




DEVELOPERS: KASPER ASSOCIATES

Site: Kasper Vidhim,
Opp. Harni Airport, Besides Hotel Airport,
Harni Road, Vadodara - 390022.

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website

Architect:
ASQUARE
ARCHITECTURE & INTERIORS

Structural Consultant:
Vaibhav Javia

IDEAL FOR:

Retail Store | Superstore | Gym
Salon & Spa | Consulting Firms
Auto Showrooms | Hospital/Clinic
Corporate Offices | Business Center
Banks & ATM | Restaurants
Fast Food Chains | Hotels ...
& a lot more!

SUPERIOR BY LOCATION

Nothing leads to business success **like location**. With a perfect location on **AIRPORT ROAD**, Kasper Vidhim is designed for instant attention. Situated on the lively and **well developed road** which this location is ideal for your business to flourish.



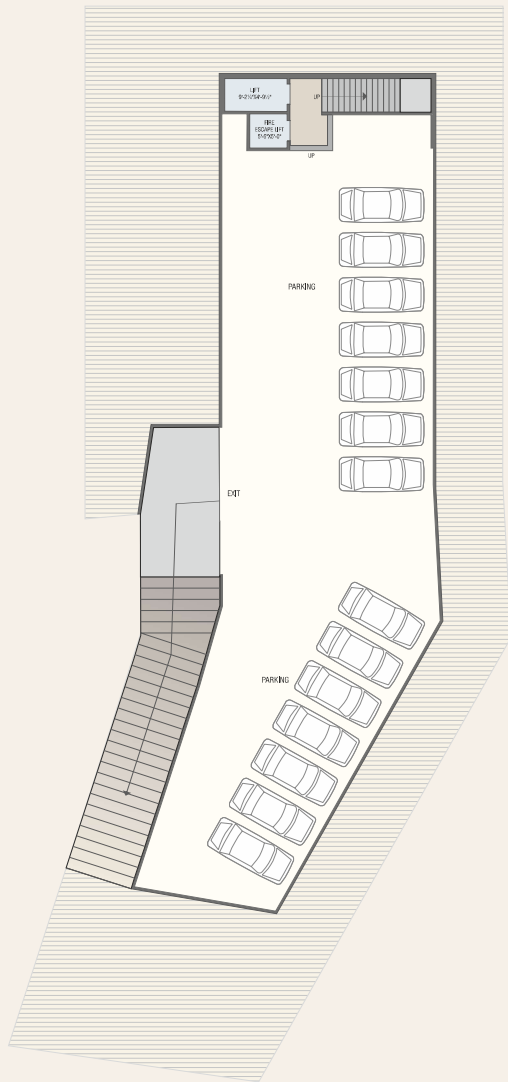


PLUSH BY STYLING

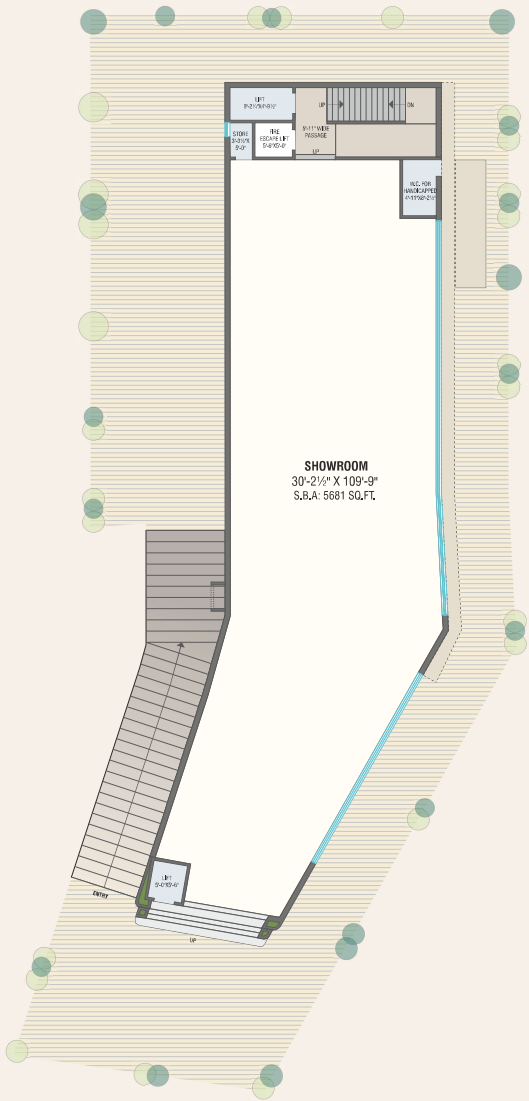
A **smartly designed** business is sure to attract attention, be it a retail space or the office spaces with attached balcony. A soothing and serene elevation adds to the welcoming feel. The **contemporary styling** is sure to add a new dimension to your business image!



