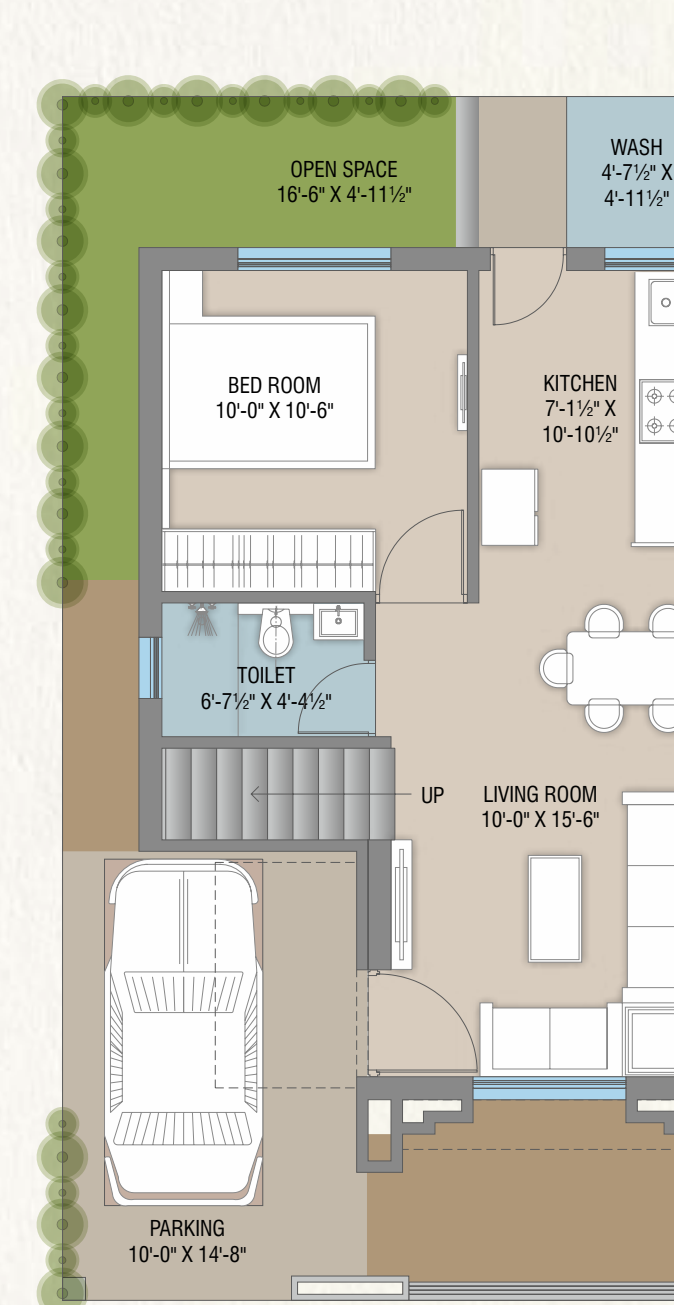
Built up Area:
1158 Sq. Ft.

Type B Plot No:
01 to 66
81 & 82

Ground Floor
Buildup Area:
458.23 sq.ft.

First Floor
Buildup Area:
585.22 sq.ft.

GROUND FLOOR PLAN



FIRST FLOOR PLAN

