

बड़ी-बड़ी कोठी बड़े-बड़े फ्लैट



FIXED
PRICE

 एम.आई. रोड़ से एक LEFT पर !

NO MIDDLE-MEN
DIRECT TO
CUSTOMER

सब कुछ
Classy
है यहाँ

कोठी

वो भी 3000 की रेट से !

———— 2000 Sq Ft वाली BIG कोठी सिर्फ 60 लाख में ! ————

3,000 रुपये स्वचायर फीट मे आता क्या है आज, फ्लैट भी नहीं आता, यहाँ तक कि मुख्यमंत्री जन-आवास योजना का अफोर्डेबल फ्लैट भी नहीं, जहाँ जमीन की Cost 12 मंजिल मे 12 जगह, 15 मंजिल मे 15 जगह डिवाइड हो जाती है यानी, सी-स्कीम जैसी जगह की रेट 1,50,000 रुपये प्रति गज भी 15 जगह डिवाइड होकर 10,000 रुपये प्रति गज हो जाती है।

ये तो Case Study है 3,000 रुपये स्वचायर फीट मे कोठी तो सिर्फ केडिया ही दे सकता है, जहाँ जमीन की पूरी Cost सिर्फ 1 यूनिट पर ही आती है।

2 साइड ओपन कोठी और फ्लैट्स 60 एमेनिटीज के साथ

OUTDOOR

- Entrance plaza
- Sezasthan Bazaar
- Lotus canopy
- Chaupati
- Temple
- Rashi Garden
- Open air theatre
- Wetland park
- Plant nursery
- Meditation zone
- Kid's play area
- Sandpit
- Open gym
- Herb garden
- Interactive Fountain
- Lap Pool
- Kid's pool

- Roof top wall
- Multi purpose lawn
- South End park
- Vocational workshop space
- Sensory wall
- Viewing Deck
- Nature trail
- Savanna elevated trail
- Linear fountain
- Adventure play area
- Picnic points
- Interactive seating with Gazebo
- Seating with trellis

SPORTS

- Basketball
- Badminton Court
- Skating Rink

- Lawn Tennis
- Mini golf
- Cricket Practice Net
- Box Cricket
- Jogging Loop
- Cycling Track

