

Key Plan



KISHAN Sapphire



Developers: Maruti Nandan Developers

Site: Kishan Sapphire, Bill-Sokhda Road,
Near Satyam Tenament, At. & PO. Bill,
Vadodara, 391410.

Mob.: +91 87340 87777, 63549 43598
Email: info65marutinandan@gmail.com

Architect: **ESQUISSER**
AR. CHARMI PANDYA

Structural Consultant:
Tarang Galani

Residential: 10% Booking | 15% Plinth | 5% Ground Floor Slab | 5% First Floor Slab | 5% Second Floor Slab | 5% Third Floor Slab | 5% Fourth Floor Slab | 5% Fifth Floor Slab | 5% Sixth Floor Slab
5% Seventh Floor Slab | 10% Masonry | 10% Plaster | 10% Flooring | 5% Before Possession

Commercial: 30% Booking | 10% Plinth Level | 20% Ground Slab Level | 15% Masonry | 15% Plaster | 10% Before Possession

NOTES: • DOCUMENTATION CHARGES SUCH AS STAMP DUTY, REGISTRATION, LEGAL, ALL MUNICIPAL TAXES, GST, MGVCL METER DEPOSIT WILL BE BORNE BY PURCHASER. • 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. • ADVANCE PAYMENT IS REQUIRED FOR ANY EXTRA OR MODIFICATION WORK. • EACH PURCHASER WILL BEAR MUNICIPAL TAXES FROM THE DATE OF REGISTRATION. • IN THE CASE OF BOOKING CANCELLATION 20% OF THE BOOKING AMOUNT PLUS EXTRA EXPENDITURE WILL BE DEDUCTED FROM BOOKING AMOUNT. • POSSESSION WILL BE GIVEN AFTER ONE MONTH OF SETTLEMENT OF ACCOUNTS. • EACH MEMBER NEEDS TO PAY MAINTENANCE DEPOSITS SEPARATELY. • IN CASE OF DELAY IN WATER SUPPLY, LIGHT CONNECTION, DRAINAGE WORK BY CONCERNED AUTHORITY, DEVELOPERS WILL NOT BE RESPONSIBLE. • CONTINUOUS DEFAULT PAYMENT LEADS TO CANCELLATION. • THIS BROCHURE DOES NOT FORM A PART OF AGREEMENT OR LEGAL DOCUMENT. IT IS EASY DISPLAY OF THE PROJECT. • DEVELOPERS RESERVE THE ALL RIGHTS TO MAKE ANY ALTERATION/ ADDITIONS/ CHANGES AS AND WHEN REQUIRED, THE PURCHASER SHALL BE ABIDE BY SUCH CHANGES. • ALL DISPUTES SUBJECT TO VADODARA JURISDICTION ONLY.

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majestic homes for a king-size lifestyle

You have arrived in life. You are a class apart, and you and your family deserves the best. A home so distinctive, and suiting your lifestyle needs.

Presenting Kishan Sapphire, a project with 2-BHK Luxurious flats with 1st Floor & 7th Floor offering select flats with large attached terrace. Also on offer are 25 delightful Duplex Bungalow in 3BHK planning, besides 10 road facing shops.

Located in the preferred vicinity of Bil, it is indeed a beginning of a blissful story for you and your family. Welcome abode to Kishan Sapphire!





Duplex Bungalows Specifications

Structure : All RCC & brick masonry works as per structural engineer's design

Wall Finish : Inside wall two double coat putty finish & outside surface painted with weather-resistant paint

Flooring : Vitrified flooring in all rooms

Doors : Decorative main door and all internal doors are good quality flush doors

Windows : Colour anodized aluminum section windows with safety grill

Terrace: Open terrace with water proofing

Kitchen : Granite kitchen platform with SS sink, glazed tiles dado up to lintel level.

Toilets : Designer bathrooms with premium fittings & vessels with full glazed tiles up to lintel level.

