

Architect:



Structure :

Chetan  
Kamad

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Developers : ROYAL ASSETS DEVELOPERS

Site Address : "ROYAL ICON" JUNA BAZAR, NEAR GREEN KRISHNA HOTEL,  
BESIDE BHARGAVI SCHOOL, N.H.-8, KARJAN, VADODARA.

Payment Modes:

30% At the time of Booking | 15% Plinth Level | 10% GF Slab Level | 10% First Floor Slab Level | 10% Second Floor Slab Level | 10% Third Floor Slab Level | 10% Fourth Floor Slab Level | 05% Finishing Stage before possession

Notes : 01. The booking of unit is confirmed after receiving 30% of total cost and till than it will be treated as advance for allocated unit. 02. The remaining amount for the unit is to be paid as per payment schedule, and delay will attract interest charges for cancellation of the booked unit (Rs. 15,000/- cancellation charge will be applicable towards administrative expenses) 03. GST tax to be paid ad applicable. 04. Any other taxes applicable will be extra. 05. Any request for change in choice of Shop / Office is Strictly subject to availability and in any case with request to the absolute discretion of developer. The developer is entitled to reject any such request without assigning reasons. 06. The Clients(s) herein agree that the plans, designs specifications are tentative, However the same are subjects to alterations modifications as the developer may consider necessary or as directed by the competent Authority of Architect (the changes are subject to the building and other permissions to be obtained from various government institutions.) 07. All dispute are subject to Vadodara jurisdiction. 08. Payment as per construction stage or as per bank schedule whichever is earlier, is liable to pay.

RERA NO.: RERA WEBSITE : [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)



3D Visualization by LUCID - The Artist



ROYAL ICON

Hub Of New Culture Business.....



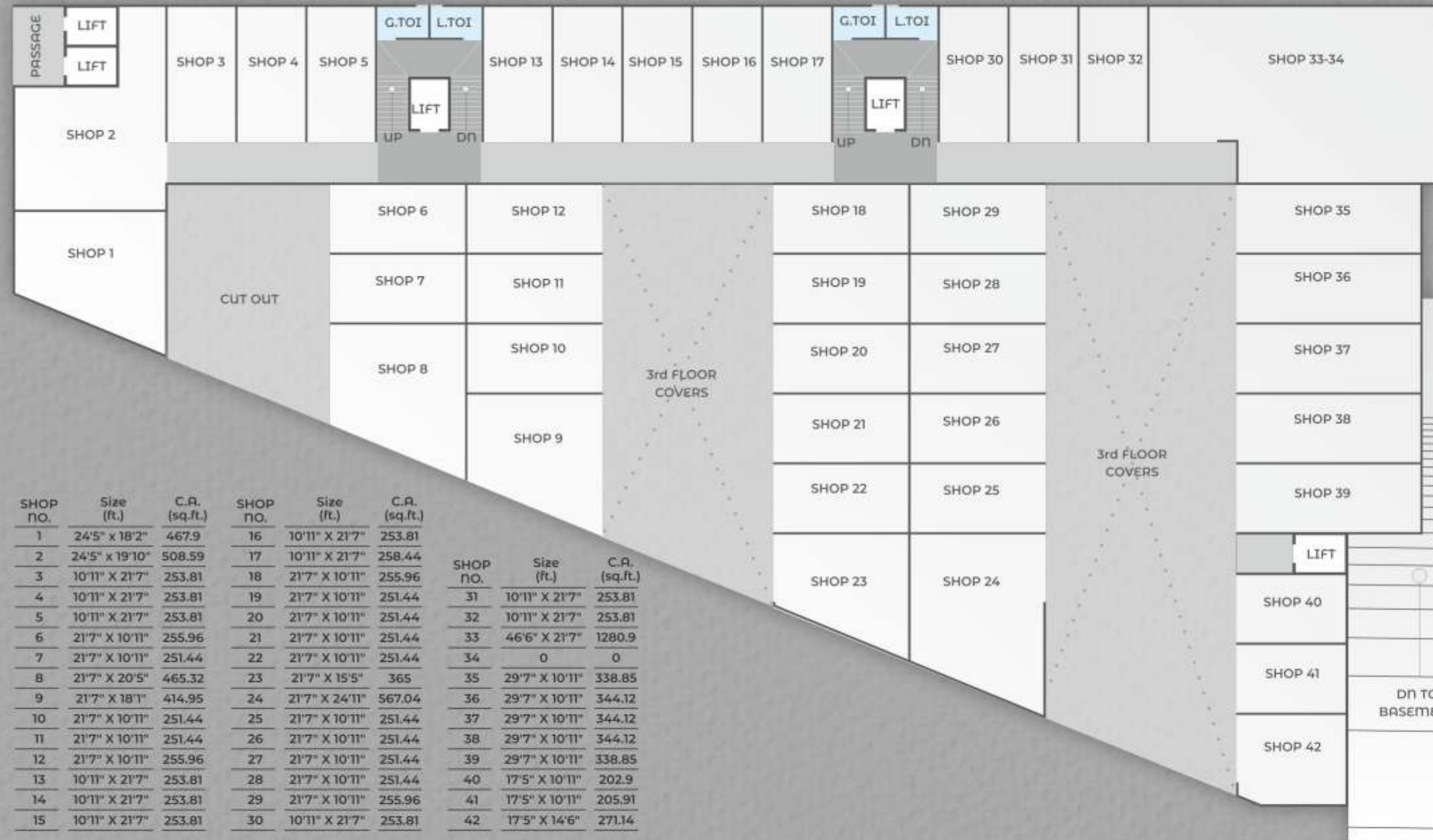
### The Greatness in Progress!

