

**KEY PLAN**

NeSo +91 9825625275



**JCB DEVELOPERS**  
 202, Sampatti Premises, Behind Bomday Shopping Centre,  
 Sardar Baug Lane, Race Course, Vadodara, Gujarat 390007.

**Site Address**  
 Kalyan 24, Kalali Talsat Road, Near Cloud 9 Talsat, Vadodara 391410

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[www.kalyan24.com](http://www.kalyan24.com)

NOTE: This document shall be subject to the Indian laws and in case of any dispute or litigation arising out of this shall be subject to exclusive jurisdiction of the courts of Vadodara.

**Architect**  
 Uneven : Shourya Patel & Dexter Ferbabdez

**Structure Consultant**  
 Zarna Associates  
 Dr. Vinubhai R. Patel

RERA Reg. No.: PR/GJ/VADODARA/VADODARA/Others/RAA13487/130524/311228



Welcome to a world of peace & blessings

**Kalyan 24**  
 4 BHK ELEGANT HOMES

13<sup>th</sup> Floor

12<sup>th</sup> Floor

11<sup>th</sup> Floor

10<sup>th</sup> Floor

9<sup>th</sup> Floor

8<sup>th</sup> Floor

7<sup>th</sup> Floor

6<sup>th</sup> Floor

5<sup>th</sup> Floor

4<sup>th</sup> Floor

3<sup>rd</sup> Floor

2<sup>nd</sup> Floor

1<sup>st</sup> Floor

Garden, swimming  
& Play area



Kalyan 24

# Experience

the art of fine living, with our premium facilities

SOPHISTICATED 4B2HK

HOMES WITH PRIVATE SERVANT QUARTERS





# Adjacent to Kalyan Krupa Haveli

Developed by  
HDH Shashthpithadishwar Pujya Pad Goswami  
108 Shri Dwarkeshlalji Maharajshri





