A Project By Kedia

THE KUNBA

बड़े परिवारों के लिए

तीन पीढ़ियां

एक घर

इतिहास में पहली बार

2000 Sq. Ft.
बिल्ट-अप एरिया वाली
5 BHK कोठी
सिर्फ 90 लाख में!

परिवार - भारतीय सभ्यता और संस्कृति का मूलभूत आधार है। हज़ारों सालों से भारत में ज्ञान, संस्कार और आदर्शों का आदान प्रदान परिवारों के जरिये होता आ रहा है। कहते हैं समाज को समृद्ध बनाने की शुरूआत परिवार से होती है। भारत के संयुक्त परिवारों में रहने की प्रथा विश्वप्रसिद्ध और चर्चित हैं।

जैसे जैसे गाँव - शहरों में तब्दील हो रहे हैं, शहर महानगरों में तब्दील होते जा रहे हैं और लोग बेहतर भविष्य की आशा में अपने पुश्तैनी घरों को छोड़ कर देश के अलग अलग कोनो में बस रहे हैं - भारतीय सभ्यता का मूल आधार यानी की परिवार - अलग होते जा रहे हैं, टूटते जा रहे हैं, छोटे होते जा रहे हैं। वैसे तो इसके कई कारण हैं पर एक सबसे बड़ा कारण बन गया है घर का साइज़। ऊपर से बड़ा घर बनाने की लागत भी दिन पर दिन आसमान छू रही है - शायद इसीलिए भी बड़े परिवारों की मुश्किलें और भी बढ़ गयीं हैं।

इतिहास में पहली बार, केडिया - दी कुनबा लेकर आएं हैं बड़े परिवारों और जॉइंट फैमिलीज़ के लिए सर्व सुविधा युक्त आलीशान 5 BHK कोठी - क्योंकि हम जानते हैं और मानते हैं कि परिवार से बढ़ कर कुछ भी नहीं और माता पिता के साथ एक घर में रहने से बड़ा कोई वरदान नहीं।

❝ एक ऐसी आलीशान कोठी
जो तीन पीढ़ियों के लिए भी नहीं पड़ेगी छोटी ❞

Kedia's THE KUNBA

Villa Elevation

"हर सुबह की पहली चाय
अब होगी माता पिता के साथ।"

Garden View

3 GENERATIONS
1 HOME

परिवार ही जिनकी पहचान है

हम परिवार की अहमियत समझते हैं, इसीलिए अब छोटे घरों के कारण परिवार छोटे नहीं होने देंगे, एक दूसरे से अलग नहीं होने देंगे।
केडीया - दी कुनबा 5 BHK कोठी में आपका परिवार खुल के जिऐगा 2000 वर्ग फ़ीट में बने आलीशान घर में।
ये सिर्फ आपका पता नहीं होगा बल्कि आपके परिवार की सुनहरी यादों का ठिकाना रहेगा।
परिवार के साथ एडजस्ट होकर नहीं बल्कि खुल के जियो,
हर दिन को ख़ास और यादगार बनाओ।

