



Developers:
VRIT Developers

Site: " Kesar Orion ",
Behind Giriraj Hotel,
Near Kapurai Chowkdi,
Vadodara .

Mob.: +91 75676 67272

Email: kesarorion@gmail.com

Architect:



Structure:



H-NEST CR_98243 85808

KESAR
orion
4 BHK LUXURIOUS BUNGALOWS



FRAGRANCE OF HAPPINESS

We've been in the real estate sector since a long time now and again delivered projects that were synonymous to class, quality and modern architecture design. Kesar group has executed numerous prestigious projects, which include Residential Apartments, Commercial Cum Residential Apartments and Luxurious Villas.

COMPLETED PROJECT



© Ankhol - Waghodiya Road

KESAR 27
3 BHK LUXURIOUS VILLAS

Bh. Himaliya Party Plot, Nr. N.H.-8.
Ankhol, New Waghodiya Road, Vadodara.

COMPLETED PROJECT



© Dabhoi Road

KESAR 36
1 BHK TENEMENTS

Kapurai Crossings, Near Krishna Hotel,
Before Akshar Tenements,
Dabhoi Road, Vadodara.

© Kapurai Crossing

KESAR 18
3 BHK
LUXURIOUS VILLA BUNGALOWS

Besides Canal, Near Krishna Hotel,
Kapurai Chowkdi, Vadodara-390 004.

ONGOING PROJECT



ONGOING PROJECT



© Pipariya - Waghodiya

KESAR
ICON

Kesar Icon, Pipariya, Beside Gujarat Public School,
75 mtr. Waghodiya Main Road, Vadodara.

ONGOING PROJECT (SHORTLY POSSESSION)



© Kapurai Crossing

KESAR 45
3 BHK
LUXURIOUS VILLA BUNGALOWS

Near Krishna Hotel (N.H.-8), Kapurai Crossing to Dabhoi,
Beside Canal, Vadodara-390 004.



Discover a Heaven among Havens

Kesar Orion is a league above the ordinary in terms of its location, design, elevation and amenities that it offers. It is a heaven among the ordinary havens you see across the city.





Discover a Piece of Joy for your Peace of Mind

Kesar Orion brings to you a luxurious abode with unlimited joys to your world and also ensures great peace of mind thanks to its strategic peaceful location.

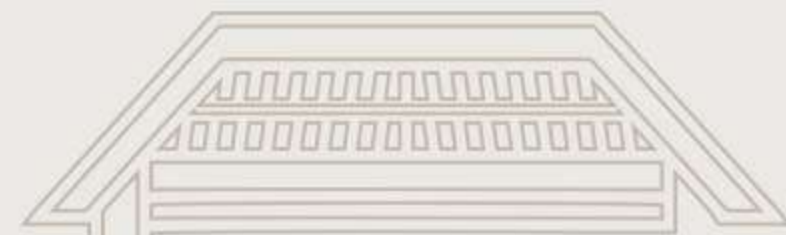


LAYOUT PLAN

AREA TABLE

Plot No.	Type	Area
1	A	1627
2 To 16	A	1260
17	A	1719
18	A	1378
19 To 27	B	903
28	C	778
29 To 33	C	765
34	C	1306
35	A	1299
36	B	1081
37	B	967
38	B	945
39	B	959
40	B	973
41	B	990
42	B	1012
43	A	1598





UNIT PLAN
(1 to 18, 35, 43)