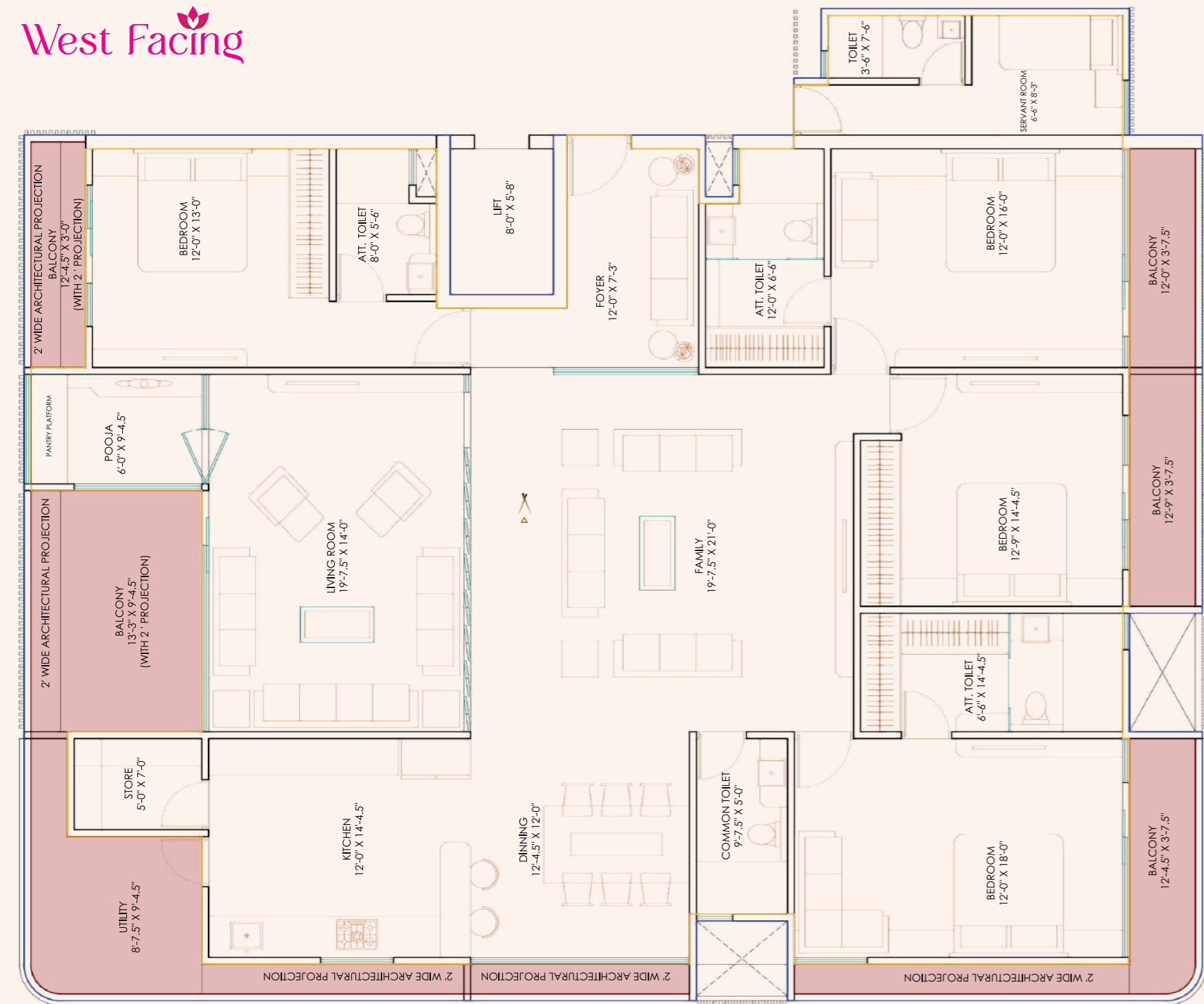
# Ground Floor Plan

## AMENITIES

- 1 FOYER
- 2 BANQUET
- 3 GARDEN
- 4 OUTDOOR COVERED SEATING
- 5 SWIMMING POOL
- 6 COMMON WASHROOM
- 7 DECK
- 8 CHILDREN PLAY AREA