Club Overview

Kids Play Area

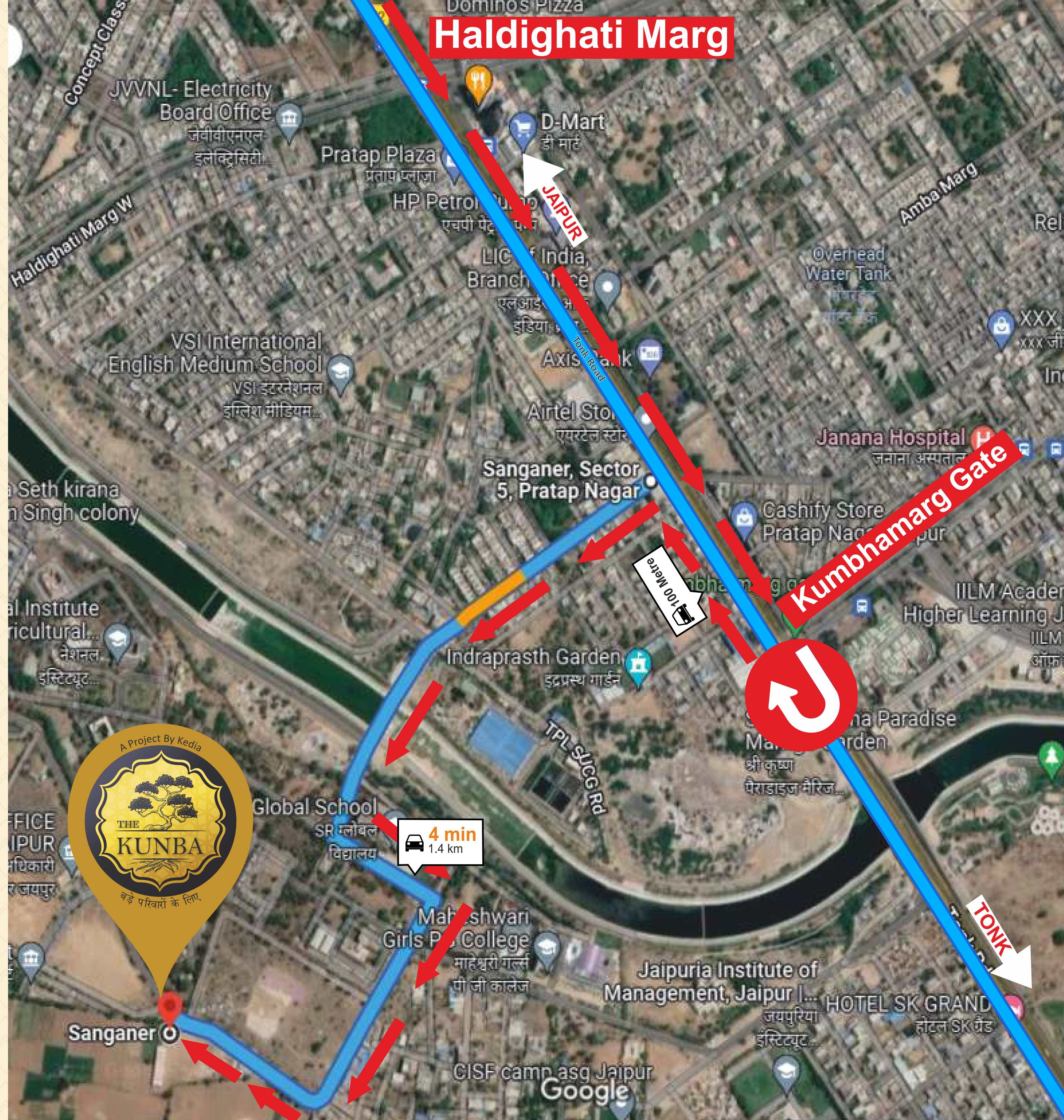
Location: Prime Opportunity: Once in a Life-time

हर दिन होगा ख़ास ... जब परिवार होगा आपके पास।
अब शौक पूरे करने कहीं और क्यों जाना,
फुर्सत के पल भी अब अपनी कोठी और उसकी कई एमेनिटीज के साथ बिताना।

केडिया - दी कुनबा में होगा कुछ ख़ास आपके परिवार की हर पीढ़ी और हर सदस्य के लिए। जहाँ एक तरफ दादा दादी और नाना नानी - हर सुबह आनंद लेंगे योगा टेरेस का, वहीं आपकी मॉर्निंग वाक और जॉगिंग का मजा होगा दुगना - जॉगिंग ट्रैक्स में और बच्चे रहेंगे व्यस्त - किड्स प्ले एरिया में।

DISTANCES :

School- 400 m	Kumbha Marg- 1.5 KM
Hotel- 1 KM	Malls- 2 KM
Hospital- 1.5 KM	Airport- 3.4 KM



SITE ADDRESS:

Kedia's THE KUNBA

Near MPS, Pratap Nagar, Tonk Road, Jaipur

Master Plan

> “परिवार का साथ क्यों छोड़ना...
> जब आसान और सुविधाजनक हो साथ रहना।”