TYPE A

Total Builtup Area :
1817 sqft

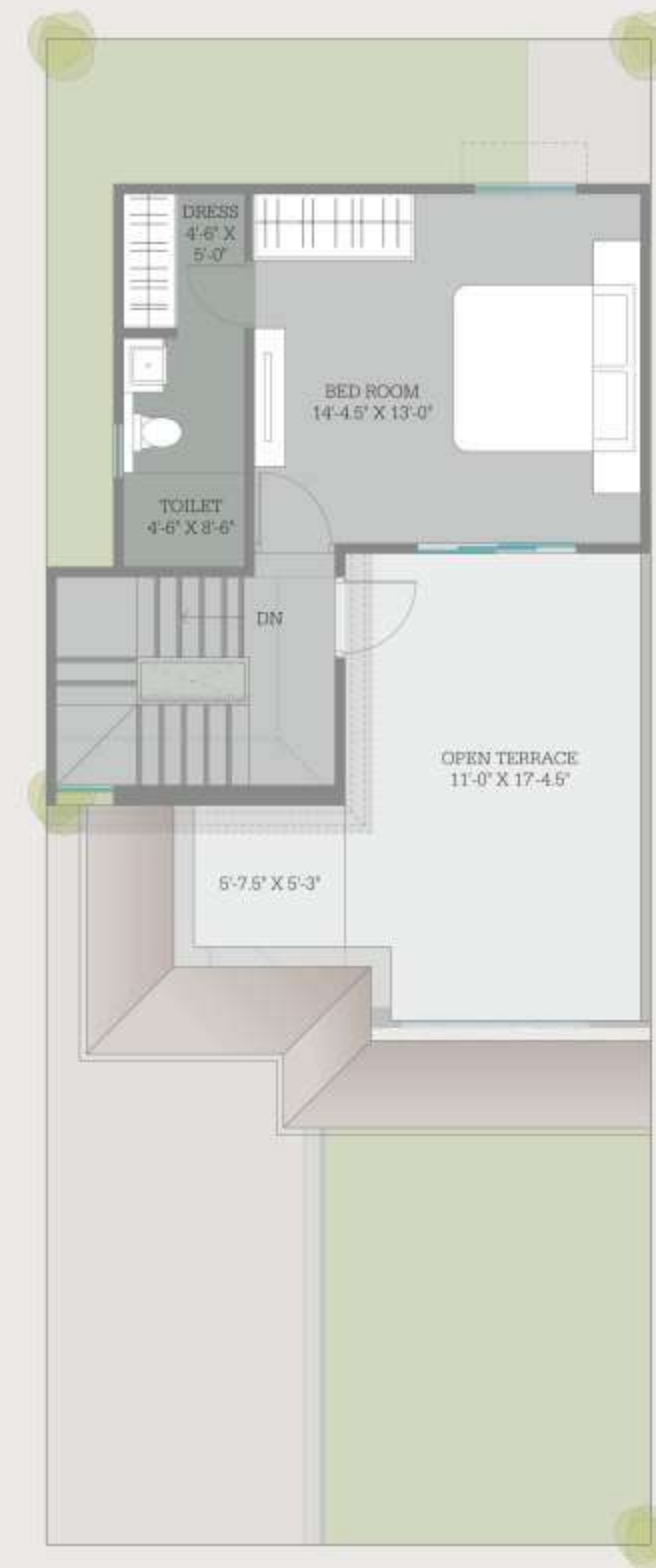
Min. Plot Area :
1260 sqft



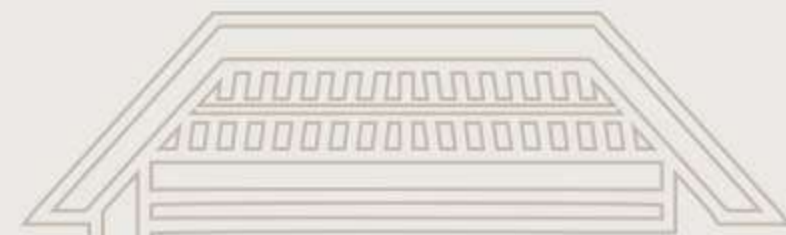
GROUND FLOOR PLAN
BUILT UP AREA : 696.31 SQ.FT.



FIRST FLOOR PLAN
BUILT UP AREA : 720.68 SQ.FT.



SECOND FLOOR PLAN
BUILT UP AREA : 399.54 SQ.FT.