Electrification : Concealed copper wiring of approved quality, sufficient electrical points as per architect's plan with AC point in all bed rooms

Water Supply : 24 hr water supply

Value Added Amenities

Aesthetics

- Decorative compound wall as per architect's design
- Name plate to maintain the uniformity of project

Infrastructure

- Termix concrete / heavy paver block internal road with designer street lights
- Water & drainage facility

Security

- CCTV cameras in common areas for round-the-clock surveillance



Apartments Specifications

Structure: Good quality RCC frame structure as per earthquake safety norms

Wall Finish: Smooth finish internal plaster with distemper paint

External surface finished with water resistant exterior paint

Flooring: Good quality vitrified tiles flooring

Doors: Decorative Main Door with hardware fittings All other doors are flush door with two side laminates

Windows: Glazed Aluminum sliding windows with stone sills MS Safety Grills

Kitchen/Store
Granite Platform with SS Sink and designer tiles on dado upto lintel level

Electrification: Concealed copper wiring (ISI grade). Modular switches.

Toilets: Western concept designed toilets.

Concealed plumbing of primium make fittings.

Geysers point in each bathroom.

Anti-skid ceramic tiles flooring in floor & ceramic tiles on walls upto lintel level.

Elevators: Standard quality Lifts

Terrace: Waterproofing on terrace

Fire safety & power backup.

Layout Plan

C.O.P
AREA : 508.43 MT

24 MT. WIDE ROAD

7.50 MT. WIDE INTERNAL ROAD

7.50 MT. WIDE INTERNAL ROAD

7.50 MT. WIDE INTERNAL ROAD

- SHOP 01 9'-0"x28'-3"
- SHOP 02 9'-0"x28'-3"
- SHOP 03 9'-0"x28'-3"
- SHOP 04 9'-0"x28'-3"
- SHOP 05 9'-0"x28'-3"
- SHOP 06 9'-0"x28'-3"
- SHOP 07 9'-0"x28'-3"
- SHOP 08 9'-0"x28'-3"
- SHOP 09 9'-0"x28'-3"
- SHOP 10 9'-7 1/2"x28'-3"

TOWER-B
PASSAGE
11'-6"x10'-3"

TOWER-A
PASSAGE
11'-6"x10'-3"