OUTDOOR AMENITIES

1. Rich Ecological Campus
2. Mini Golf
3. Cricket Practice Net
4. Skating Rink
5. Seating Tiers
6. Interactive Plaza
7. Savanna Trails
8. Multi Purpose Lawn
9. Kid's Play area
10. Jogging Track
11. Viewing Terrace
12. Yoga Terrace
13. Herb Terrace
14. Resting Shelters
15. Pedestrian Friendly Area
16. Shopping Node

CLUB AMENITIES

17. Library
18. Table Tennis
19. Carrom
20. Chess
21. Billiards
22. Gym
23. Infinity Swimming Pool
24. Splash Pool
25. Badminton Court

Bird’s Eye View

Garden View

आलीशान हाउस और साथ में होगा शानदार क्लब हाउस

केडिया दी कुनबा में हम आपको और आपके परिवार के लिए सबसे चुनिंदा एमेनिटीज और फीचर्स लेकर आये हैं ताकि आप शान से जी सकें। जब पूरे ऐश और आराम से साथ जी सकते हैं तो भला किसी भी तरह का कोम्प्रोमाईज़ क्यों करना। केडिया दी कुनबा में हमने इसीलिए शामिल किया है स्टेट ऑफ़ दी आर्ट क्लब हाउस - ताकि आप की हर शाम हो यादगार और हर सुबह सुहानी।

Club Elevation

Swimming Pool & Deck

CLUB AMENITIES :

- Library
- Table Tennis
- Carrom
- Chess
- Billiards
- Gym
- Infinity Swimming Pool
- Splash Pool
- Badminton Court