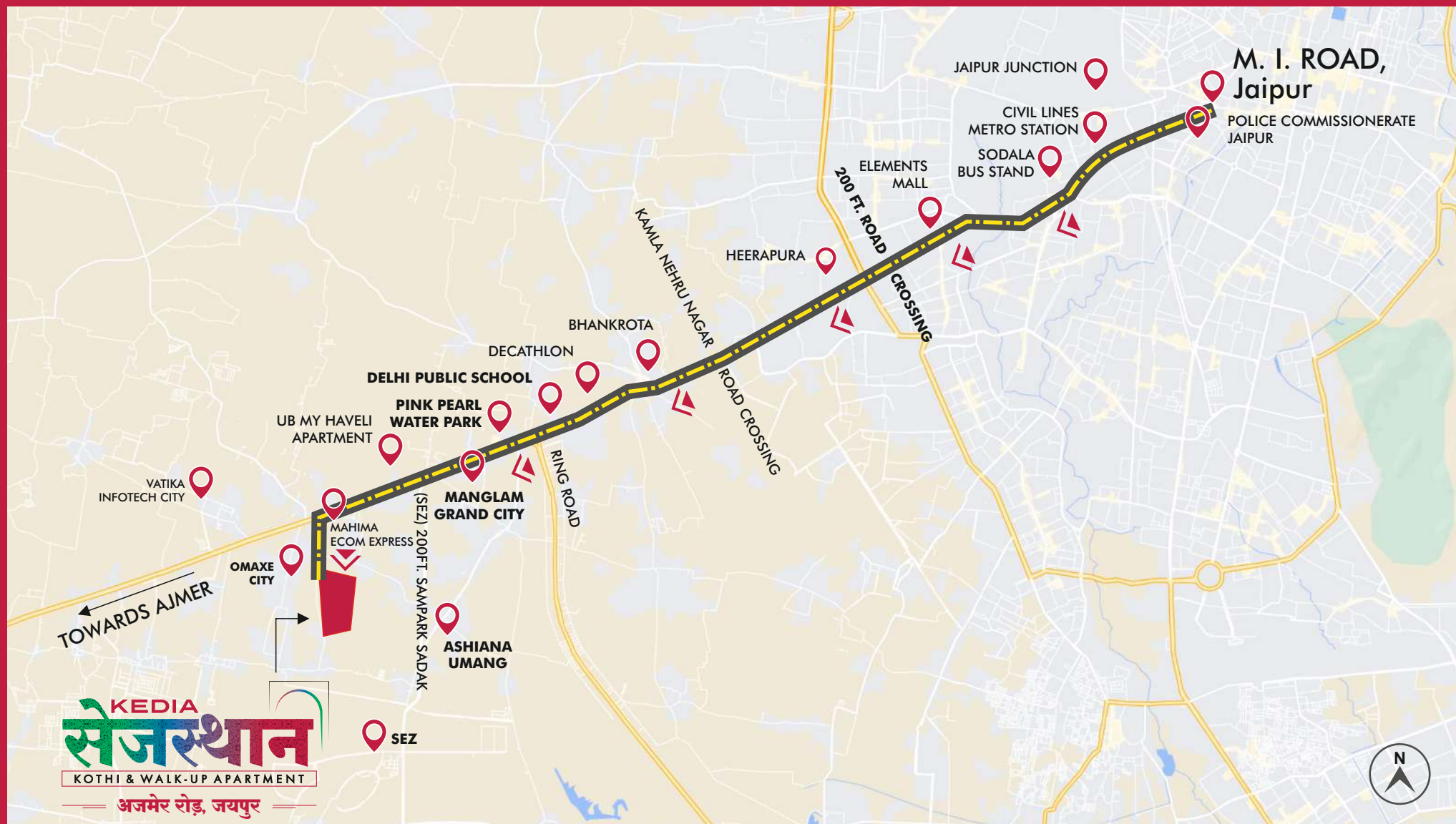
INDOOR

- Club House
- Tution Rooms
- Library
- Art Room
- Kid's Workshop and play area
- Trampoline
- Disney Theme game room
- Women's corner
- Chit Chat Lobby
- Conference room

- Meeting room
- Featuristic Club entry with Bridges
- Health Care Facility
- Gymnasium
- Yoga Room
- Card Room
- Chess Room
- Carrom Room
- Table Tennis
- Billiards
- Cafeteria with Outdoor seating
- Banquet Hall

LOCATION MAP

एम.आई. रोड़ से एक LEFT पर !



LOCATION MAP

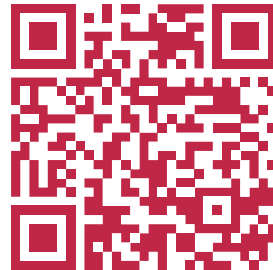
LOCATION
QR CODE



<https://bit.ly/43BZs8E>



SITE TOUR
360 DEGREE



<https://bit.ly/3KPy5iK>



ROUTE
MAP



<https://bit.ly/3N39EkC>



MASTER PLAN

Kedia's
THE SEZASTHAN



- OUTDOOR AMENITIES :**
- 1.Entrance Plaza
 - 2.Sezasthan Bazaar
 - 3.Lotus Canopy
 - 4.Chaupati
 - 5.Linear Fountain
 - 6.Temple
 - 7.Rashi Garden
 - 8.Open Air Theatre
 - 9.Wetland Park
 - 10.Plant Nursery
 - 11.Kid's Play Area
 - 12.Sandpit
 - 13.Open Gym
 - 14.Herb Garden
 - 15.Interactive Fountain
 - 16.Lap Pool
 - 17.Kid's Pool
 - 18.Roof Top Walk
 - 19.Multipurpose Lawn
 - 20.Meditation Zone
 - 21.South End Park
 - 22.Vocational Workshop Space
 - 23.Viewing Decks
 - 24.Sensory Walk
 - 25.Nature Trail
 - 26.Savanna Elevated Trail
 - 27.Picnic Points
 - 28.Adventure Play Area
 - 29.Interactive Seatings with Gazebo
 - 30.Seating with Trellis

- INDOOR AMENITIES :**
- CLUB HOUSE**
- 31.Tution area
 - 32.Library
 - 33.Art area
 - 34.Kid's Workshop and play area
 - 35.Trampoline
 - 36.Disney Theme Game area
 - 37.Women's Corner
 - 38.Chit Chat Lobby
 - 39.Conference Room
 - 40.Meeting Room
 - 41.Featureistic Club entry with Bridges
 - 42.Health Care Facility
 - 43.Gymnasium
 - 44.Yoga area
 - 45.Card area
 - 46.Chess area
 - 47.Carrom area
 - 48.Table Tennis
 - 49.Billiards
 - 50.Cafeteria with Outdoor seating
 - 51.Banquet Hall

- SPORTS AMENITIES :**
- 52.Basket Ball Court
 - 53.Badminton Court
 - 54.Skating Rink
 - 55.Lawn Tennis Court
 - 56.Mini Golf
 - 57.Cricket Practice Net
 - 58.Box Cricket
 - 59.Jogging Loop
 - 60.Cycling Track

TYPES		Sub total	Total
KOTHI			
<div></div> KOTHI BIG 68-85, 117-174, 206-230, 272-329, 384-495	271 Units	518 Units	800 Units
<div></div> KOTHI BIGGER 86-116, 175t-205, 241-271, 330-360	124 Units		
<div></div> KOTHI BIGGEST 1-67, 231-240, 361-383, 496-518	123 Units		
WALK-UP APARTMENT			
2BHK (Ground Floor) 1G - 94G	94 Units	282 Units	
3BHK (First Floor) 1F - 94F	94 Units		
3BHK (Second Floor) 1S - 94S	94 Units		
SEZASTHAN BAZAAR			
Shops (Ground Floor) S1 - S15	15 Units	45 Units	45 Units
Shops (First Floor) S15 - S30	15 Units		
Offices (Second Floor) S31 - S45	15 Units		

