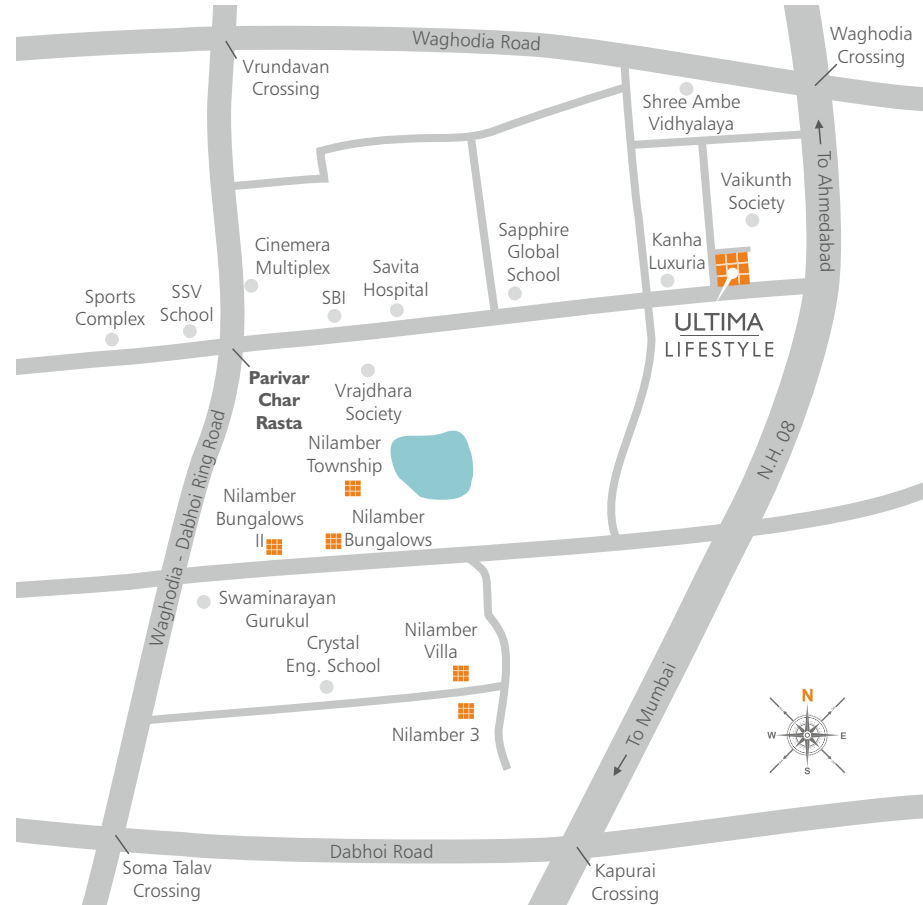


## LOCATION ADVANTAGES:

- The Project is on 27 mtr main road.
- School is at a 300 mtr distance (Sapphire Global School)
- Hospital is at a 500 mtr distance
- Temple is at walking distance
- Petrol pump is at 1 km distance
- Fire station is at 2.5 km distance
- Supermarket is at 2.5 km distance
- Salon is at 190 mtr distance
- ATM is at 500 mtr distance
- Airport is at 8 km distance
- Railway Station is at 12 km distance
- Banking services are at 0.7 km distance (SBI & HDFC)
- Entertainment facilities Are at 1 km distance(Inox & Cinemera Multiplex)

## KEY PLAN



**TERMS & CONDITIONS :**

- Possession will be given after one month of settlement of all accounts as per schedule
- Payment terms as per allotment letter
- Maintenance deposit will be charged
- Advance, annual maintenance of society will be charged as per expense budget of the year
- Extra work will be executed after receipt of full advance payment
- GEB deposit and load charges will be additional
- Document charges, stamp duty, GST will be additional
- Any new central or state government taxes, if applicable, will have to be borne by the clients
- Legal document fees Rs. 10,000
- No changes or alteration will be allowed in the elevation
- Continuous default payments will lead to cancellation
- Refund in case of cancellation will be made within 45 days from the date of cancellation, provided the cancellation is for no fault of the builder. A booking and administrative charge of Rs. 50,000 along with the cost for additional provisions requested (if any) and other documentation charges (if any) will be deducted from the refund amount
- Architect / Developers shall have the right to change/ revise/ improvise any details, which will be binding for all
- In case of delays in water supply, electricity by the respective authorities, developers will not be responsible
- Any plans, specifications or information in this brochure can not form legal part of an offer, contract or agreement. It is only depiction of the project