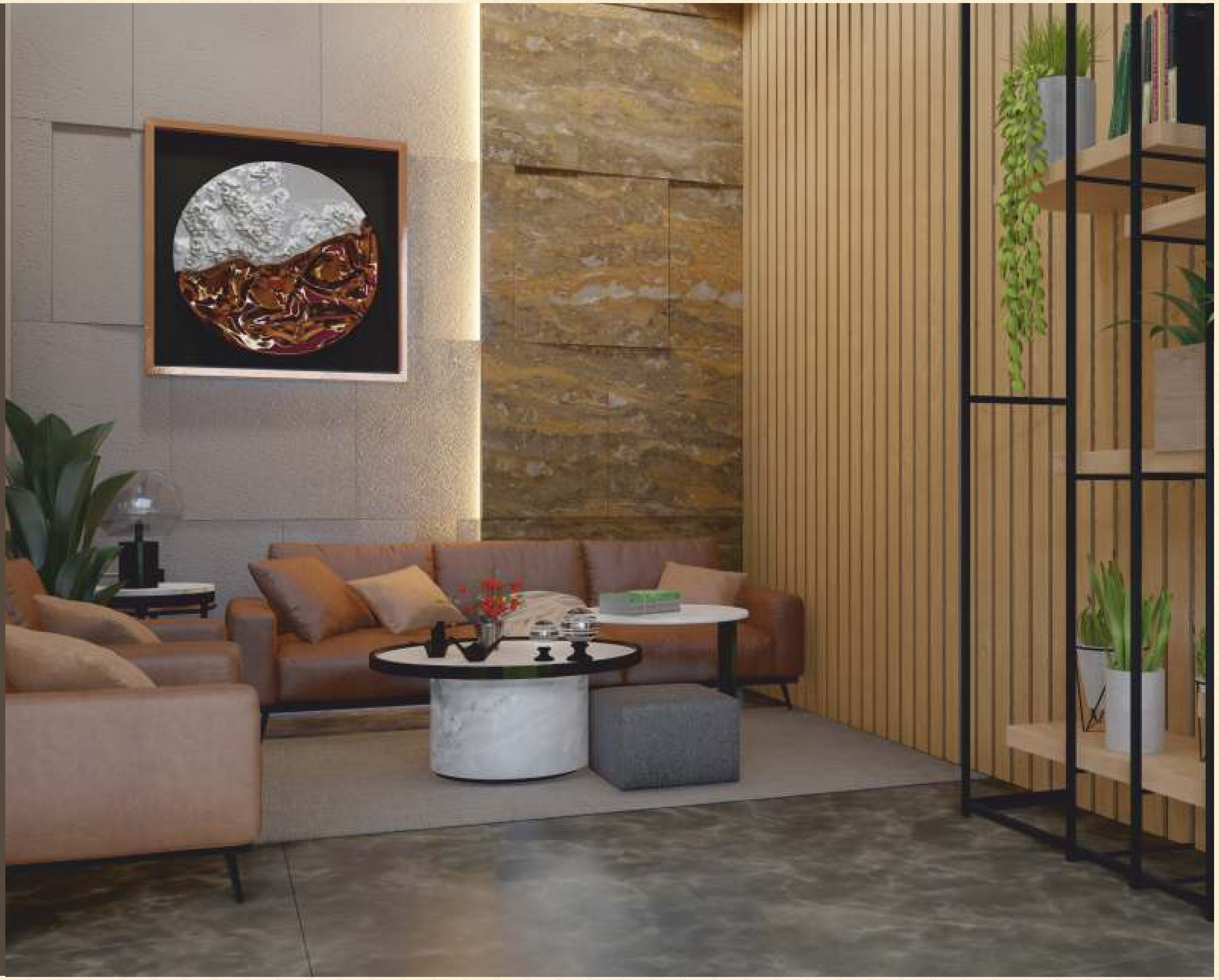
Outdoor Amenities

अब शौक पूरे करने कहीं और क्यों जाना,
फुर्सत के पल भी अब अपनी कोठी और
उसकी कई एमेनिटीज के साथ बिताना।

Temple View

केडिया - दी कुनबा में होगा कुछ ख़ास आपके परिवार की हर पीढ़ी और हर सदस्य के लिए। जहाँ एक तरफ दादा दादी और नाना नानी - हर सुबह आनंद लेंगे योग टेरेस का, वहीं आपकी मॉर्निंग वाक और जॉगिंग का मजा होगा दोगुना - जॉगिंग ट्रैक्स में और बच्चे रहेंगे व्यस्त - किड्स प्ले एरिया में।

और भी बहुत कुछ ...



Reception

Indoor Games

Carrom & Chess

VILLA (1)
North Facing

Carpet Area 1522 Sq. Ft. | Built-Up Area 2050 Sq. Ft.

PRICE: 90 LACS (ALL INCLUSIVE)