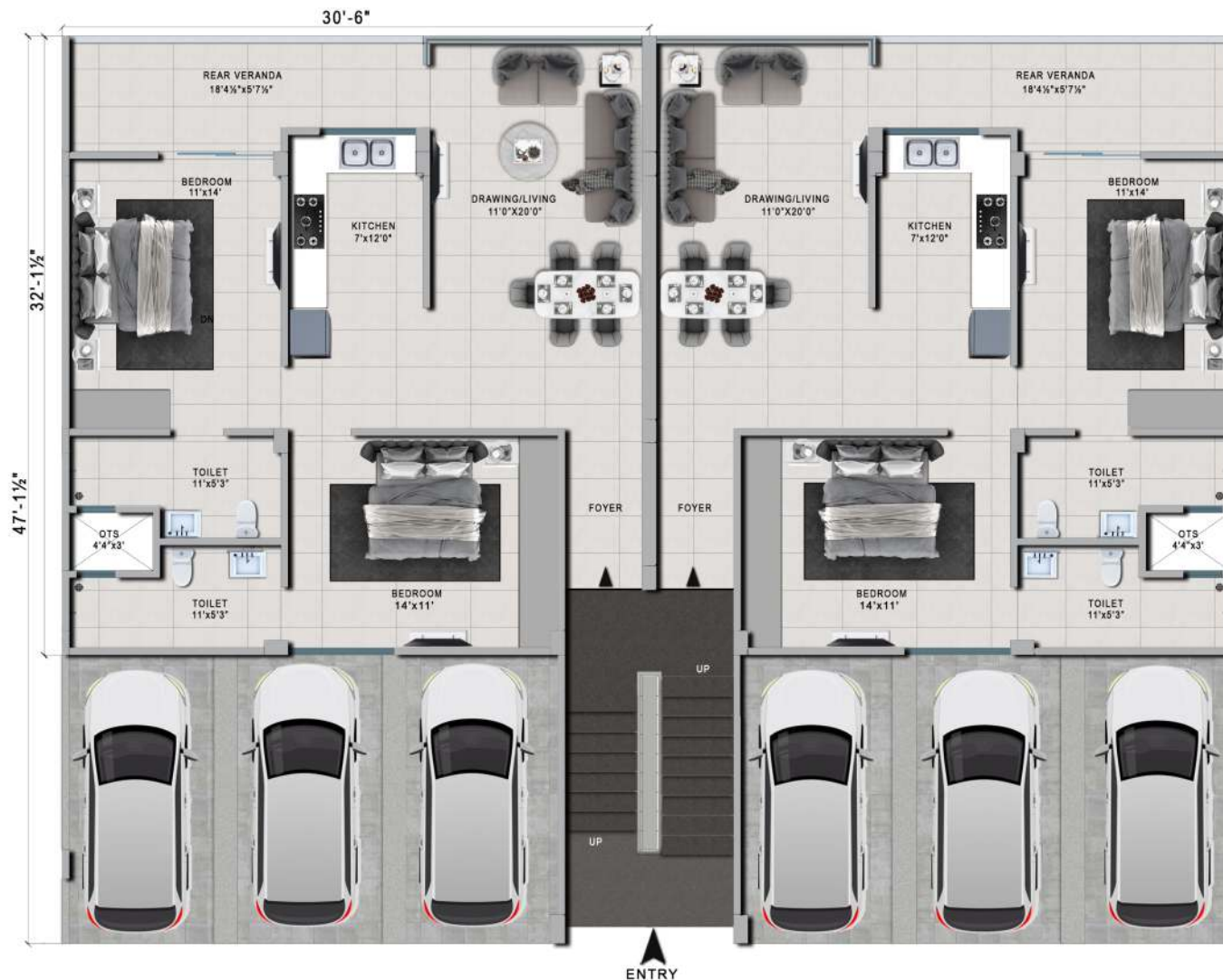


**1350 Sq Ft वाला
2 BHK फ्लैट**

सिर्फ 45 लाख में !



FLOOR PLAN | WALK-UP APARTMENT



2 BHK GROUND FLOOR

TOTAL CARPET AREA = 800 SQ.FT

TOTAL BUILT UP AREA = 1085 SQ.FT

SUPER BUILT UP AREA = 1350 SQ.FT

**1900 Sq Ft वाला
3 BHK फ्लैट**

सिर्फ 50 लाख में !



FLOOR PLAN | WALK-UP APARTMENT



3 BHK FIRST & SECOND FLOOR

TOTAL CARPET AREA = 1100 SQ.FT
TOTAL BUILT UP AREA = 1515 SQ.FT
SUPER BUILT UP AREA = 1900 SQ.FT

**2000 Sq Ft वाली
3 BHK BIG कोठी**

सिर्फ 60 लाख में !



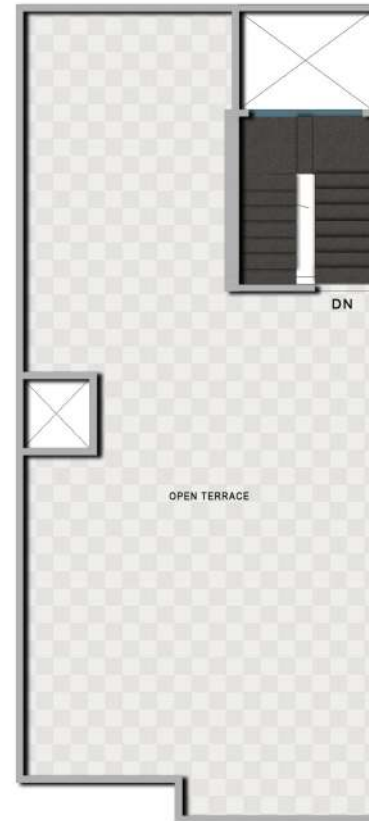
FLOOR PLAN | KOTHI BIG



ENTRY
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

3 BHK BIG KOTHI

TOTAL CARPET AREA = 1260 SQ.FT
TOTAL BUILT UP AREA = 1605 SQ.FT
SUPER BUILT UP AREA = 2000 SQ.FT

**2325 Sq Ft वाली
4 BHK BIGGER कोठी**

सिर्फ 70 लाख में !