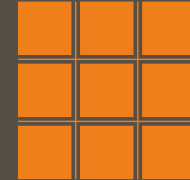
KAMLESH GANDHI



P R O J E C T S

## Developers

KAMLESH GANDHI



P R O J E C T S

## Site Address :

Ultima Lifestyle, Savita Hospital Road,  
Near Sapphire Global School,  
Parivar Char Rasta,  
Waghodia – Dabhoi Ring Road,  
Vadodara -390019

M : +91 98250 97280 / 90999 62980

E : sales@kgprojects.co.in

W : www.kgprojects.co.in

## RERA REG. NO.:

PR/GJ/VADODARA/VADODARA/Others/MAA05487/240519

Web: www.gujrera.gujarat.gov.in

THE  
HIGH  
LIFE!

ULTIMA  
LIFESTYLE

2-3 BHK LUXURIOUS APARTMENTS & SHOPS



A HOME  
WHICH IS NOT  
JUST ABOUT  
A LIFESTYLE,

BUT A WAY OF  
LIFE!





## PLAN FOR PERFECTION

Although we deal with metal and concrete,  
no work begins till paper work is done.



## GROUND FLOOR SHOPS



NO.	SIZE	C.A.
C 09	9'7½"x32'3"	315.40
C 10	10'9½"x32'3"	363.35
C 11	10'9½"x32'3"	348.30
C 12	10'9½"x21'0"	268.64

NO.	SIZE	C.A.
C 13	10'9½"x21'0"	268.64
C 14	10'9½"x32'3"	348.30
C 15	10'9½"x32'3"	363.35
C 16	9'7½"x32'3"	315.40

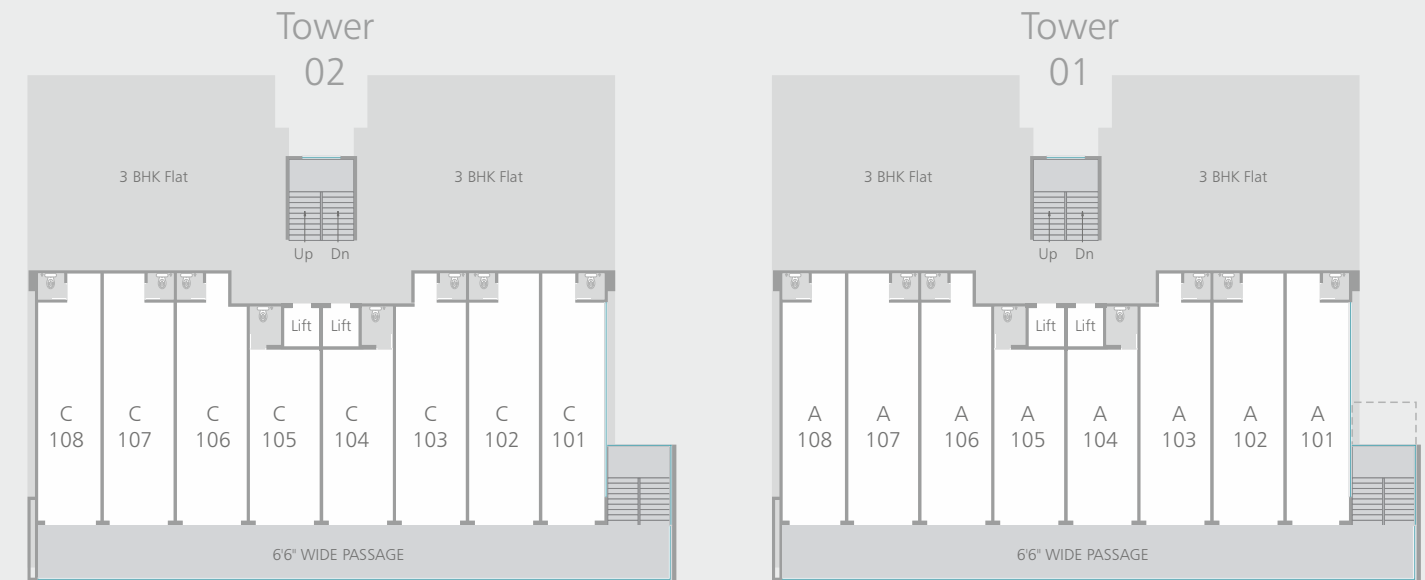
NO.	SIZE	C.A.
A 01	9'7½"x32'3"	315.40
A 02	10'9½"x32'3"	363.35
A 03	10'9½"x32'3"	348.30
A 04	10'9½"x21'0"	268.64