GROUND FLOOR PLAN

FIRST FLOOR PLAN

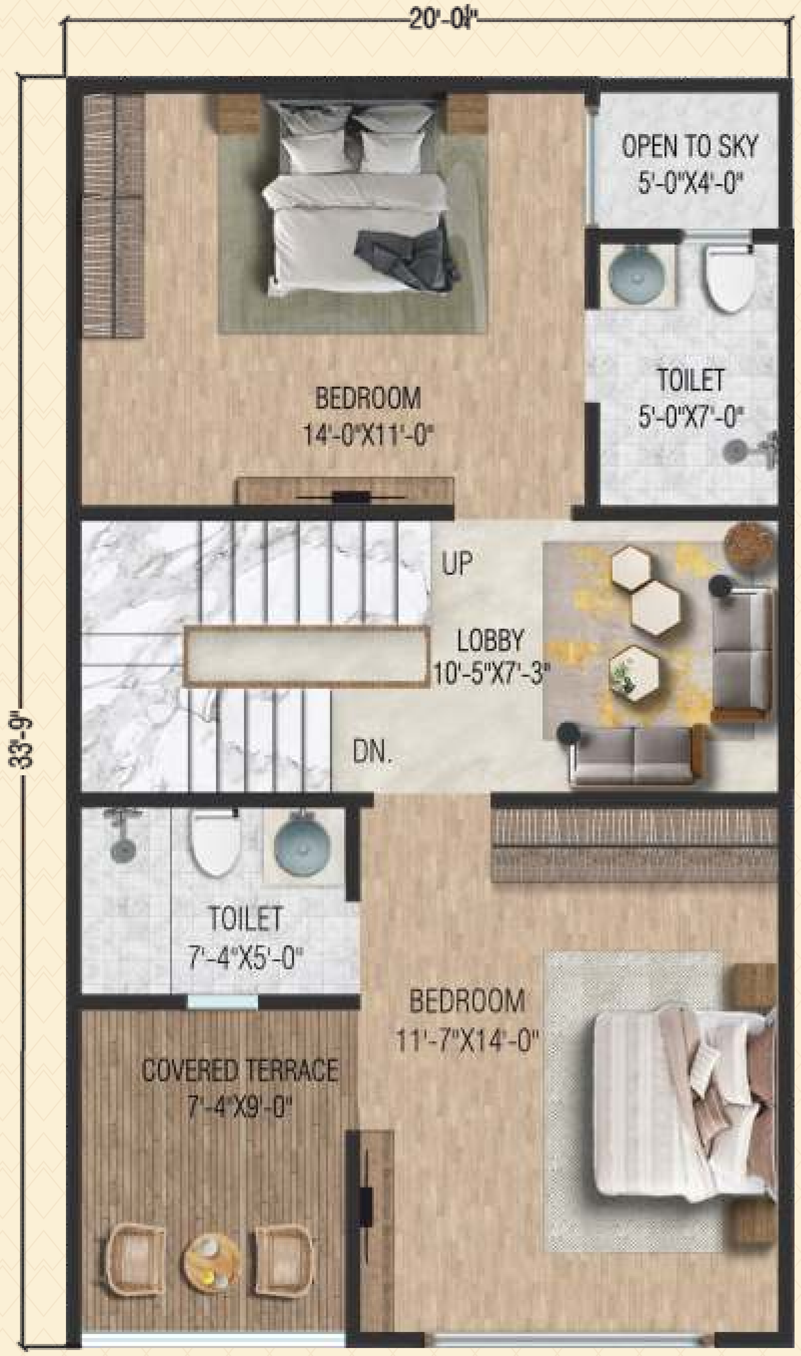
SECOND FLOOR PLAN

VILLA (2)
East & West Facing

Carpet Area 1470 Sq. Ft. | Built-Up Area 2000 Sq. Ft.

PRICE: 90 LACS (ALL INCLUSIVE)

GROUND FLOOR PLAN



FIRST FLOOR PLAN

SECOND FLOOR PLAN

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

- Qutone or equivalent brand vitrified tiles.
- Vitrified tiles in living, dining, kitchen, bedrooms.
- Anti skid tiles in bathrooms.
- Vitrified tiles in common areas.
- Granite/Full body vitrified tiles in staircase.

TOILET FITTINGS

- Astral or equivalent plumbing fittings.
- Premium C.P. fitting of Kohler or equivalent brand.
- Sanitary ware of Grohe or equivalent brand.
- Designer tiles on walls.
- Provision for Geyser and Exhaust Fan.
- Waterproofing: Dr. Fixit or equivalent brand.

ELECTRICAL FITTINGS

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

KITCHEN FITTINGS

- Provision for modular kitchen, R.O., Geyser and Chemney.
- Granite/Full body vitrified tiles counter top with Franke or equivalent brand Satin finish S.S. Sink.
- 2 Ft tile wall cladding above counter.

DOORS & WINDOWS

- Internal : Century or equivalent brand flush doors with designer mica.
- Hardware : Doorset or equivalent brand.
- External : Toughened glass in UPVC frames.

PAINTS & EXTERIORS

- Internal : Asian Royale or equivalent.
- External : Asian Ultima or equivalent.

WATER SUPPLY

- PVC water tank with each villa.

THREE TIER SECURITY

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

BUILT WITH THE BEST!