FLOOR PLAN | KOTHI BIGGER



ENTRY
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

4 BHK BIGGER KOTHI

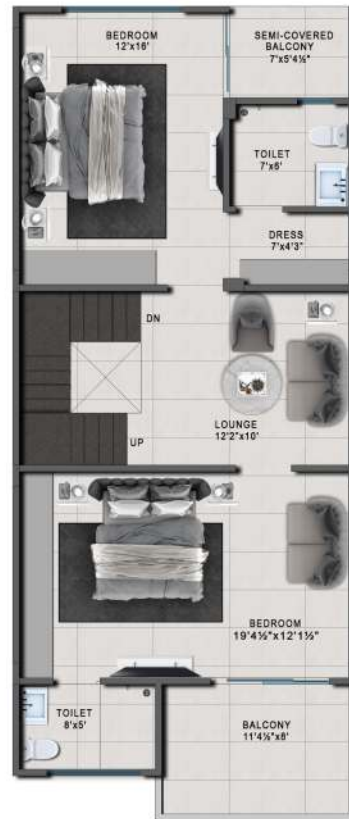
TOTAL CARPET AREA = 1505 SQ.FT
TOTAL BUILT UP AREA = 1860 SQ.FT
SUPER BUILT UP AREA = 2325 SQ.FT

**3200 Sq Ft वाली
4 BHK BIGGEST कोठी**

सिर्फ 1 करोड़ में !