NO.	SIZE	C.A.
A 05	10'9½"x21'0"	268.64
A 06	10'9½"x32'3"	348.30
A 07	10'9½"x32'3"	363.35
A 08	9'7½"x32'3"	315.40

ALL MEASUREMENT IN SQUARE FEET ONLY



## FIRST FLOOR SHOP



NO.	SIZE	C.A.
C 101	9'7½"x25'11"	255.74
C 102	10'9½"x25'11"	292.18
C 103	10'9½"x25'11"	276.38
C 104	10'9½"x14'5"	194.68

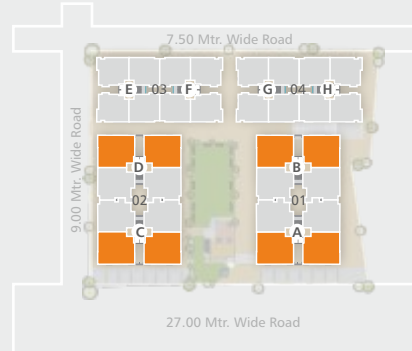
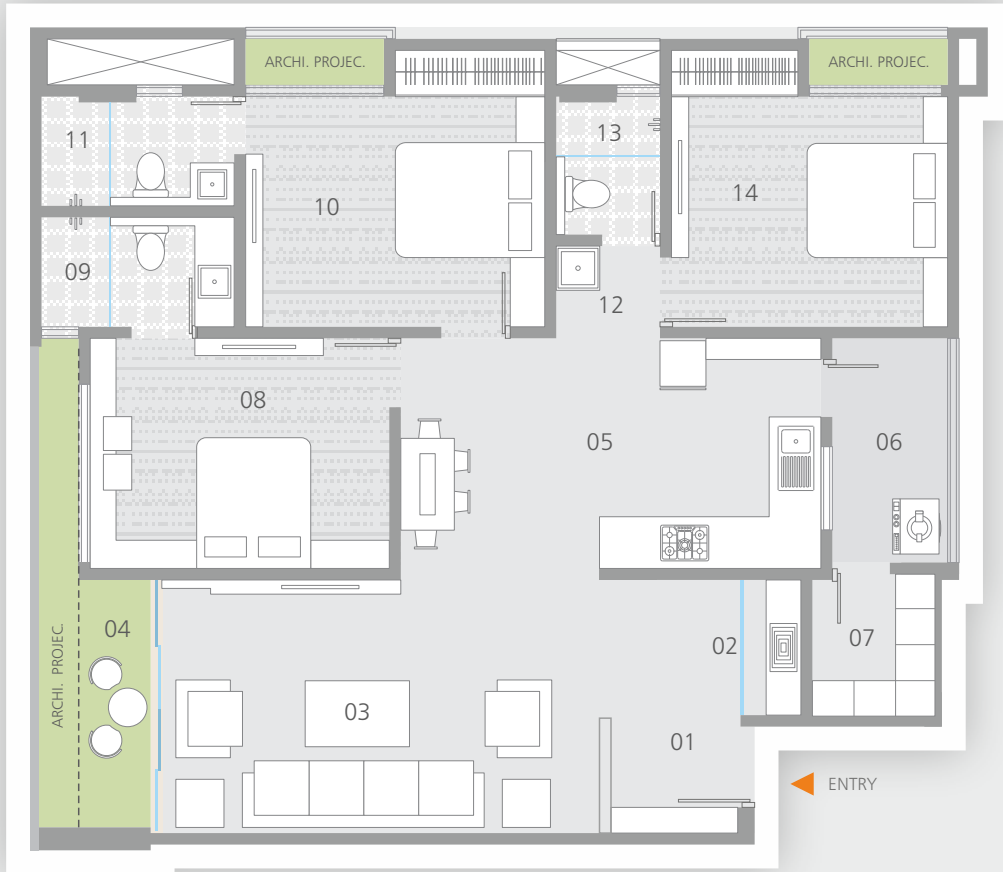
NO.	SIZE	C.A.
C 105	10'9½"x14'5"	194.68
C 106	10'9½"x25'11"	276.38
C 107	10'9½"x25'11"	292.18
C 108	9'7½"x25'11"	255.74