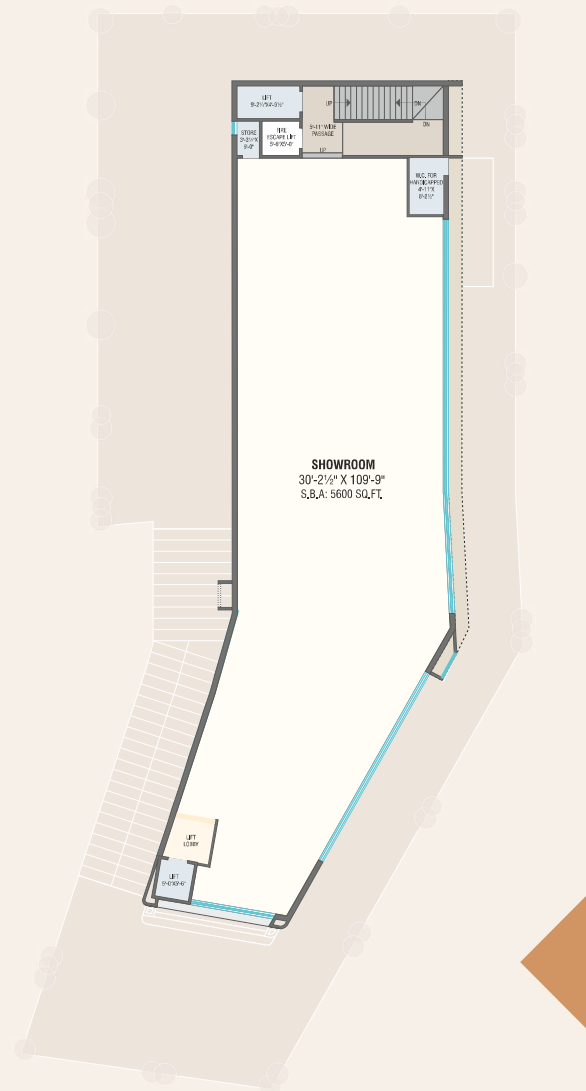
**BASEMENT
FLOOR PLAN**
DOUBLE HEIGHT
STACK PARKING FACILITY



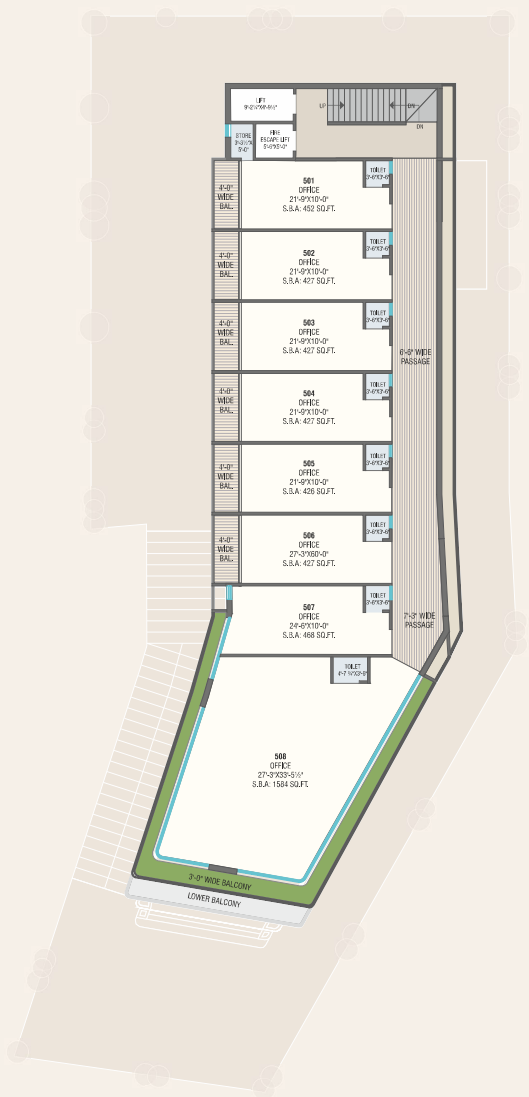
**GROUND
FLOOR PLAN**



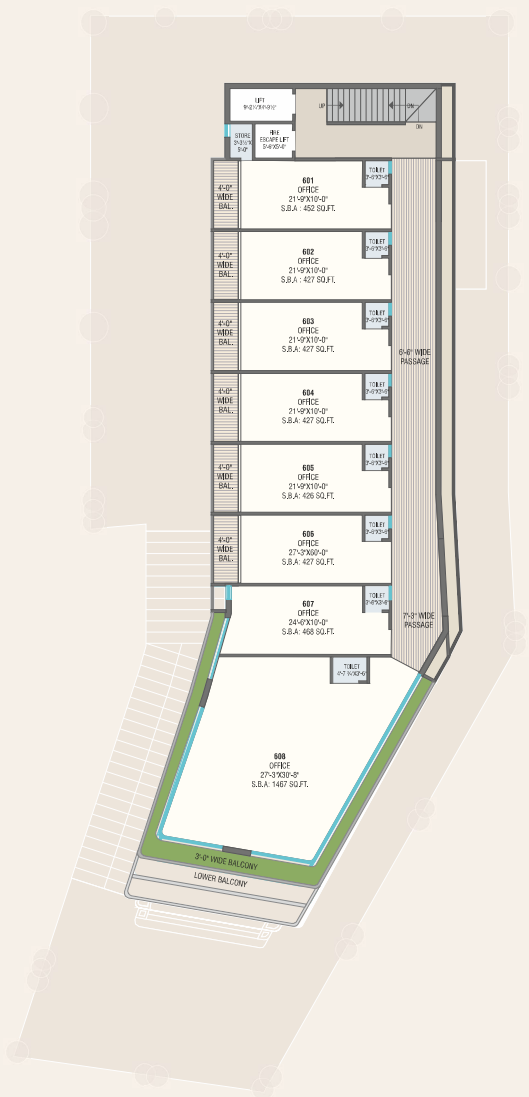
**FIRST
FLOOR PLAN**



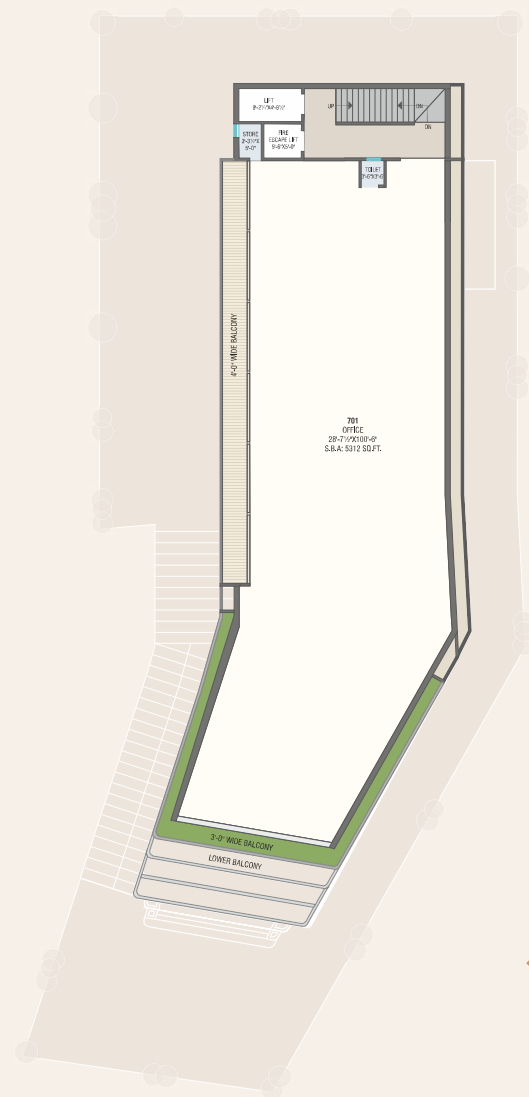
FIFTH FLOOR PLAN



SIXTH FLOOR PLAN



SEVENTH FLOOR PLAN





REIGN SUPREME

- A sleek slim design
- Road-facing frontage
- Wide size range
- Premium Finishes
- Airport View



SPECIFICATIONS



Structure & Wall Construction

- Earthquake resistant RCC framed structure design, Internal & External masonry work with brick/block.
- Internal wall with laphi & primer and external wall with weather proof paint over double coat plaster.



Doors & Windows

- Flush door with both side laminate & safety locks / M.S. Rolling shutter with color.
- Powder coated aluminum sliding / glazing openable window.



Flooring & Wall Cladding

- Vitrified tile flooring with skirting in all units.
- Natural Stone / Vitrified Tile / Tremix Concrete flooring in common area.



Electrification

- Sufficient electric points with concealed wiring along with modular switches of Anchor or equivalent with one AC/TV/Internet Point in each unit.
- Provision for three phase meter on demand at extra cost.
- Exterior glazing & ACP Work as per architect's design only.

LAYOUT PLAN



SPECIAL FEATURES & FACILITIES

- Huge Air-conditioned Reception Area