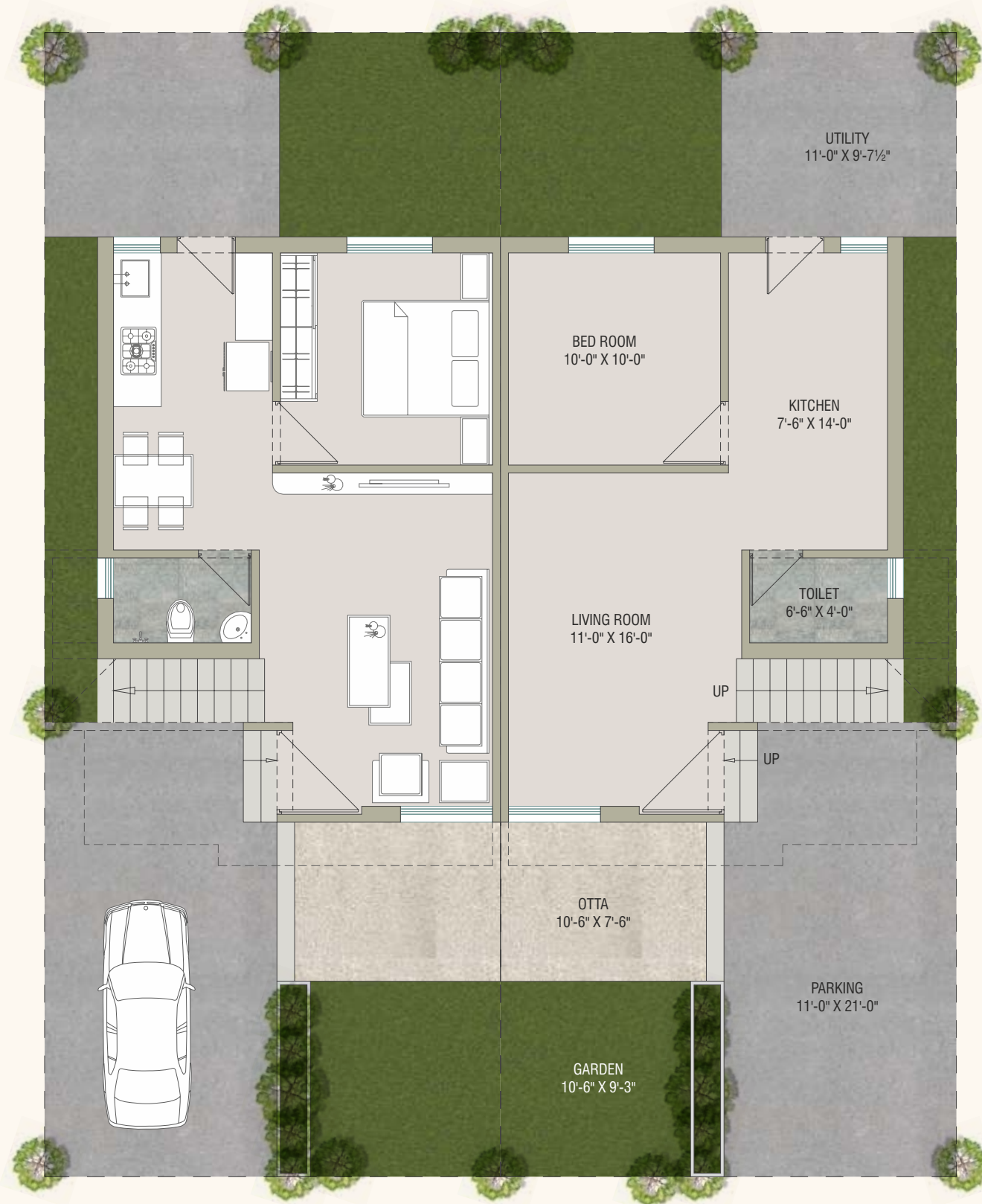




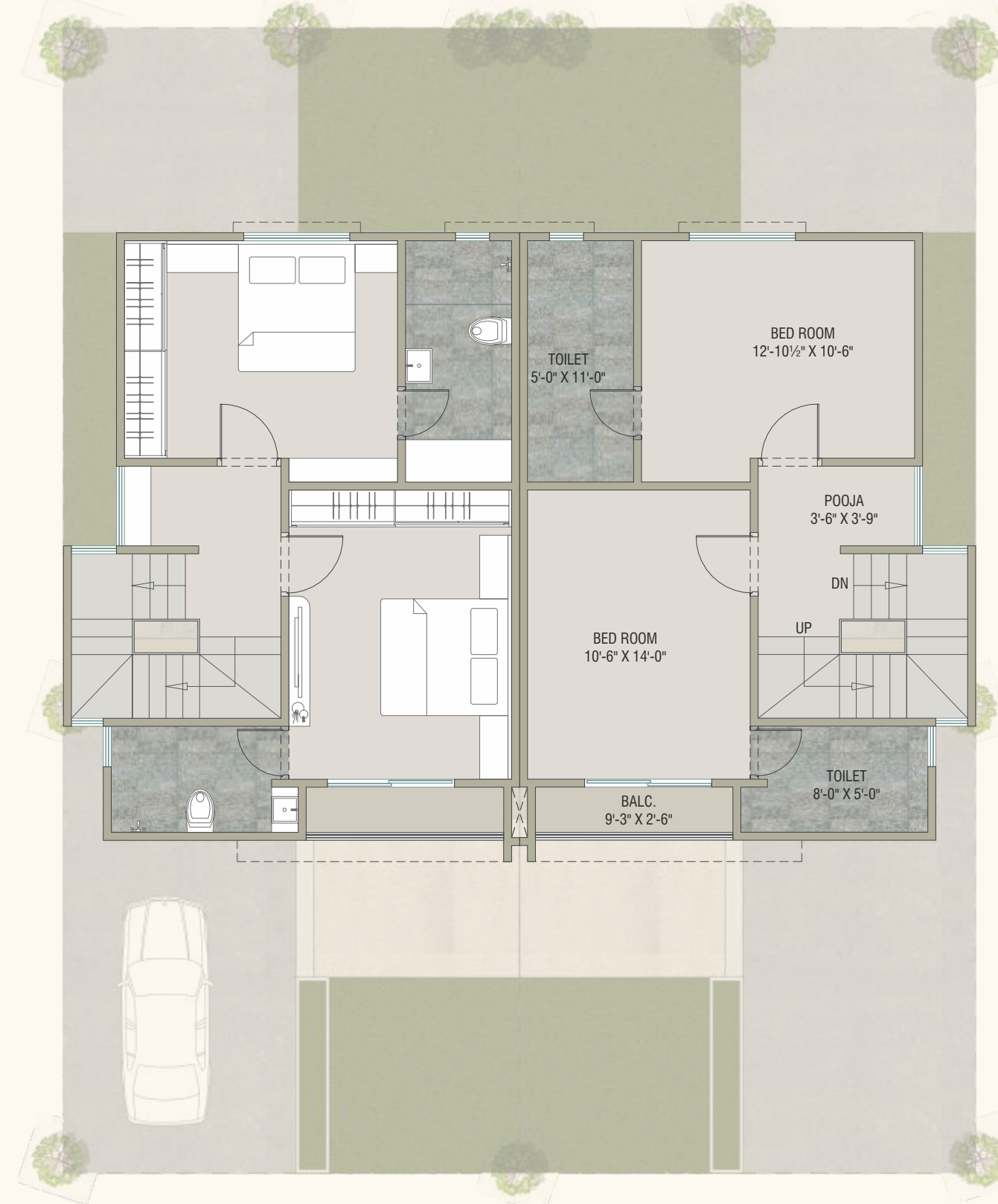
DUPLEX			
Duplex No.	Plot Area (Sq.Ft.)	Mini. Plot Area (Sq.Ft.)	Carpet Area (Sq.Ft.)
01	1374.91	1159.21	1000.71
02 to 25	1159.21	1159.21	1000.71