The Royal Icon is not just a center, It's a hub that molds your business. With out-of-the-box articulation, and the harnessing of natural resources has been a constant motivation for us to set a new trend for a new generation – The Trend-Setters.

## Future Success Story - For You

Design projects involve tons of ideation & integrations, which helps an architect to get a clearer vision for building a place that will become your success story. We are trying to connect with the adjacent parks, plazas, creating a beautiful landscape where you head-start a journey towards success.





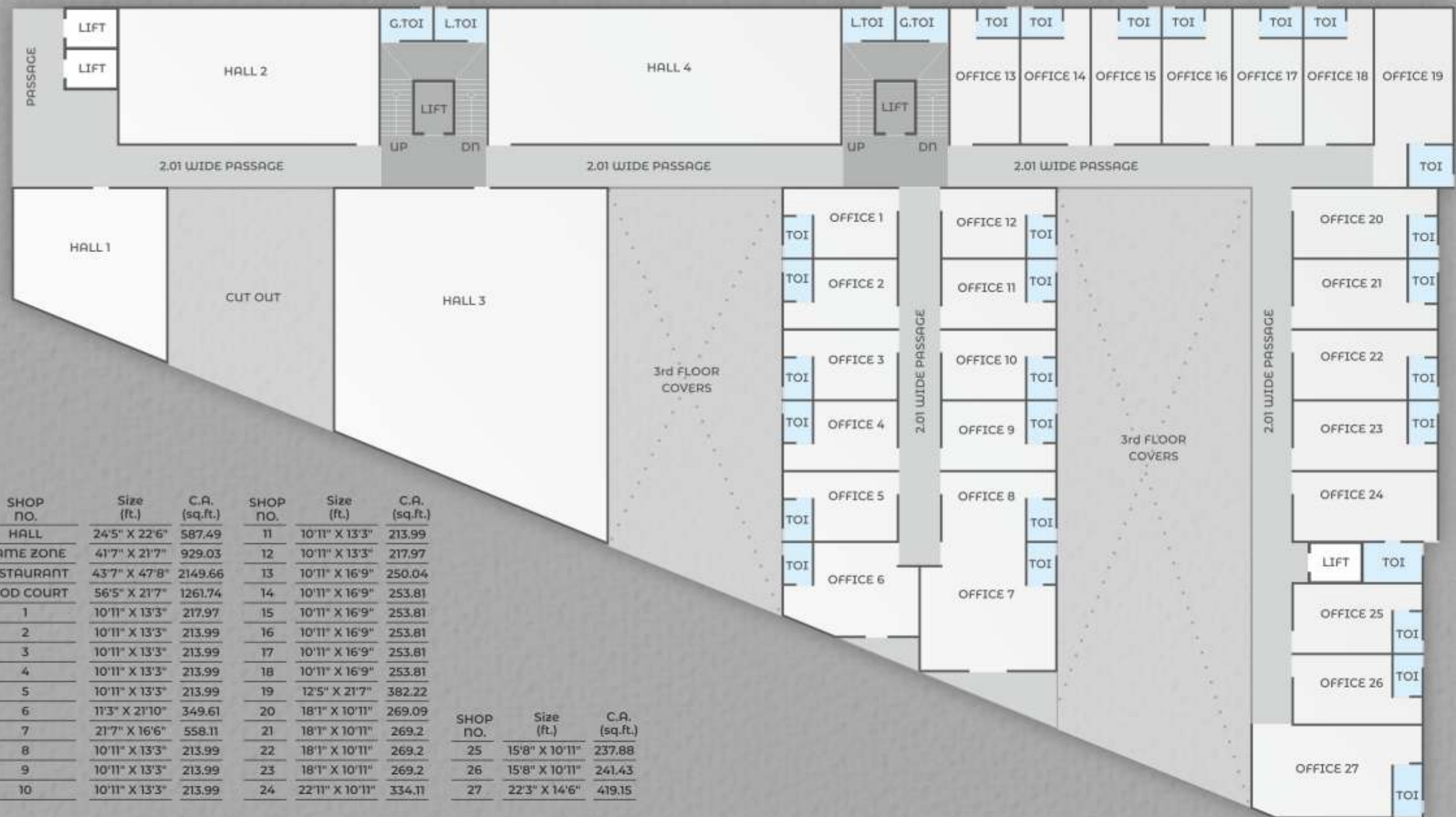
SHOP NO.	Size (ft.)	C.A. (sq.ft.)	SHOP NO.	Size (ft.)	C.A. (sq.ft.)	SHOP NO.	Size (ft.)	C.A. (sq.ft.)
1	24'5" x 18'2"	467.9	16	10'11" x 21'7"	253.81	31	10'11" x 21'7"	253.81
2	24'5" x 19'10"	508.59	17	10'11" x 21'7"	258.44	32	10'11" x 21'7"	253.81
3	10'11" x 21'7"	253.81	18	21'7" x 10'11"	255.96	33	46'6" x 21'7"	1280.9
4	10'11" x 21'7"	253.81	19	21'7" x 10'11"	251.44	34	0	0
5	10'11" x 21'7"	253.81	20	21'7" x 10'11"	251.44	35	29'7" x 10'11"	338.85
6	21'7" x 10'11"	255.96	21	21'7" x 10'11"	251.44	36	29'7" x 10'11"	344.12
7	21'7" x 10'11"	251.44	22	21'7" x 10'11"	251.44	37	29'7" x 10'11"	344.12
8	21'7" x 20'5"	465.32	23	21'7" x 15'5"	365	38	29'7" x 10'11"	344.12
9	21'7" x 18'1"	414.95	24	21'7" x 24'11"	567.04	39	29'7" x 10'11"	338.85
10	21'7" x 10'11"	251.44	25	21'7" x 10'11"	251.44	40	17'5" x 10'11"	202.9
11	21'7" x 10'11"	251.44	26	21'7" x 10'11"	251.44	41	17'5" x 10'11"	205.91
12	21'7" x 10'11"	255.96	27	21'7" x 10'11"	251.44	42	17'5" x 14'6"	271.14
13	10'11" x 21'7"	253.81	28	21'7" x 10'11"	251.44			
14	10'11" x 21'7"	253.81	29	21'7" x 10'11"	255.96			
15	10'11" x 21'7"	253.81	30	10'11" x 21'7"	253.81			