NO.	SIZE	C.A.
A 101	9'7½"x25'11"	255.74
A 102	10'9½"x25'11"	292.18
A 103	10'9½"x25'11"	276.38
A 104	10'9½"x14'5"	194.68

NO.	SIZE	C.A.
A 105	10'9½"x14'5"	194.68
A 106	10'9½"x25'11"	276.38
A 107	10'9½"x25'11"	292.18
A 108	9'7½"x25'11"	255.74

ALL MEASUREMENT IN SQUARE FEET ONLY

TOWER 01/02  
WING A-B-C-D | 3 BHK TYPICAL FLOOR PLAN  
TYPE 1



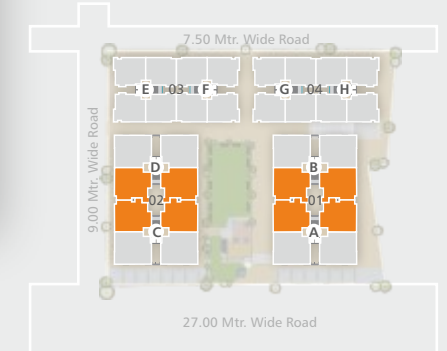
01	Foyer	5'6" x 11'0"
02	Puja	2'7½" x 5'10½"
03	Living Room	19'0" x 11'0"
04	Front Balcony	3'8" x 11'0"
05	Kitchen / Dining	18'3" x 10'0"

06	Utility	5'6" x 10'0"
07	Store	5'1½" x 5'10½"
08	Bedroom	13'0" x 10'0"
09	Toilet	7'2¾" x 4'9"
10	Bedroom	13'0" x 10'0"

11	Toilet	7'2¾" x 4'9"
12	Passage	4'0" x 4'0"
13	Toilet	4'6" x 6'0"
14	Bedroom	12'0" x 10'0"

RERA CARPET AREA 1067.15 SQ.FT. | BALCONY / UTILITY AREA 88.37 SQ.FT.

TOWER 01/02  
WING A-B-C-D | 3 BHK TYPICAL FLOOR PLAN  
TYPE 2



01	Foyer	5'6" x 11'0"
02	Puja	2'7½" x 5'10½"
03	Living Room	19'0" x 11'0"
04	Front Balcony	3'8" x 11'0"
05	Kitchen / Dining	18'3" x 10'0"

06	Utility	5'6" x 10'0"
07	Store	5'10½" x 5'10½"
08	Bedroom	13'0" x 10'0"
09	Passage	9'9" x 3'6"
10	Wash Basin	4'9" x 1'7½"

11	Toilet	4'6" x 6'0"
12	Bedroom	12'0" x 10'0"
13	Toilet	7'0" x 4'9"
14	Bedroom	12'4½" x 12'7½"
15	Toilet	4'9" x 7'0"

RERA CARPET AREA 1091.66 SQ.FT. | BALCONY / UTILITY AREA 88.37 SQ.FT.