FLOOR PLAN | KOTHI BIGGEST



4 BHK + M + S
BIGGEST KOTHI

TOTAL CARPET AREA = 2070 SQ.FT
TOTAL BUILT UP AREA = 2550 SQ.FT
SUPER BUILT UP AREA = 3200 SQ.FT

AMENITIES



CLUB TOP



GYMNASIUM



YOGA ROOM



INDOOR GAME



CLUB LOBBY



LIBRARY



ART ROOM



INDOOR KIDS PLAY AREA



TRAMPOLINE



CONFERENCE ROOM



MEETING ROOM



MULTIPURPOSE HALL



TUITION ROOM



WOMEN'S CORNER



CHIT CHAT LOBBY



ADVENTURE AREA



BASKET BALL SEATING TOP



BADMINTON TOP



BASKET BALL



CRICKET



ENTRY GATE



GAZEBO SEATING



MINI GOLF



INTERACTIVE FOUNTAIN

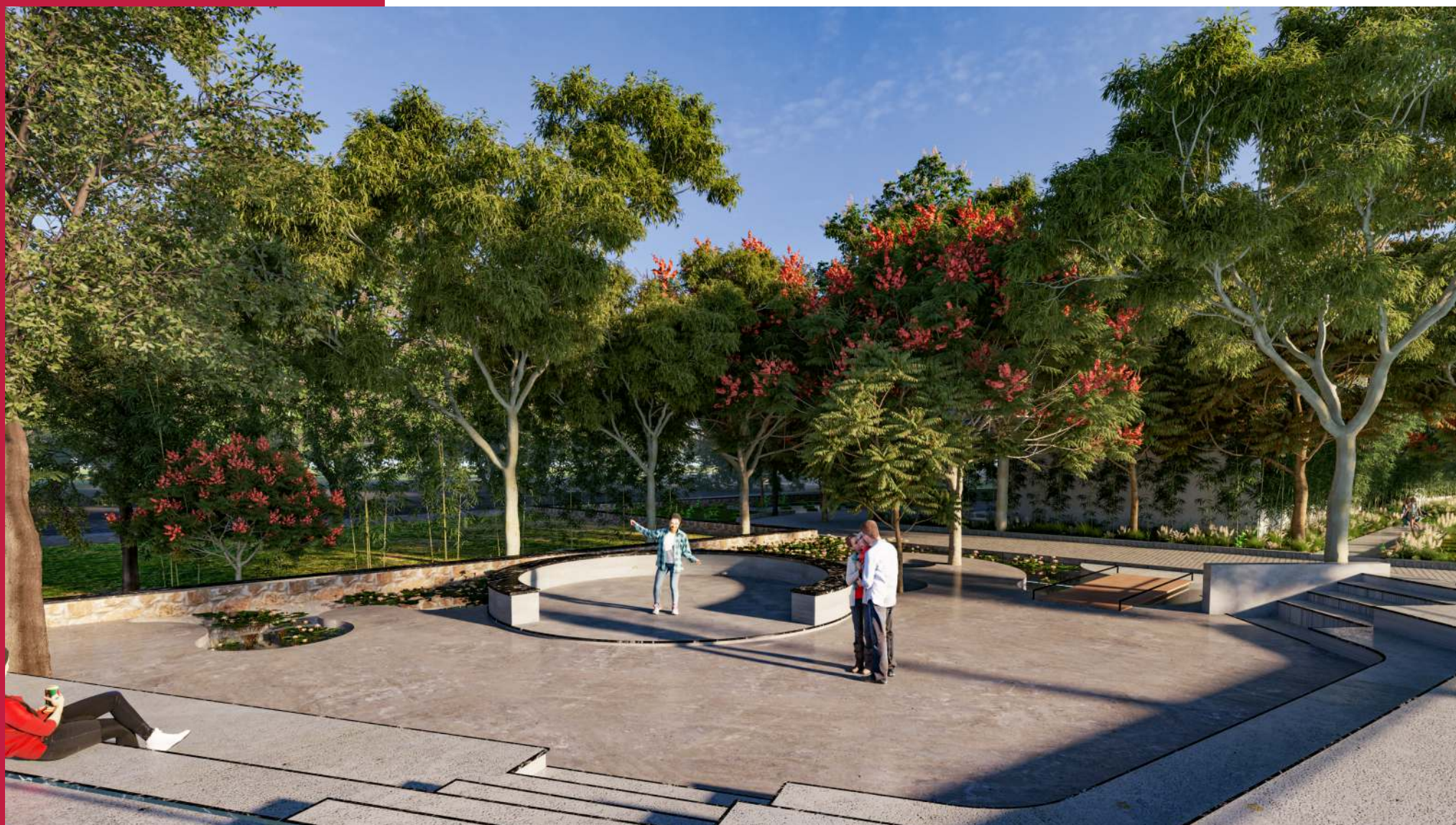


KIDS PLAY AREA

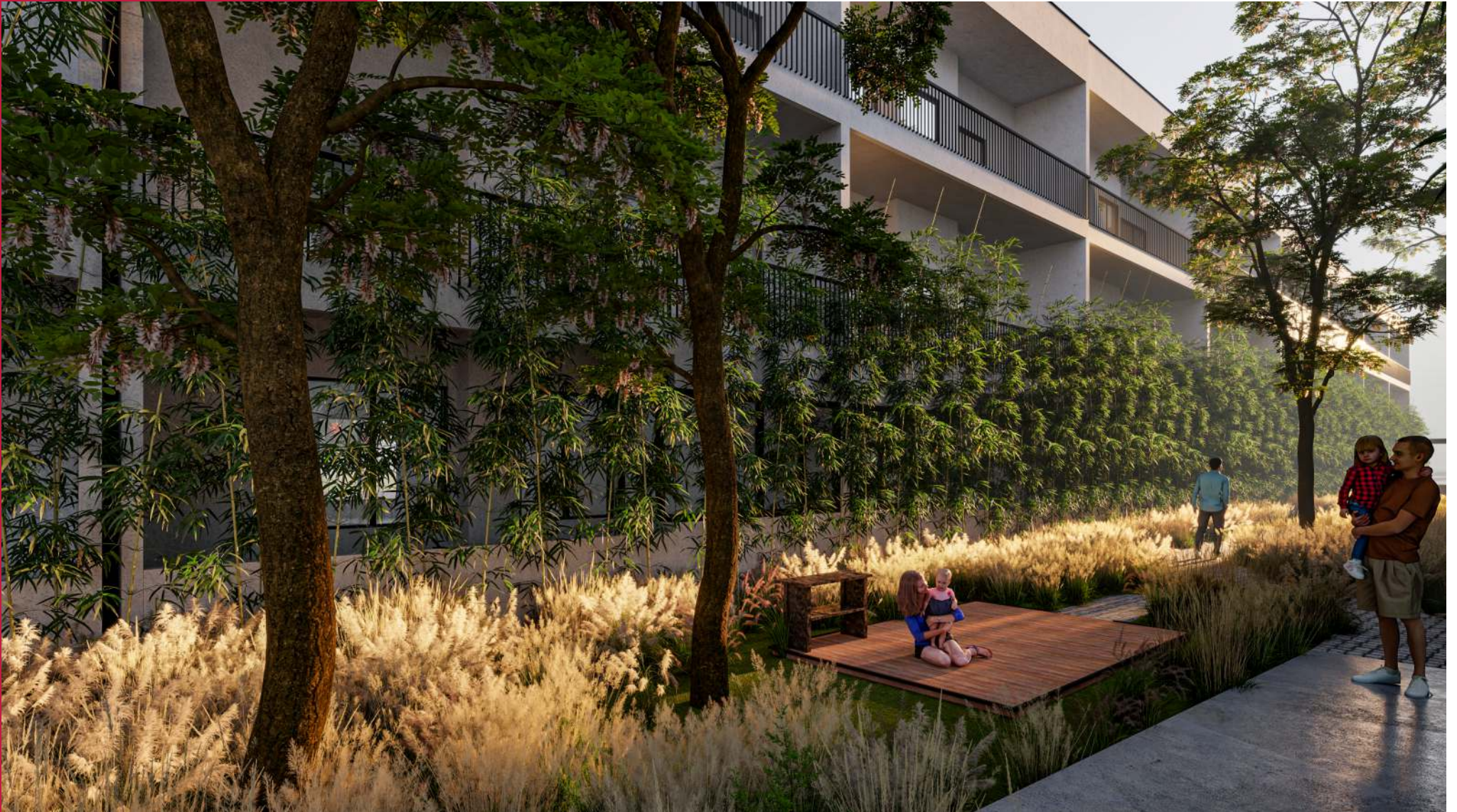


OAT BRIDGE

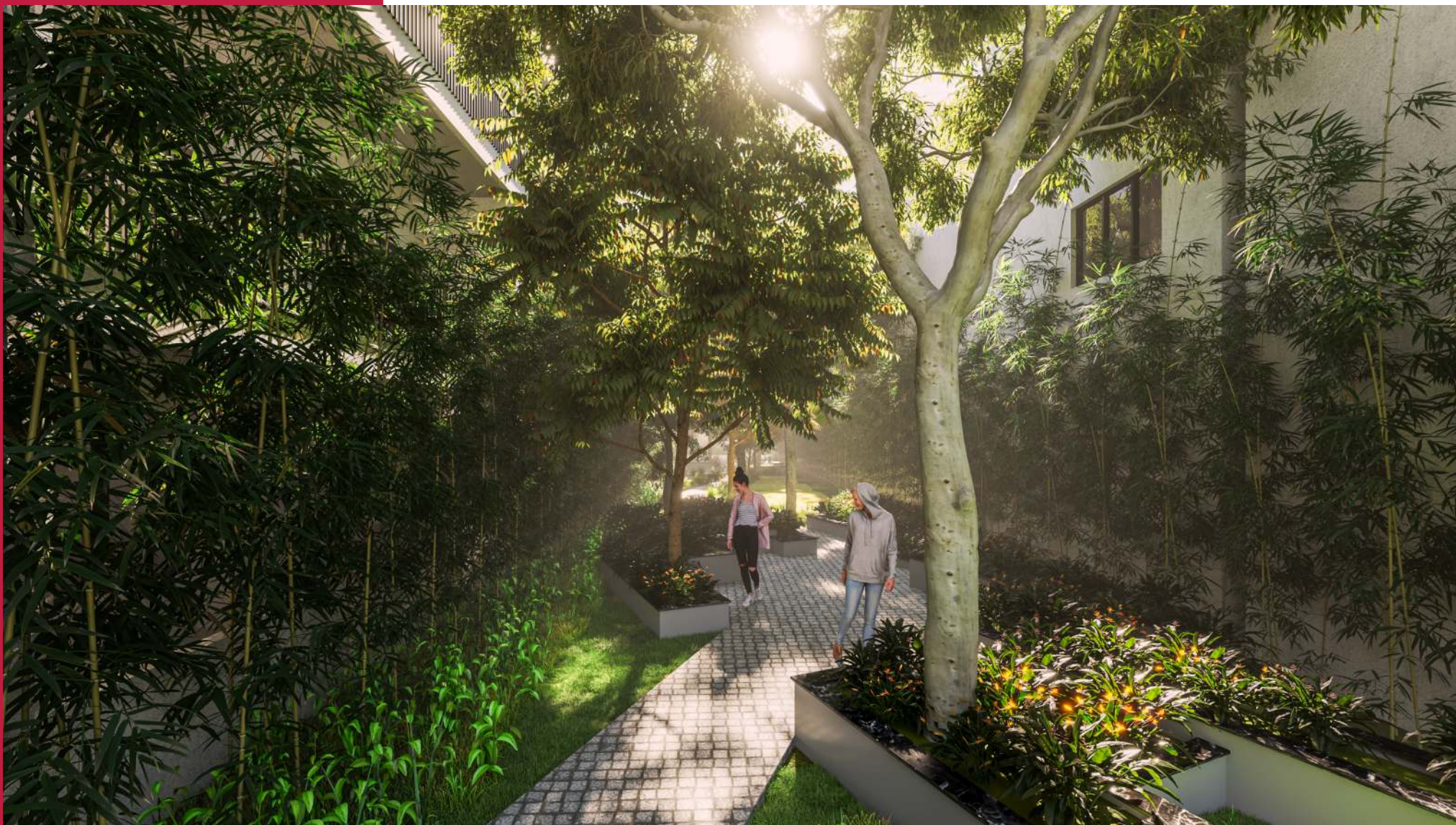




PICNIC AREA



PLANTER PATH



SAND PATH



SENSORY WALK



SHOPPING AREA



SHOPPING AREA



SHOPPING AREA



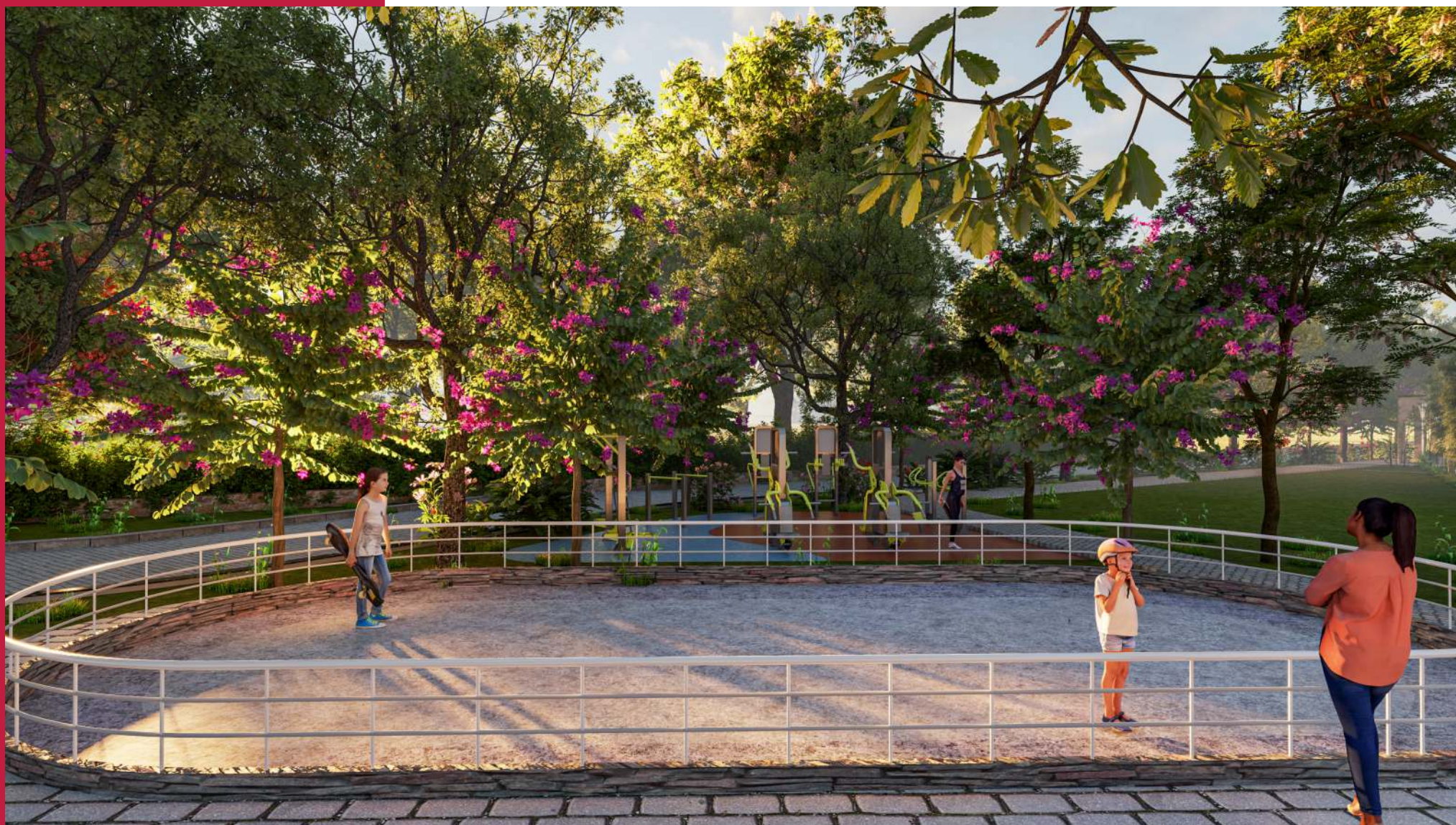
SHOPPING AREA



SIGNAGE



SKATING RINK



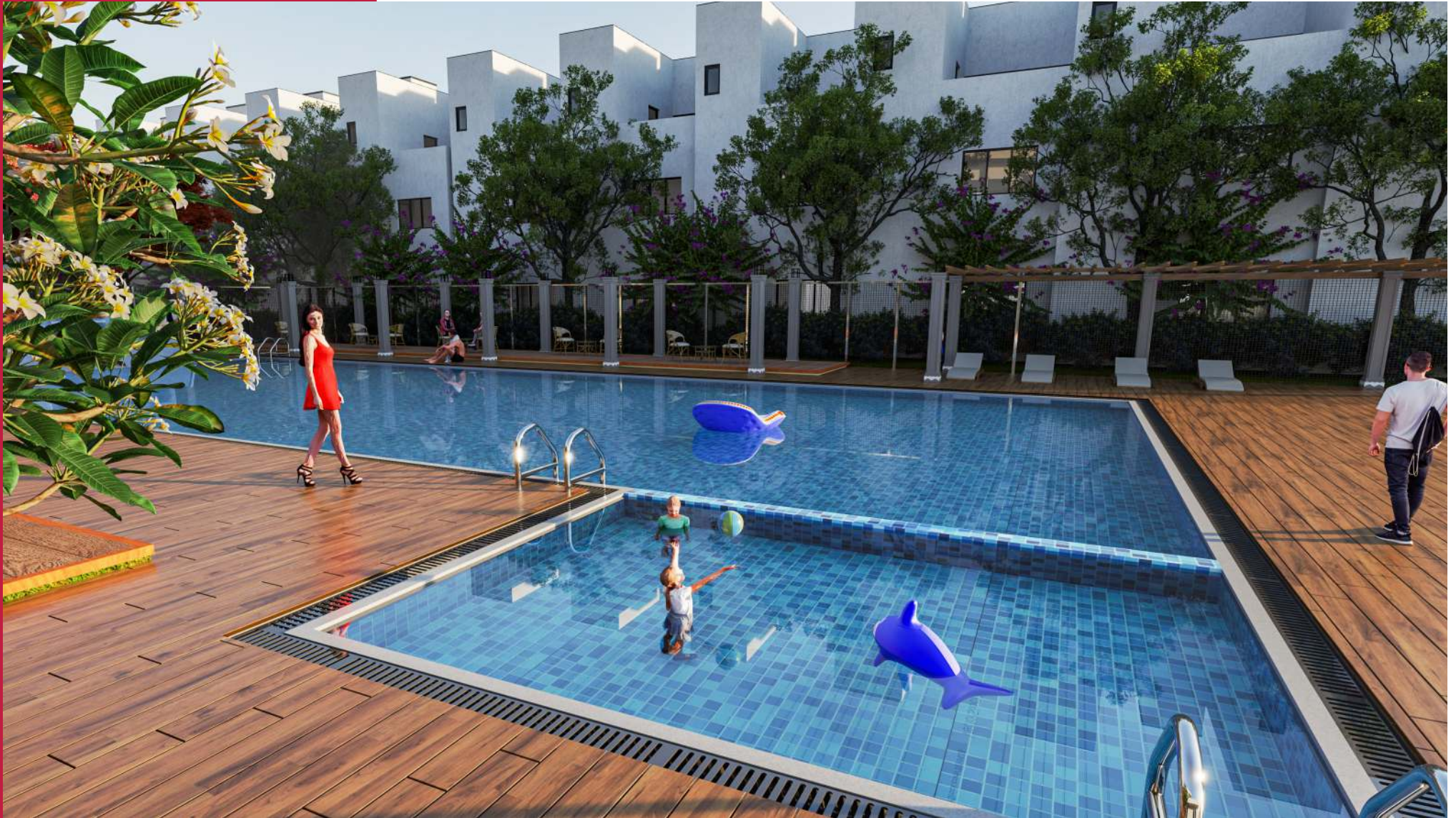
SKATING RINK TOP



SWIMMING POOL



SWIMMING POOL



SWIMMING POOL



SWIMMING POOL TOP



TEMPLE



TEMPLE



VIEWING DECK



VIEWING DECK



WOODEN PATHWAY