Preferred Brands:

FIXED PRICE

NO MIDDLE-MEN **DIRECT** TO CUSTOMER

PRICE LIST (ALL INCLUSIVE)

TYPE	PRICE	LOANABLE
5 BHK KOTHI	90 LACS ONWARDS	UPTO 80%

CONSTRUCTION LINKED PAYMENT PLAN

STAGE OF CONSTRUCTION	AMOUNT
At The Time Of Booking	10%
On Completion Of Footing	20%
On Casting Of Ground Floor Slab	20%
On Casting Of Second Floor Slab	20%
On Completion Of Flooring	20%
On Intimation Of Possession	10%

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

EXPECTED POSSESSION DATE: Dec. 2023

DOCUMENTS REQUIRED FOR HOME LOAN

Kedia's THE KUNBA Bank Details

Name: Radha Govind Nilay LLP

Bank Name: ICICI Bank Ltd

Branch: Vaishali Nagar, Jaipur

A/C No. 023505010494

A/C Type: Current

IFSC Code: ICIC0000235

COMMON DOCUMENTS	2 Photographs
	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
	Latest 3 Months Salary Slip
ADDITIONAL DOCUMENTS FOR SELF EMPLOYED	GST Certificate
	Udyam Registration
	2 Years GST Return

www.rera.rajasthan.gov.in | Rera Number: RAJ/P/2022/1900

OUR ASSOCIATES

RIPRO — PRINCIPAL CONTRACTOR

CAD MAX DESIGN SERVICES — LAYOUT PLANNER

Mishra Garg & Associates, ARCHITECTS & PLANNERS — PRINCIPAL ARCHITECT

STUDIO :a — LANDSCAPE ARCHITECT

SYNERGY designs — INTERIOR DESIGNER

PTDC — STRUCTURE CONSULTANT

SRAJAN ASSOCIATES — MEP CONSULTANTS

BEHERA & ASSOCIATES — PLUMBING CONSULTANT

ARC STUDIO, YOUR DIGITAL PARTNER — 3D & DESIGN

The Developers- KEDIA

Transforming Realty

A dream that became desire … A spark that became fire!

A vision that became the mission … with the pursuit of perfection!

We were committed to keep up all our commitments..

To deliver the best to you … We were consistent!

Not only were we Hard Working but also persistent…

Our promise was to stand up to every test

Our endeavour was to make for you something that was the best!

- Mr. Shiv Kumar Kedia – Founder KEDIA

The foundation of KEDIA was laid to bring the vision of Mr. Shiv Kumar Kedia – to life. Since inception, it took no time for the company to become a trusted name in the realty sector. The family owned group has managed to deliver on all its promises and live up to all the expectations for the last 3 decades. The secret of success for the company lies in its quality construction, on time delivery, investment security and integrity. These are the guiding principles that have helped the company stand out from the competition. Kedia Homes holds credible as JDA projects with all the legal procedures being double-checked by the expert legal team of the company - making all the transactions 100% proofed, cross verified and secure for the customer before handing over the property to them.

Kedia Homes embarked its journey as colonizers and made remarkable progress in the realty market and then ventured into constructions and building full-fledged projects. With 300 plus townships and residential projects, the company has spread its wings to embellish a large part of the pink city – Jaipur. It helped the company briskly move to become Rajasthan's most trusted real estate company with more than 3 lakh satisfied and loyal customers. Not many know this that despite being in real estate business – we have 40% loyal and repeating customers who have bought multiple times from us in our various projects. That's a rare feat in a non-committed, disloyal and uncertain market of these times. Benefiting generations of investors Kedia Homes has garnered the trust of investors that is unprecedented and unmatched.

At Kedia homes we believe in keeping pace with the fast-changing technology and using modern present-day equipment to deliver the finest quality construction. A team of qualified professionals ensures to maintain an impeccable standard in designing and architecture to deliver only the best to our customers. The succeeding generation of the Directors - Nirmal Kumar Kedia and Nitin Kedia are taking the company to towering heights with their innovative ideas and creative spirit. Knowing the importance customer service – Mr. Nirmal Kumar Kedia takes special care of customer services not just before sales but also after sales. He also spearheads the accounting and other aspects of ongoing projects with his enterprising persona. On the other hand Mr. Nitin Kedia leads the company for all the statutory approval. But being a multifaceted man he also looks into new product acquisitions with his dynamic approach.

The company is also invigorated by Mr. Sohan Yadav – Managing Partner – and his passion for best customer services and sales. His knack for marketing and communications has led the company to achieve new heights of success and trust through brand promotions and business strategies.

KEDIA

Transforming Realty

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

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