- S.S. Finished Automatic Elevators
- 100% power backup for lift & essential common utilities like common lighting
- Provision for one water/Drainage point for each unit at particular location as per design only
- Large Concrete/Paved instant parking on GF area and basement parking
- CCTV camera at strategic locations for enhanced security
- Solar System for Common Area

KEYPLAN



Payment Schedule: 2 lakhs Booking amount and 20% within 15 days of booking | 10% Basement Floor | 10% on Ground Floor | 10% on 1st Floor | 10% on 2nd Floor | 05% on 3rd Floor | 05% on 4th Floor | 05% on 5th Floor | 05% on 6th Floor | 05% on 7th Floor | 05% on Plaster work | 05% on Finishing | 05% Before Possession

Please Note: 1. Stamp Duty, Registration Charges, or any present and future additional government taxes, Maintenance Deposit, Development Charges, and Electrical Infrastructure charges and Deposit will be charged extra. 2. Possession will be given only after one month of settlement of all accounts. 3. Continuous defaults in payments leads to cancellation of booking and refund in case of cancellation will be made within 30 days from the date of booking. 4. New client of same unit after deduction of Rs. 100,000/- against administrative charge from booking amount. 5. Architect / Developers reserve all the rights to change the plan, elevation, specification, or any details will be binding to all. 6. Changes in any Structural design & External facade will NOT be permitted under any circumstances. Internal changes will only be permitted with prior permission. 7. Out door AC Unit & Sign board will be fitted as per provision in the designed place by the architect. 8. Project Completion Time may vary as it is highly dependent on labour and material availability and approvals from various authorities. 9. The exclusive rights of topmost terrace are reserved by the developers with future or balance FSI availed from local authority with utilities rights of lift & staircase to this terrace are reserved by the developers. 10. All buyers / members are bound to follow all rules / instructions for future maintenance of building. 11. This brochure is for information purpose only, it not form a part of the agreement or any legal documents. 12. Dimensions and area may vary according to practical structural construction. 13. Toilet in units will be provided only on demand- Extra cost only. 14. Beams/Columns will be as per structural designs only. Developers have right to make internal change as per requirement. 15. Internal Changes in Units may have been done for better utilization of floor space. 16. Unit Nos. will be provided as per approved plan in 2nd floor or in any floor with internal change and document will be done as per approved plan only. 17. Provision for common toilet will be plan as per better convenience.