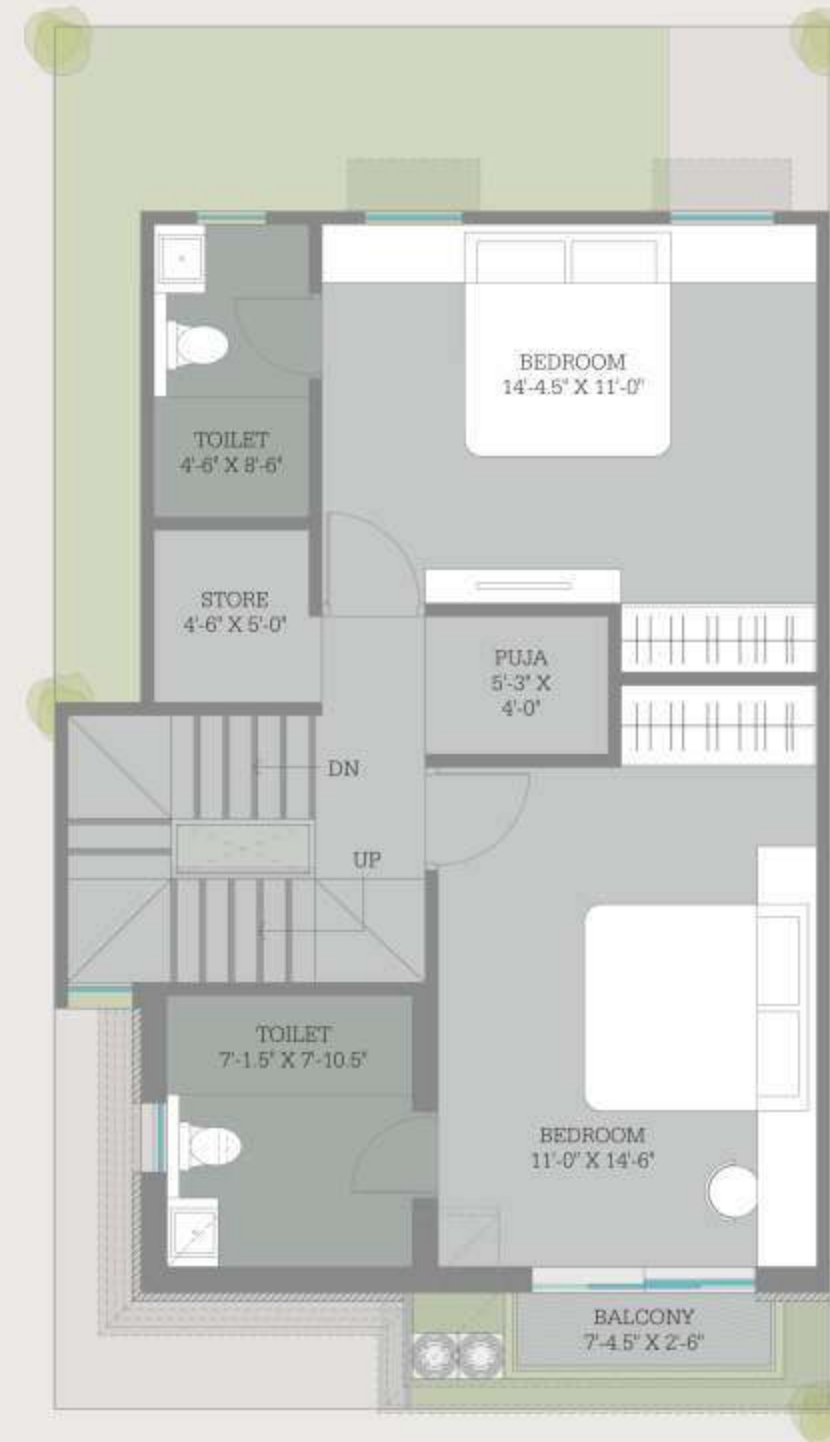
UNIT PLAN
(19 to 27, 36 to 42)
TYPE B

Total Builtup Area :
1799 sqft

Min. Plot Area :
903 sqft



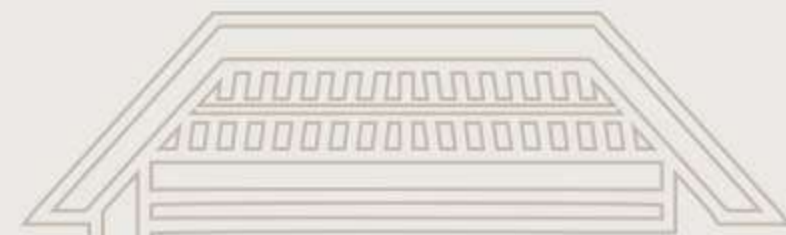
GROUND FLOOR PLAN
BUILT UP AREA : 687.68 SQ.FT.



FIRST FLOOR PLAN
BUILT UP AREA : 720.68 SQ.FT.