SPECIFICATIONS



Building Structure

- R.C.C. frame structure as per design requirement.
- Steel: Tata Tiscon or equivalent brand.
- Cement: Ultratech or equivalent brand.
- Railing: Jindal Pipe or equivalent brand.



Flooring

- Johnson or equivalent brand vitrified tiles.
- Vitrified tiles in living, dining, kitchen, bedroom.
- Matt finish tiles in bathrooms.
- Granite/Full body vitrified tiles in staircase



Toilet Fittings

- Astral or equivalent plumbing fittings.
- Premium C.P fitting of Grohe or equivalent brand.
- Sanitary ware of American Standards or equivalent brand.
- Vitrified tiles on walls
- Waterproofing: Dr. Fixit or equivalent brand.



Electrical Fittings

- Wires and cables of Havells or equivalent brand.
- Orient or equivalent brand switches, sockets, MCB & DB.
- Electric points & piping for A.C. fitting.



Kitchen Fittings

- Provision for Modular Kitchen, R.O., Gyser and Chimney.
- Granite/Full body vitrified tiles counter top with Franke equivalent brand Satin finish S.S. Sink.
- 2 ft. tile wall cladding above counter.



Door & Windows

- Internal: Century or equivalent brand flush doors with designer mica.
- Hardware: Yale or equivalent brand
- External: Toughened glass in UPV system aluminium frames.



Paint & Exteriors

- Internal: Dulux Velvet touch or equivalent brand
- External: Dulux weather shield or equivalent brand



6 Layer Security

- EPBAX System
- CCTV Surveillance at entrance & exit of township.
- Video door phone of Hikvision or equivalent brand.

PREFERRED BRANDS



PRICE

N P O New Product Offer

ALL INCLUSIVE PRICE

WALK-UP APARTMENT

2BHK	GROUND FLOOR	1350 Sq Ft	45 LACS
3BHK	2ND FLOOR	1900 Sq Ft	50 LACS
3BHK	1ST FLOOR	1900 Sq Ft	55 LACS

KOTHI

KOTHI BIG	3BHK	2000 Sq Ft	60 LACS
KOTHI BIGGER	4BHK	2325 Sq Ft	70 LACS
KOTHI BIGGEST	4BHK+M+S	3200 Sq Ft	1 CRORE

*T&C Apply

PAYMENT PLAN

CONSTRUCTION LINKED PAYMENT PLAN

S.NO.	STAGE OF CONSTRUCTION	AMOUNT
1.	AT THE TIME OF BOOKING	10%
2.	ON COMPLETION OF FOOTING	20%
3.	ON CASTING OF GROUND FLOOR SLAB	20%
4.	ON COMPLETION OF FRAME STRUCTURE	20%
5.	ON COMPLETION OF FLOORING	20%
6.	ON INTIMATION OF POSSESSION	10%

(*PLC, GST, Registration, Stamp Duty, Legal, Home Loan Related Charges Extra As Applicable)