**Ground Floor**  
Tower A & B  
BUILT UP AREA = 1910.09 sq.mt.  
F.S.I. Area = 1333.74 sq.mt.



SHOP NO.	Size (ft.)	C.A. (sq.ft.)	SHOP NO.	Size (ft.)	C.A. (sq.ft.)	SHOP NO.	Size (ft.)	C.A. (sq.ft.)
1	24'5" x 22'6"	587.49	17	10'11" x 21'7"	253.81	33	22'11" x 10'11"	265.22
2+3	18'10" x 21'7"	426.36	18	15'5" x 10'11"	179.86	34	22'11" x 10'11"	269.02
4	10'11" x 21'7"	253.81	19	15'5" x 10'11"	176.53	35	22'11" x 10'11"	269.02
5	10'11" x 21'7"	253.81	20	15'5" x 10'11"	176.53	36	22'11" x 10'11"	269.02
6	15'5" x 10'11"	179.86	21	15'5" x 10'11"	176.53	37	22'11" x 10'11"	265.22
7	15'5" x 10'11"	176.53	22	21'7" x 27'3"	618.6	38	20'6" x 10'11"	306.66
8	21'7" x 20'5"	466.51	23	21'7" x 36'3"	820.64	39	20'6" x 10'11"	241.43
9	21'7" x 18'1"	414.95	24	15'5" x 10'11"	176.53	40	27'1" x 14'6"	419.15
10	15'5" x 10'11"	176.53	25	15'5" x 10'11"	176.53			
11	15'5" x 10'11"	176.53	26	15'5" x 10'11"	176.53			
12	15'5" x 10'11"	179.86	27	15'5" x 10'11"	179.86			
13	10'11" x 21'7"	253.81	28	10'11" x 21'7"	253.81			
14	10'11" x 21'7"	253.81	29	10'11" x 21'7"	253.81			
15	10'11" x 21'7"	253.81	30	10'11" x 21'7"	253.81			
16	10'11" x 21'7"	253.81	31+32	46'6" x 21'7"	1233.97			