SECOND FLOOR PLAN
BUILT UP AREA : 399.54 SQ.FT.



UNIT PLAN
(28 to 34)
TYPE C

Total Builtup Area :
1715 sqft

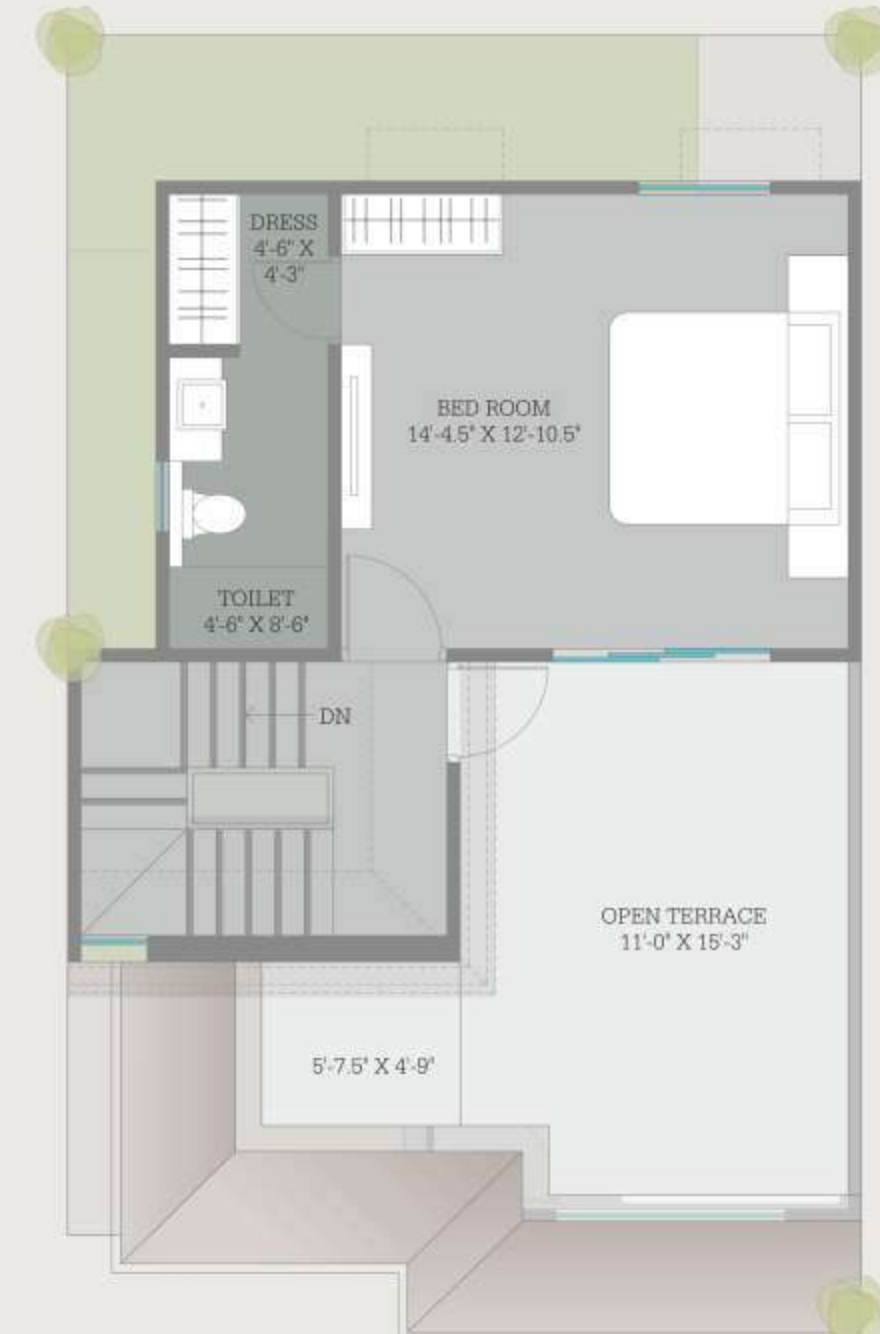
Min. Plot Area :
765 sqft



GROUND FLOOR PLAN
BUILT UP AREA : 651.43 SQ.FT.



