

॥ श्री गणेशाय नमः ॥
॥ श्री जनकीवल्लभो विजयते ॥



Developers: **Maruti Icon**

SITE: "Krishna Vihar",
Karodiya-Bajwa Road,
Nr. Maheshvari Society,
Railway Fatak Karodiya.

Call: +91 99096 05100 , 97127 21312

Architect:



Structural Engineers



www.krishnagroupvadodara.com



KRISHNA
3-BHK LUXURIOUS DUPLEX *vihar*

DOUBLE THE EXTRAVAGANCE

Krishna Vihar gives you a chance to double your extravagance with its unique 3BHK Duplex offerings that are beautifully planned and wonderfully thought-of.





LAYOUT PLAN

PLOT NO	PLOT B.U.A.	PLOT AREA	PLOT NO	PLOT B.U.A.	PLOT AREA
01	1040	2232	41	1040	772
02	1040	1286	42	1040	1025
03	1040	1250	43	1040	1164
04 to 07	1040	718	44	1040	956
08	1040	879	45	1040	718
09	1040	835	46	1040	735
10	1040	1365	47	1040	771
11	1040	1242	48	1040	1027
12 to 23	1040	718	49	1040	1361
24	1040	1268	50	1040	771
25	1040	1274	51	1040	978
26 to 37	1040	718	52	1040	978
38	1040	1280	53 to 60	1040	771
39	1040	1070	61	1040	1562
40	1040	771			