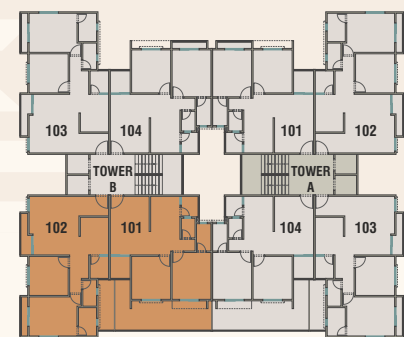
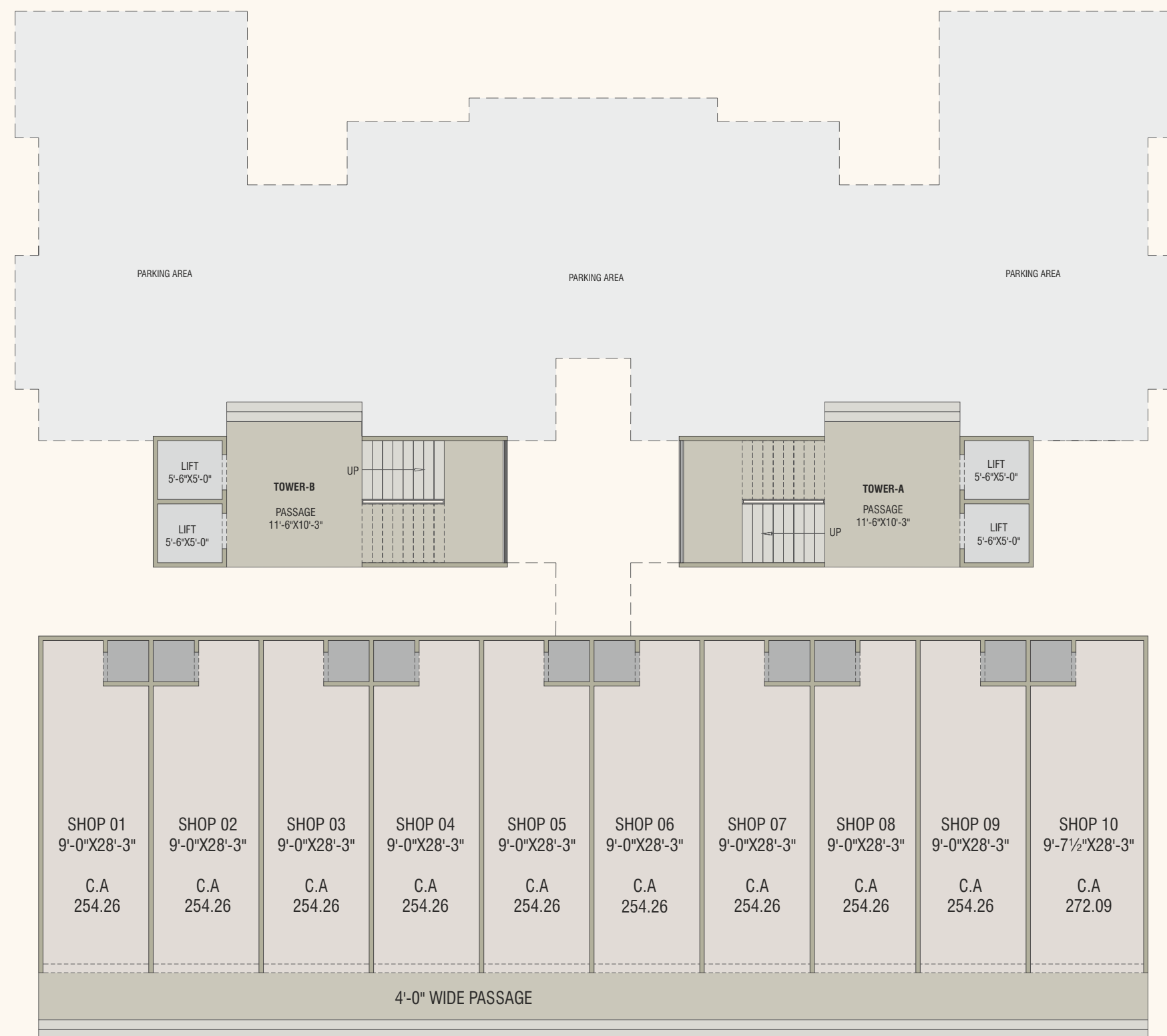
GROUND FLOOR PLAN