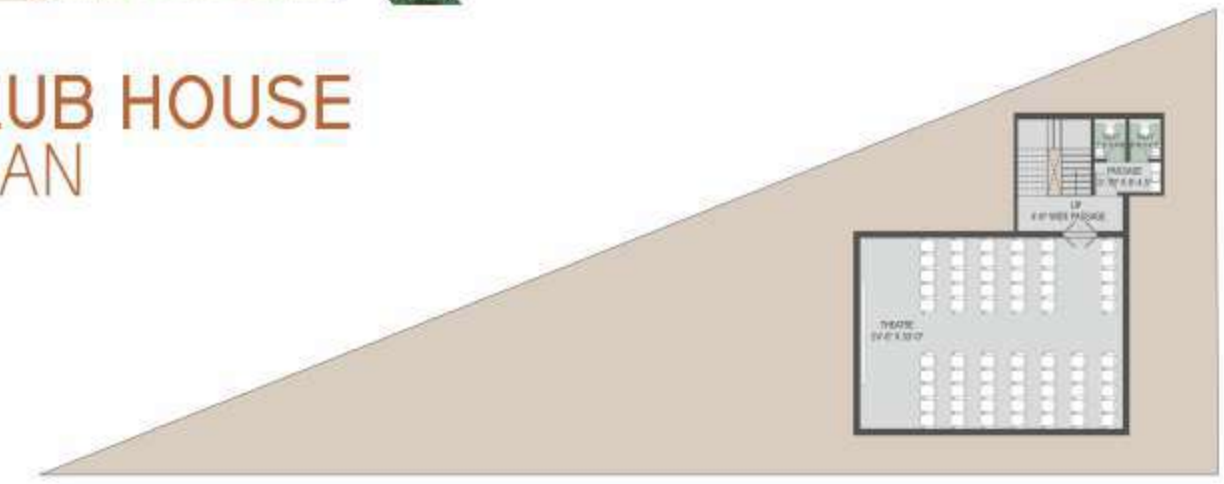
FIRST FLOOR PLAN
BUILT UP AREA : 674.68 SQ.FT.



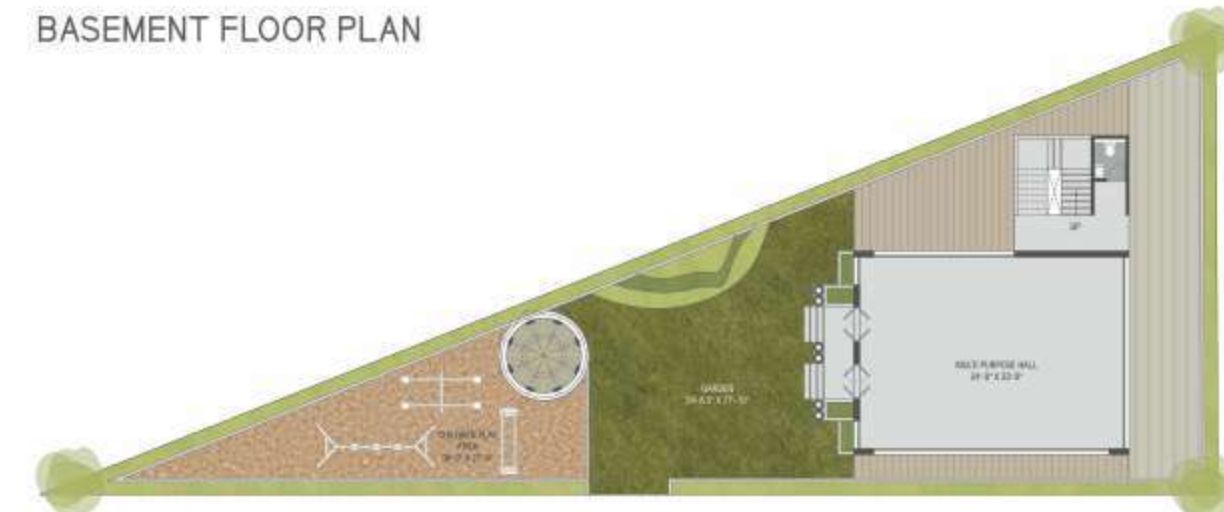
SECOND FLOOR PLAN
BUILT UP AREA : 388.62 SQ.FT.



