



KALYAN Developers
Nr. Excelus Apartment,
Bs. Everest Experia,
Before Bright Day School
Vasna-Bhayli Main Road, Vadodara.



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ARCHITECT
Ruchir Sheth (Design Studio)

STRUCTURE
Zarna Associates

Payment terms : 25% Booking - 20% Plinth - 15% GF Slab - 15% FF Slab - 10% Plaster - 10% Flooring - 5% Finishing

Notes :

- Documentation, Stamp duty, Development, Registration charges, Service tax, Vat, M.G.V.C.L. all municipal taxes will be extra. - Any additional charges or duties levied by the government / local authorities during or after the completion of the scheme will be born by the purchaser/ allottee. - Possession will be given after one month of settlement of accounts. - Advance payment is required for any extra or modification work. - Developers will not be responsible for any delay in water supply, Drainage, Light connections. - Refund shall be given in case of cancellation after receiving the final payment of the same premises booked by the another client and receipt for the payment from him, after deducting extra expenses if any and a minimum amount of 25% on all types of conditions. - Developers reserve all rights to make any changes in the scheme including technical specification design planning & layout. - This brochure does not assure a part of any legal agreement / document. It is for easy display of the project.

GROUND FLOOR PLAN



Plinth Area - 471.00 sq.ft.
Min Plot Area - 680.00 sq.ft.

FIRST FLOOR PLAN



Builtup Area - 582.00 sq.ft.

Amenities....

OUT DOOR AMENITIES

- Children Play Area
- Landscaped Garden

IN DOOR AMENITIES

- Game Room
- Splash pool
- Mini Home Theater
- Ac. Gym
- Multi Purpose Hall

MY SURROUNDINGS

- Underground & Overhead water tank
- 24 hours water supply
- Individual RO water purifying system
- Attractive name plate for each bungalows
- Entrance Gate with Security cabin
- Anti termite treatment with piping



Layout Plan



Abode of Happiness



We translate happiness into HOME....

HOME is.....

where dwells smiles of kids
where resides the blessings of elderly
where laughs the love of all members
where season peeps through every window
where light dances in rhythmic steps
where happiness is a bliss

HOME IS WHERE HEART IS.....

KALYAN IMPERIA

is the elite home for all those royal minds who desire to spend blissful moments in the lap of luxury with family...



benefit of professional dualism

KALYAN IMPERIA gives both touch and colour to your activities. one word answer to Why, Where and How of a residential premise. Peaceful and refreshing environs promise Success, Growth and Sustainable living...



The Luxury **KALYAN IMPERIA**
out lives all elements of style



Specifications

Structure : R.C.C. & brick masonry work as per architect and structural engineer's design

Wall Finish : External sandface plaster with acrylic paint, Internal smooth plaster with putty & paint

Flooring : Vitrified tiles flooring in all rooms with skirting

Doors : Decorative main door with fittings and Internal doors with good quality laminated flush door

Windows : Fully glazed aluminium windows with safety bars

Kitchen : Granite kitchen platform with S.S. sink, glazed tiles upto lintel level

Toilet : Elegantly designed Ceramic floor tiles & Designer glazed tiles upto door top level

Plumbing : Concealed plumbing UPVC with good quality branded S.S. fittings

Electrification : Concealed wiring of ISI quality with sufficient points as per architect details

Terrace : water proofing in each bungalows