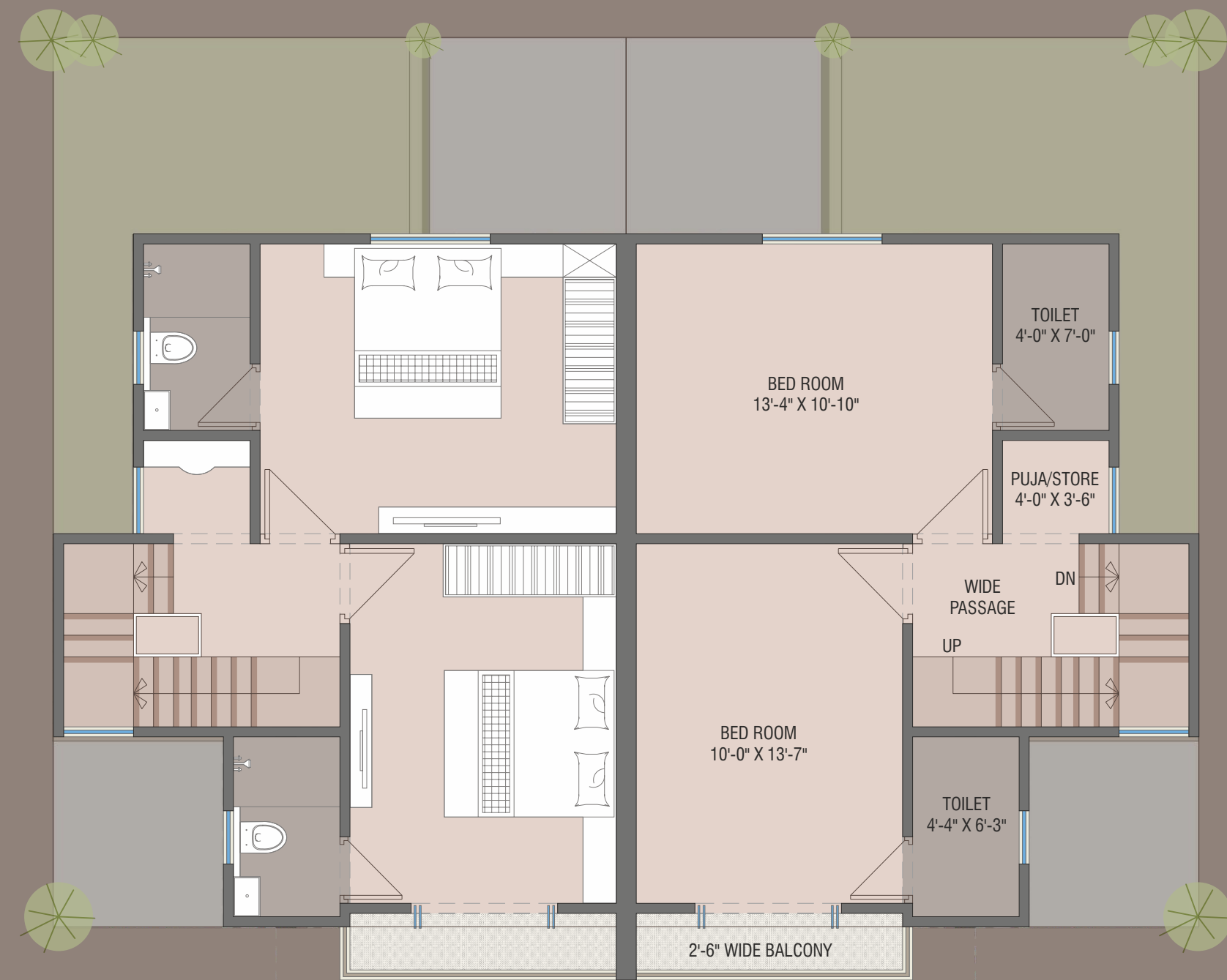


UNIT PLAN








GROUND FLOOR



FIRST FLOOR



AMENITIES

-  Club house
-  Gymnasium
-  Jogging track
-  Indoor Games
-  landscape garden
-  Children play area with equipment
-  Informal Sitting





COMMON AMENITIES

- Eco-friendly surrounding environment
- Single gated entry with security cabin
- Termite control treatment
- Internal RCC road with Paver block & street light
- R.O. System for each bungalow
- CCTV surveillance for common campus
- Video door security system
- Electric geyser in all bathrooms
- AC. points in all bedrooms
- Underground & Overhead water tank
- Name & Number plate
- Water proofing & China mosaic on terrace



SPECIFICATION



Structure:
Earthquake resistant RCC & Brick masonry work as per structural engineers design.



Kitchen:
Good quality granite sandwich platform with SS sink & fully glazed tile dedo upto slab level.



Flooring:
Premium vitrified tile flooring in all rooms as per architect's design.



Plaster & Paint:
Internal Walls: Smooth finish plaster with putty & paint
External Walls: Double coat plaster with weather resistant paint.



Toilet & Bathrooms:
Premium quality glazed tile dedo upto slab level, branded sanitary wares.



Doors & Windows:
Attractive main door with Wooden frame and other doors are laminated with granite frame.
Powder coated aluminium windows with granite frame as per architect design.



Electrification:
Concealed copper ISI wiring and modular switches with sufficient point.



Plumbing:
PVC concealed pipe with good quality CP fitting.



KRISHNA

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PAYMENT MODE:

- 10% Booking
- 20% Plinth Level
- 20% Ground Floor Slab
- 25% First Floor Slab
- 20% Plaster Work
- 5% Final Finishing

NOTE: (1) Possession will be given after one month of settlement of all accounts as per schedule. (2) Payment terms as per allotment letter (3) Maintenance deposit will be charged (4) Maintenance of society will be charged as per expense budget of the year (5) Extra work will be executed after receipt of full advance payment (6) GEB deposit and load charges, Document charges, Stamp duty, GST, etc. will be as per policy (7) Any new central or state government taxes, if applicable, will have to be borne by the member (8) No changes or alteration will be allowed in the elevation (9) Continuous default payments will lead to cancellation (10) Refund in case of cancellation will be made within 45 days from the date of cancellation, provided the cancellation is for no fault of the builder. (11) A booking and administrative charge of INR 25,000 along with the cost for additional provisions requested (if any) and other documentation charges (if any) will be deducted from the refund amount. (12) Architect/Developers shall have the right to change / revise / improve any details, which are binding for all. (13) Increase of delays in water supply, electricity by the respective authorities, developers will not be responsible (14) Any plans, specifications or information in this brochure cannot form a legal part of an offer, contract or agreement. It is only depiction of the project.

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