# PERFECTION IN EXECUTION

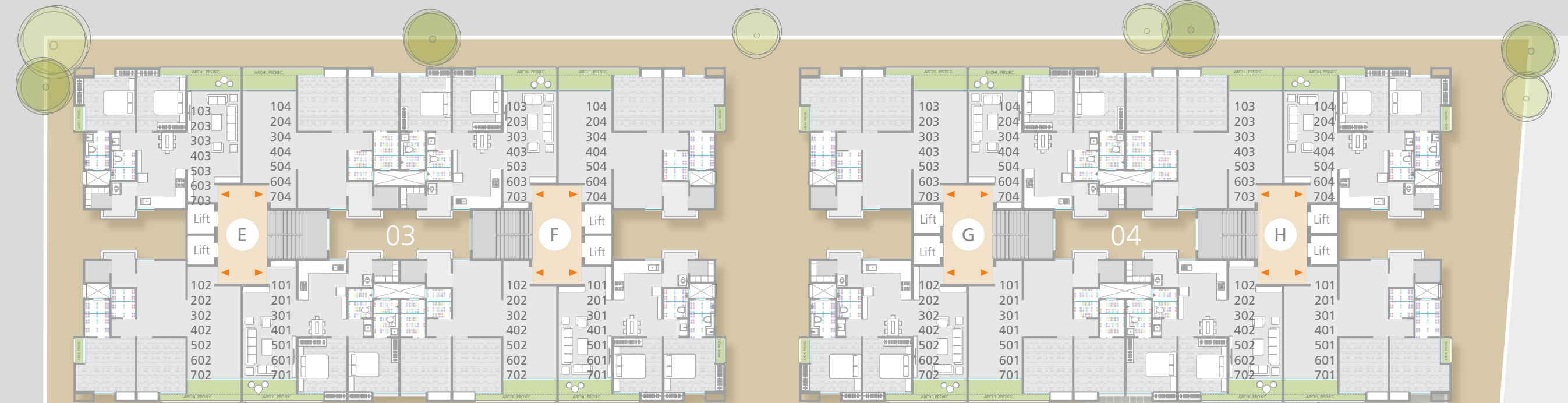
Our belief in details can be felt in every  
inch of our creation