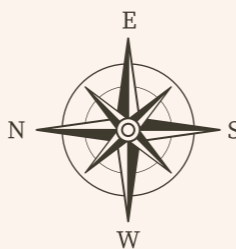
West Facing



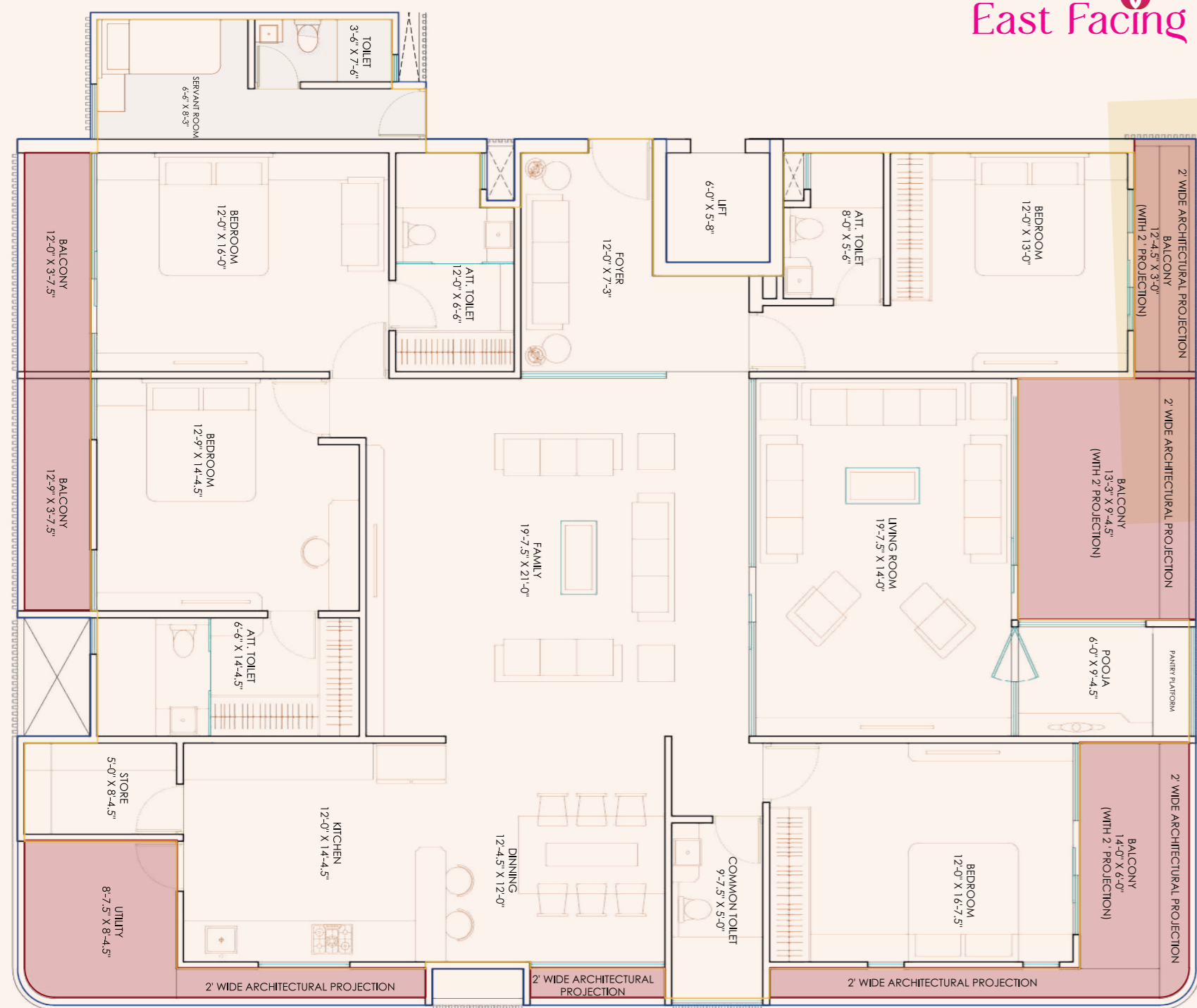
BUILT-UP AREA: 3096.88 SQ. FT. RERA

CARPET AREA: 2496.69 SQ. FT.

BALCONY / WASH AREA : 467.36 SQ. FT.



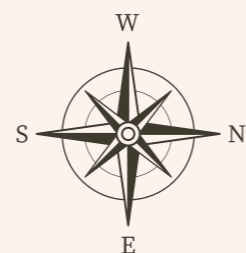
East Facing



BUILT-UP AREA: 3108.76 SQ. FT. RERA

CARPET AREA: 2522.01 SQ. FT.

BALCONY / WASH AREA : 481.04 SQ. FT.





# The Ground Retreat



Landscaped garden



Multi-purpose hall



Children play area



Swimming pool with deck & seating



Senior citizen seating area



Two branded elevators (One stretcher elevator)



Designer reception

## AMENITIES

- 1 INDOOR GAMES ROOM
- 2 CARD ROOM
- 3 GYMNASIUM
- 4 LOUNGE / ENTERTAINMENT ROOM
- 5 YOGA



# Enriched Enhancements



Allotted 2 car parking & provision for 2 additional car parking - facility of valet parking



Decorative Entrance gate for entry & exit



Generator / power backup for common utilities



Future provision for electric point for EV & stack parking



Vastu Compliance



Intercom facility



Solar system for common utilities





# Lifestyle Amenities



Gymnasium



Indoor games room



Card room



Yoga / aerobic / zumba deck



Fire fighting system



CCTV surveillance



Attractive name plates



Servant room for each flat



# Specifications

## STRUCTURE & WALL CONSTRUCTION

- Earthquake resistant RCC frame structural design
- External walls finished with double coat plaster
- Weather proof paint

## ELECTRIFICATION

- Sufficient electric point with concealed premium
- Quality wiring and branded modular switches
- Dedicated meter / Electric room underground cabling

## FLOORING & WALL CLADDING

- Premium vitrified tiles flooring with skirting in all units
- Passage area & staircase with premium quality vitrified tiles / granite

## INFRASTRUCTURE

- RCC trimix finish road
- Paver block / parking tiles

## WATER SUPPLY

- 24 hour ground water supply through overhead & underground storage tanks
- CPVC plumbing lines
- Rain water harvesting system

## DOORS & WINDOWS

- High quality decorative main door with veneer finish
- Aluminum anodized sliding openable windows.



Flat Type	RERA Carpet (Sq.Ft)	Balcony Area (Sq.Ft)	Actual Utilise Carpet (Sq.Ft)	Buildup area
West Wings (Odd Numbers)	2522.01	481.04	3003.05	3108.76
East Wings (Even Numbers)	2496.69	467.36	2964.05	3096.88

**PAYMENT TERMS:**

- 25% Booking Amount Incl. Token
- 5% On Plinth Level
- 3% Each Slab Level
- 5% On Masonry Level
- 5% On Plaster Level
- 7% On Flooring Level
- 5% On Final Possession

**We Request:**

(1) Maintenance Deposit, Stamp Duty, GST, Legal Charges, Document Charges, MGVCCL Deposit and Municipal Charges to be paid extra. (2) Any External changes in elevation shall not be permitted. Additional work (if any) will be carried out after receiving full payment in advance. (3) Possession we be given after one month of settlement of all dues. (4) In case of delayed payment 24% interest will be charged & continuous default payments lead to cancellation. (5) Refund in case of cancellation will be made within 30 days from the date of booking of same unit by a new client. Administration charges of 10% of the booking amount and the amount of extra work done (if any) shall be deducted from the refund. (6) All Municipal taxes shall be the responsibility of the customer after the date of the booking. (7) Any delay of corporation activity shall be unitedly faced. (8) Any new central or state government taxes, if applicable shall have to be borne by the purchaser.

**Disclaimer:**

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