**First Floor**  
Tower A & B  
Built up Area = 1479.52 sq.mt.  
F.S.I. Area = 1373.40 sq.mt.

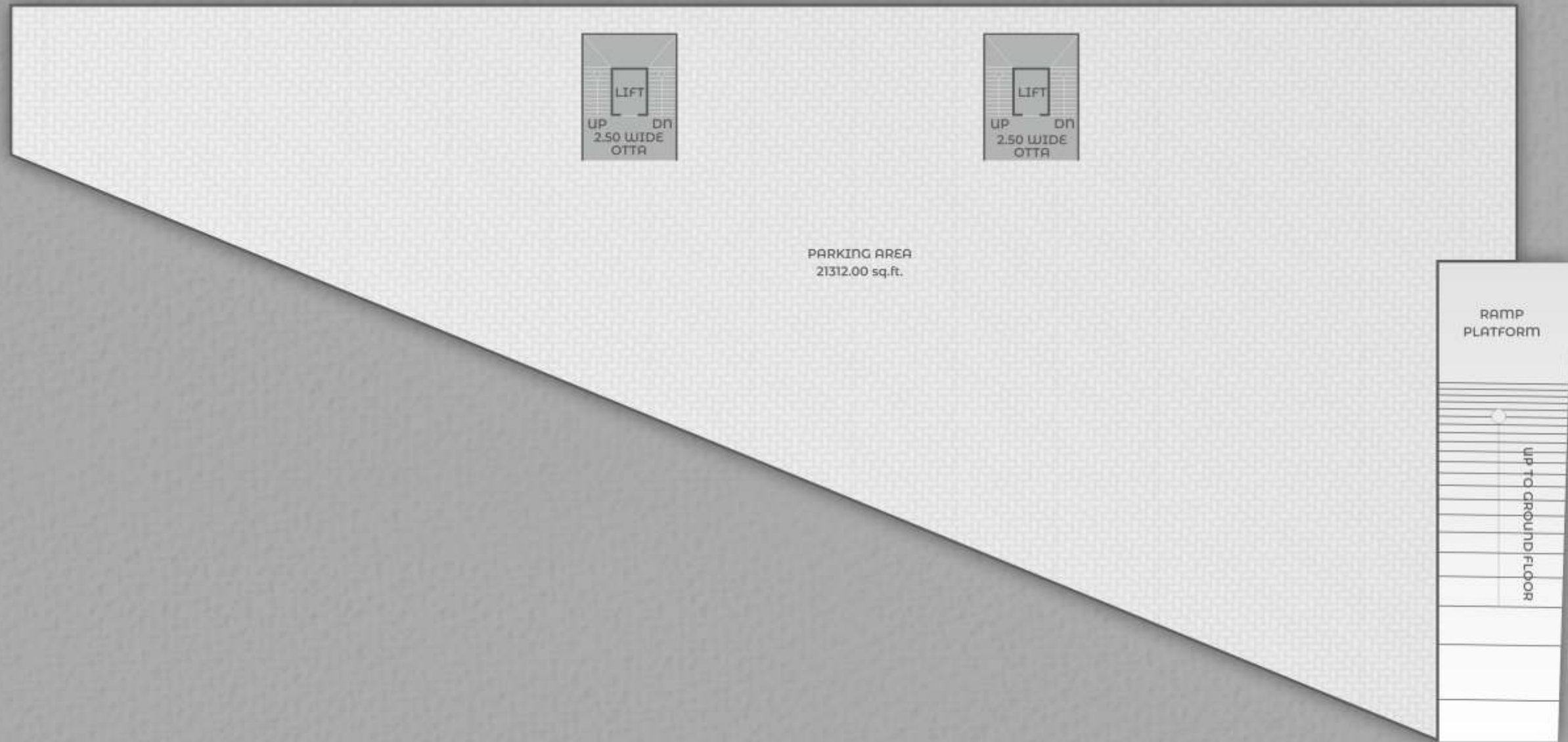


SHOP NO.	Size (ft.)	C.A. (sq.ft.)	SHOP NO.	Size (ft.)	C.A. (sq.ft.)
HALL	24'5" X 22'6"	587.49	11	10'11" X 13'3"	213.99
GAME ZONE	41'7" X 21'7"	929.03	12	10'11" X 13'3"	217.97
RESTAURANT	43'7" X 47'8"	2149.66	13	10'11" X 16'9"	250.04
FOOD COURT	56'5" X 21'7"	1261.74	14	10'11" X 16'9"	253.81
1	10'11" X 13'3"	217.97	15	10'11" X 16'9"	253.81
2	10'11" X 13'3"	213.99	16	10'11" X 16'9"	253.81
3	10'11" X 13'3"	213.99	17	10'11" X 16'9"	253.81
4	10'11" X 13'3"	213.99	18	10'11" X 16'9"	253.81
5	10'11" X 13'3"	213.99	19	12'5" X 21'7"	382.22
6	11'3" X 21'10"	349.61	20	18'1" X 10'11"	269.09
7	21'7" X 16'6"	558.11	21	18'1" X 10'11"	269.2
8	10'11" X 13'3"	213.99	22	18'1" X 10'11"	269.2
9	10'11" X 13'3"	213.99	23	18'1" X 10'11"	269.2
10	10'11" X 13'3"	213.99	24	22'11" X 10'11"	334.11
			25	15'8" X 10'11"	237.88
			26	15'8" X 10'11"	241.43
			27	22'3" X 14'6"	419.15

**Second Floor**  
Tower A & B  
Built up Area = 1479.52 sq.mt.  
F.S.I. Area = 1373.40 sq.mt.



**Third Floor**  
Tower A & B  
Built up Area = 1454.01 sq.mt.  
F.S.I. Area = 1390.01 sq.mt.



## Basement

Built up Area = 2080.31 sq.mt.  
F.S.I. Area = 1979.95 sq.mt.

### Special Feature



CCTV facility in common areas for added security.



Standard Elevators Lift.



Excellent frontage with magnificent visibility.



Adequate & standard concealed electrification.



Aesthetically designed building.



Basement car parking.



Earthquake resistant design.



Well Designed washrooms.



Vitrified Flooring.

### Specifications

#### Structure & Construction:

- RCC Frame Structure with Earthquake resistance design.
- Minimum Columns and Beams for maximum Flexibility in Interior Planning.

#### Electrification:

- Concealed copper Wiring with branded Modular Switches with T.V ,Telephone / Internet & A.C. Points.

#### Flooring:

- Vitrified Tile Flooring
- Provisional Plumbing for toilet in all shops & offices

#### Finishing:

- Inside smooth plaster with Putty / Primer Finish
- Outside Plaster with Exterior Paints.

#### Exterior Glazing:

- Hi-Tech glazing System with low heat transmission glass.

#### Parking :

- Basement Sufficient Parking

TOGETHER LET'S TALK  
ABOUT HOW WE CAN BRING  
YOUR CREATIVE ENDEAVOUR TO life.

We understand the duty as a head of the family and business, at The Royal Icon, we customize all that is needed to help you achieve successful outcomes and enhance the value of your business and uprise your personal being.