FIRST FLOOR PLAN

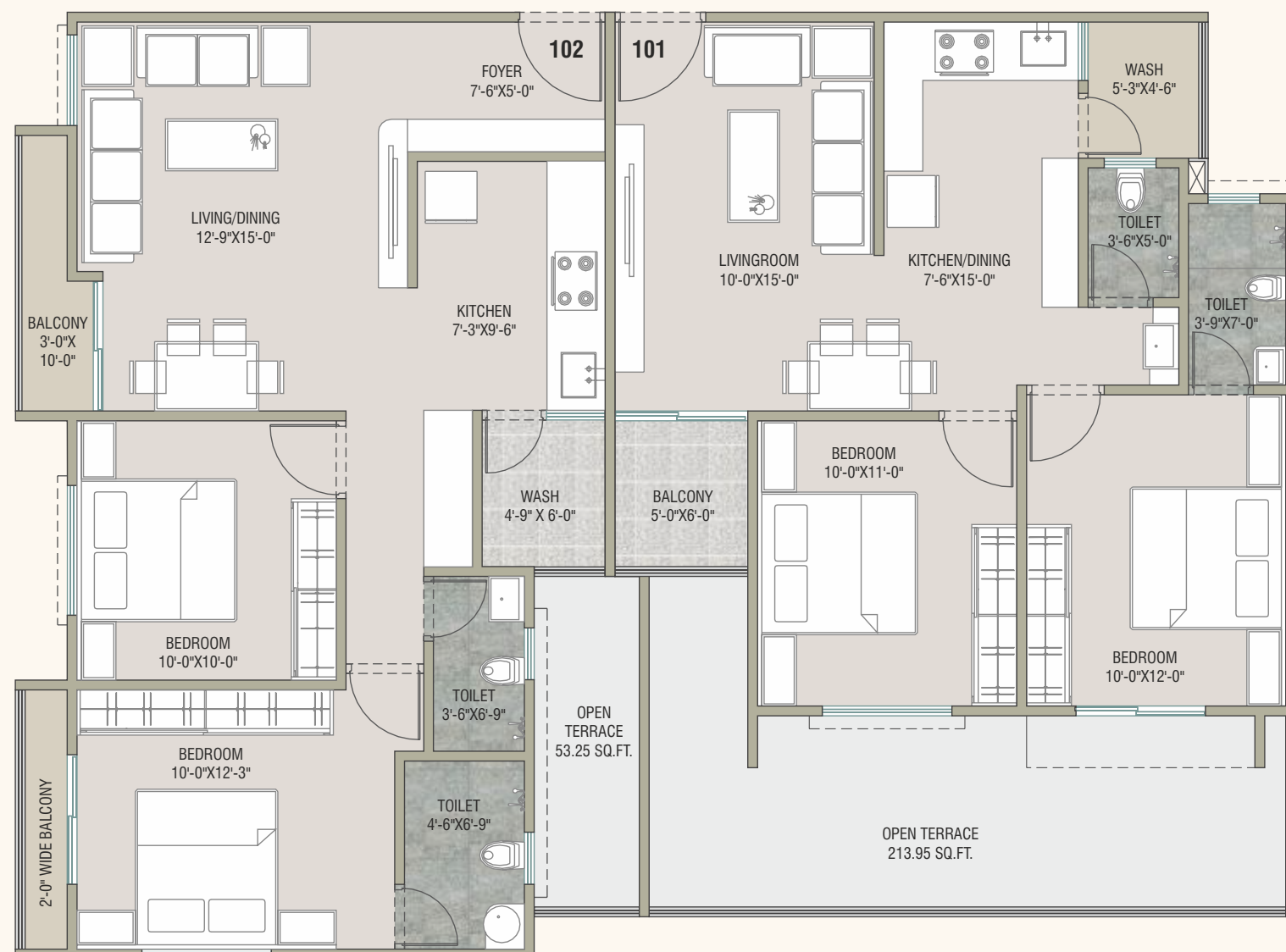


Ground Floor Plan



- 101** CARPET AREA:-625.27SQ.FT.
BUILTUP AREA:-761.65 SQ.FT.
- 102** CARPET AREA:-692.27SQ.FT.
BUILTUP AREA:-761.65 SQ.FT.

First Floor Plan





203 to 603
 CARPET AREA:-692.27SQ.FT.
 BUILTUP AREA:-761.65 SQ.FT.

204 to 604
 CARPET AREA:-625.27SQ.FT.
 BUILTUP AREA:-675.00 SQ.FT.

Typical Floor Plan
 2nd to 6th floor plan



701
 CARPET AREA:-692.27SQ.FT.
 BUILTUP AREA:-761.65 SQ.FT.

702
 CARPET AREA:-625.27SQ.FT.
 BUILTUP AREA:-675.00 SQ.FT.

Seventh Floor plan