# TYPICAL FLOOR LAYOUT



7.50 mt. Wide Road



6.00 mt. Wide Road

7.50 mt. Wide Road

9.00 mt. Wide Road



7.50 mt. Wide Road

ENTRY

27.00 mt. Wide Road

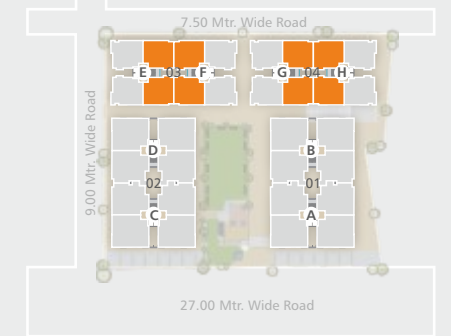
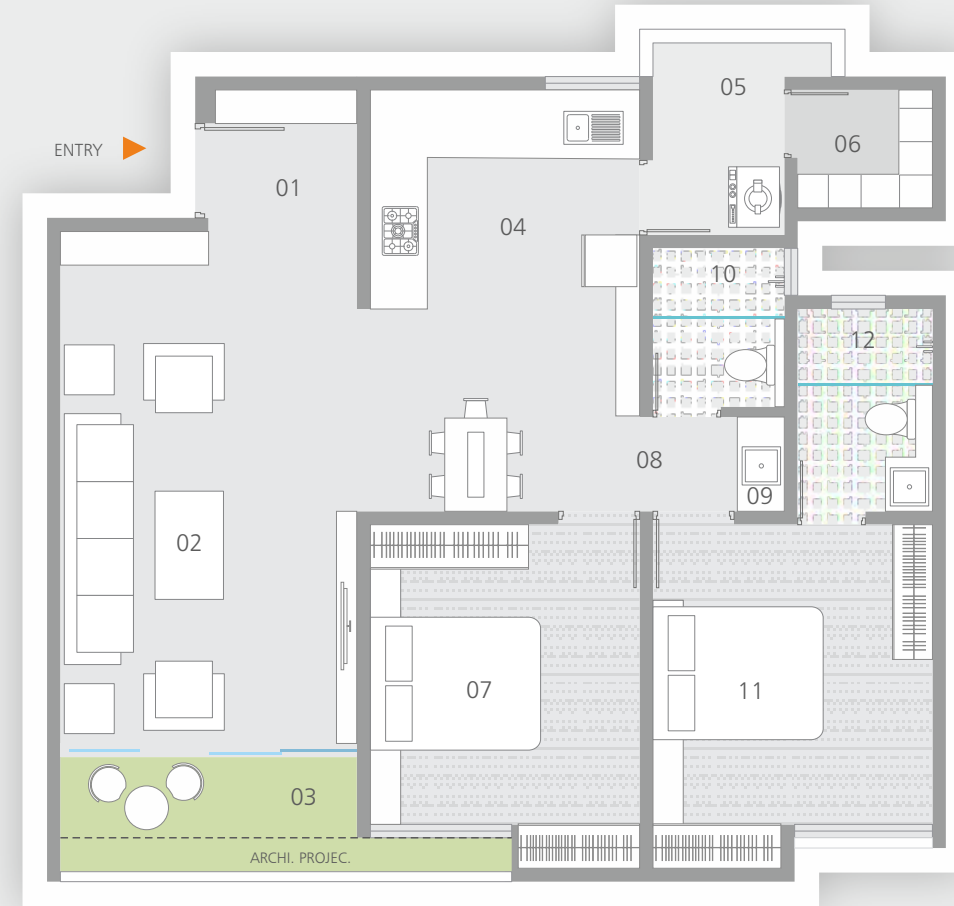
TOWER 03/04  
WING E-F-G-H | 2 BHK TYPICAL FLOOR PLAN  
TYPE 1



01	Foyer	5'3" x 4'0"	06	Store	5'0" x 4'4"	11	Bedroom	10'4½" x 11'1½"
02	Living Room	11'0" x 19'0"	07	Bedroom	10'0" x 11'1½"	12	Toilet	5'0" x 7'6"
03	Front Balcony	3'6" x 11'0"	08	Passage	3'0" x 3'6"			
04	Kitchen / Dining	10'0" x 15'7½"	09	Wash Basin	1'10½" x 3'6"			
05	Utility	4'10½" x 5'10½"	10	Toilet	4'10½" x 5'10½"			

RERA CARPET AREA 759.27 SQ.FT. | BALCONY / UTILITY AREA 62.57 SQ.FT.

TOWER 03/04  
WING E-F-G-H | 2 BHK TYPICAL FLOOR PLAN  
TYPE 2



01	Foyer	5'3" x 5'3"	06	Store	5'0" x 4'4"	11	Bedroom	10'4½" x 11'1½"
02	Living Room	11'0" x 19'0"	07	Bedroom	10'0" x 11'1½"	12	Toilet	5'0" x 7'6"
03	Front Balcony	3'6" x 11'0"	08	Passage	3'0" x 3'6"			
04	Kitchen / Dining	10'0" x 15'7½"	09	Wash Basin	1'10½" x 3'6"			
05	Utility	4'10½" x 5'10½"	10	Toilet	4'10½" x 5'10½"			

RERA CARPET AREA 771.64 SQ.FT. | BALCONY / UTILITY AREA 62.57 SQ.FT.

















## EXECUTION WITH EMOTION

Though we build sturdy structures, we understand  
and respect emotions.