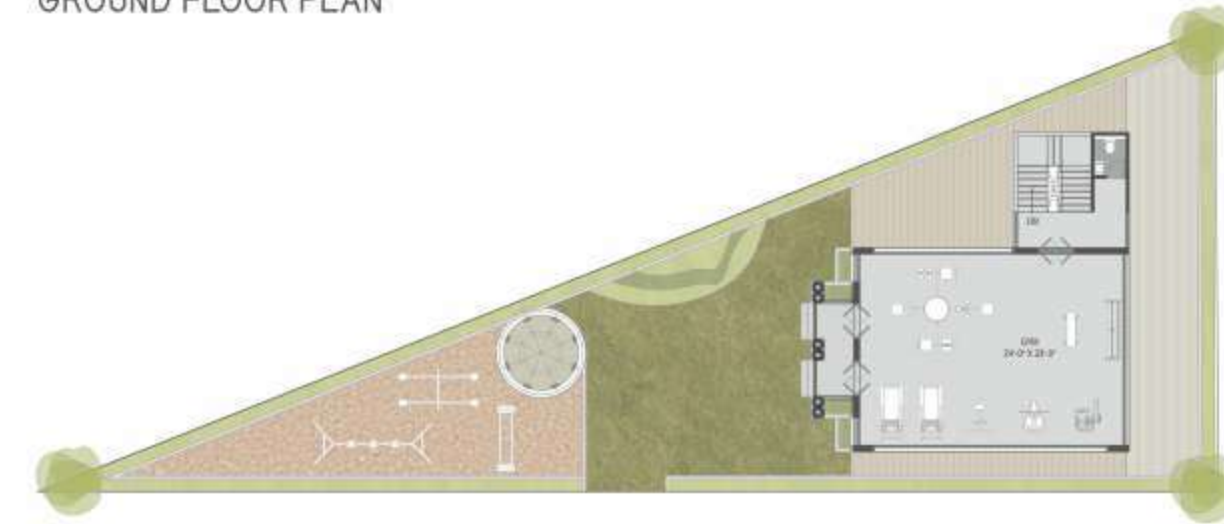
CLUB HOUSE PLAN



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Leisure Amenities

- | | |
|---|--|
|  Gymnasium |  Jogging track |
|  Multipurpose Hall |  Decorative Main Gate with CCTV surveillance |
|  Mini Theatre |  Decorative Name and Number Plate for Each Unit |
|  Landscape Garden |  RO in each Unit |
|  Children Play Area |  Playing Court |
|  Underground Cabling |  Indoor Games |
|  Library | |





Specification

STRUCTURE:

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

FLOORING:

- High grade vitrified tiles in all room.
- Paving Tiles in compound.
- Anti skied 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.

DOORS:

- Attractive wooden entrance door with standard safety lock & other decorative fittings.
- Internal flush doors-Laminated with wooden frame.

WINDOWS:

- Powder coated aluminium windows with safety grill & mosquito net.

ELECTRIFICATION:

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

PAINT & FINISH:

- Internal smooth finish plaster with wall putty and primer.
- Exterior walls with double coat plaster and quality weather resistant paint.

TERRACE:

- Open terrace with chemical water proofing & high grade glazed tiles.



Above project is registered under Gujra. Rera Reg. No.: PR/GJ/VADODARA/VADODARA/Others/RAA09664/040122
For further details visit: www.gujra.rera.gujarat.gov.in under registered project.

PAYMENT TERMS:

20% Booking | 20% Plinth Level | 15% GF Slab level | 15% FF Slab Level | 15% SF Slab Level | 10% Plaster level | 5% Finishing

DISCLAIMER

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• Premium quality materials or equivalent branded products shall be used for all construction work. • Right of any changes in dimensions, design and specification will be reserved with the developer, which shall be binding for all members. • External changes are strictly not allowed. • Development charges, Documentation charges, stamp duty, all municipal taxes, service tax, G.E.B. meter deposit should be levied separate • Each member needs to pay maintenance deposits separately. • Possession will be given after one month of all settlement of account • Extra work at the cost of client with prior estimate needs to be given in advance but no change in elevation and plan will be done. • The developer deserves the full right to make any changes. • This brochure does not form a part of agreement or any legal document, It is easy display of project only.