DOCUMENT REQUIREMENT FOR HOME LOAN

COMMON DOCUMENTS

- 2 Passport Size Photos
- PAN Card
- Aadhar Card/ Voter Id/ Passport/ Rent Agreement/ Bank Passbook
- Latest 1 Year Bank Statement
- Latest 2 Year FORM 16 or ITR with Computation/ Balance Sheet

ADDITIONAL DOCUMENTS FOR SALARIED

- Appointment Letter
- Employee ID
- Latest 3 Months Salary Slip

ADDITIONAL DOCUMENTS FOR SELF EMPLOYED

- GST Certificate
- Udyam Registration
- 2 Years GST Return

APPROVALS



RERA
Registered

www.rera.rajasthan.gov.in
RERA No. RAJ/P/2023/2387

HOME LOAN

Loan facility available from all
**Nationalised Bank and
Private Bank**

BANK DETAILS

A/C Name: KEDIA REAL ESTATE LLP

A/C No.: 023505010878

IFSC Code: ICIC0000235

Bank: ICICI Bank Ltd

Branch: Vaishali Nagar, Jaipur



BHIM
BHARAT INTERFACE FOR MONEY

UPI
UNIFIED PAYMENTS INTERFACE



Head Office: Nadi Ka Phatak, Murlipura
Sikar Road, Jaipur - 39

Branch Office: Sanganer Airport Flyover,
Main Tonk Road, Jaipur - 29

Branch Office: F-107, Evershine Tower,
Vaishali Nagar, Jaipur - 21



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