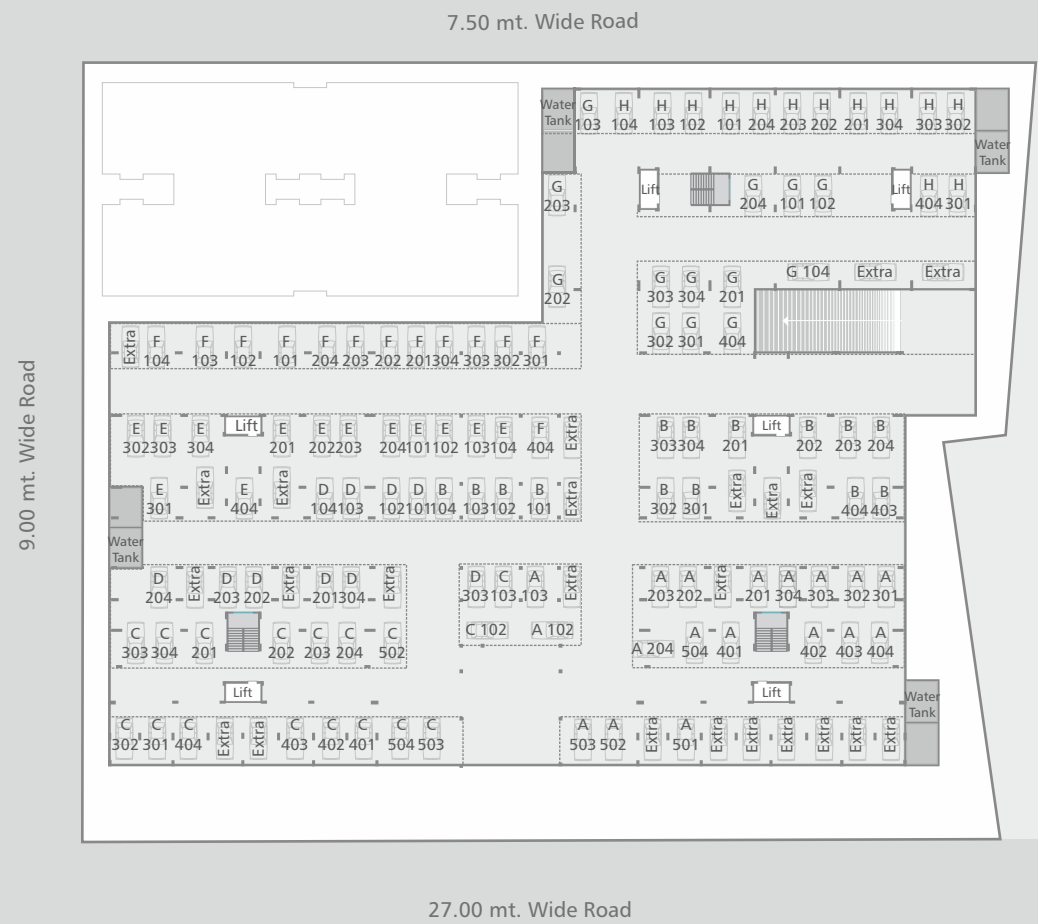
## AMENITIES

-  Landscaped Garden
-  Gymnasium
-  Lifestyle Club House
-  Multipurpose Hall
-  Children's Playground
-  Allotted Parking
-  24x7 Security with Security Cabin
-  CCTV Cameras in G.F. Parking Area
-  Underground Electric Cabling for a Wire-free Look
-  Tree Plantation
-  Decorative Number Plates on each unit to maintain uniformity
-  Impressive Entrance Gate
-  Standard Quality Auto Door Lift (OTIS) Brand with Power Backup (One Lift in Each Tower)

## SPECIFICATIONS

- Structure:**
  - Earthquake resistant as per architect's and structural engineer's design
- Wall Finish:**
  - Primer coat and lapi coats on internal walls
  - Water resistant exterior paint on the exterior wall as per architect's approved elevation
- Flooring:**
  - Vitrified tiles all over
- Kitchen:**
  - Granite platform with standard quality sink
  - Ceramic tiles up to lintel level
- Door & Windows:**
  - Main door - Veneer finished flush door
  - Other internal doors - flush doors
  - Windows - Anodised aluminium sliding Windows
- Electrical:**
  - Branded modular switches
  - Concealed copper ISI wiring with sufficient points
- Washrooms:**
  - Bathroom designer wall tiles as per architect's drawing
  - Branded sanitaryware. Fittings and fixtures as per architect's design





BASEMENT  
PARKING LAYOUT



GROUND FLOOR  
PARKING LAYOUT