



Your independent lifestyle

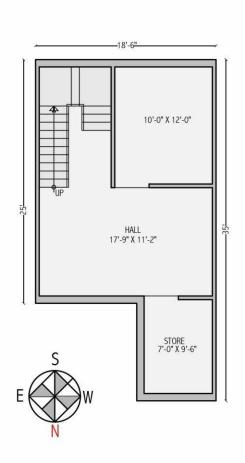


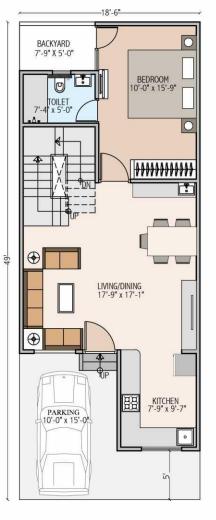






UNIT TYPE







BASEMENT FLOOR

GROUND FLOOR

FIRST FLOOR

Villa Specifications

Structure -

- 1. Earthquake Resistant Structure designed as per Seismic Zone II
- 2. Mediterranean Styled Exterior Elevation
- 3. Adequate Natural Light and Ventilation
- 4. Efficient Space Utilization
- 5. Overhead & Underground Water Tanks

Flooring –

1. Vitrified Tile Flooring in Living, Dining, Kitchen & Bedrooms

Wall & Ceiling Finishes -

- 1. False Ceiling in Drawing & Dining Area
- 2. POP Finished Walls & Ceilings
- 3. Premium Quality Distemper Paint on Interior Walls & Ceilings
- 4. Premium Quality Exterior Paint

Door & Window Finishes –

- 1. Laminated Flush Doors in all Bedrooms & Washrooms
- 2. Designer Fittings on Doors & Windows
- 3. Aluminum/UPVC Slider Doors and Windows with Glass Panels
- 4. Glass Railing in First Floor Front Balcony

Washrooms -

- 1. Designer Ceramic Wall Tiles up to 7' Height
- 2. Ceramic Tile Flooring
- 3. Premium Quality CP Fittings
- 4. Extended Wall Hung WC
- 5. Counter wash basins with mirrors
- 6. Provision for geyser

Kitchens -

- 1. Under Counter Semi Modular Cabinets
- 2. Granite Working Counter
- 3. Stainless Steel Sink
- 4. 2' Tiles Dado above the Counter
- 5. Provision for Geyser & RO

Electrical -

- 1. Premium Quality Wires & Cables
- 2. Premium Quality Modular Switches & Accessories
- 3. AC Copper Piping in Drawing, Dining and all Bedrooms
- 4. Telephone & DTH Wiring in Drawing, Dining and all Bedrooms
- 5. Provision for Inverter

Security System –

- 1. Intercom/EPABX Facility in each villa
- 2. Video Door Phone in each Villa

Royal Exotica – Features & Specifications

Common Features & specifications

External Features –

- 1. Well Planned and Landscaped Roads
- 2. Storm Water Drainage System
- 3. Street Lighting
- 4. State of the Art Clubhouse
- 5. Landscaped Park
- 6. 24 X 7 CCTV Surveillance System
- 7. 24 X 7 Manned Security
- 8. Power Backup in Common Areas
- 9. Convenience Stores
- 10. Underground Electric Cabling
- 11. Rainwater Harvesting System

• Club House Amenities -

- 1. Swimming Pool
- 2. Equipped Gymnasium
- 3. Spa consisting of Steam, Sauna and Jacuzzi
- 4. Yoga & Meditation Pavilion
- 5. Indoor Games Room
- 6. Multipurpose Hall

Park Features –

- 1. Walking & Jogging Track
- 2. Outdoor Kids Play Area
- 3. Aromatic Plantation
- 4. Senior Citizen Corner
- 5. Gazebo
- 6. Trellised Seating



Price Details

Particular Rate

Basic Price As applicable
Down Payment Rebate As applicable

Additional Charge: -

Society Maintenance Deposit 50000/-Maintenance Security deposit per month 2500/-

(One-year Advance)

Note .: -

Stamp Duty, Cost of Registrations, GST & any other Govt. levies will be borne by the Purchaser. The cost of any other capital goods or infrastructural development if installed, shall be charged extra. Prices are subject to revision at the sole discretion of the company

DOWN PAYMENT PLAN

At the time of Booking 10%
30 Days of Booking 85%
At the time of possession 5%

CONSTRUCTION LINKED PLAN

Linked Stages:	Payment of Sale Price
At the time of Booking	10%
30 Days of Booking	15%
Start of Foundation work	15%
On the Laying of Basement Roof	15%
On the Laying of Ground Floor Roof	10%
On the Laying of First Floor Roof	10%
On Completion of Internal Plaster	10%
On completion of Flooring Work	10%
Within 30 days from the offer	5%
possession	

Project By

Call: 9001919111 : Sales@kotechagroup.org : www.kotechagroup.org

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