

Because you deserve the best



2 & 3 BHK luxury apartments



Developers:



An ISO 9001-2008 Certified Company

"Kalp Desire", Nr. Narayan Gardens,
Opp Yash Complex, 30 Mts Road, Gotri,
Vadodara. Ph.: 0265-3249972
M.: 0 81412 99199, 0 81413 99199
Email: kalpdesire09@gmail.com
www.kasata.in



Product & Marketing Consultants:
Sunfin Realty, www.BarodaRealty.com
M.: 94293 11707

Architects:
Destination Architects
Navi Mumbai. Ph.: 022-40126328

Disha Architects, Vadodara

Structural Consultants: Earth Associates

design: stroke&arrow@9824092010

Notes:

- Possession of apartments shall be given one month after the completion of construction and settlement of all due payments to the developers/owners.
- Document charges, agreement expenses shall be charged separately.
- Stamp Duty, Service tax, Municipal tax and any other relevant taxes will be extra and is to be borne by the members.
- Changes/ alterations/additions in construction/specifications shall be considered as extra work. The charges for the same shall be separate and has to be paid fully in advance.
- Rights of changes/ alterations in plan, elevation, FSI statements, specifications shall lie solely with the architects/developers/owners.
- Association will be formed between all members of the complex and the members shall be bound by the rules & regulations of the association.
- This brochure is not a legal document, any information in this brochure can not form part of an offer, contract or agreement.

Payment Schedule

Booking: 20% | 1st Floor Slab 15% | 4th Floor Slab: 15% | 6th Floor Slab: 15% | 8th Floor Slab 15% | Plaster + Flooring: 15%
Possession: 5%



Kalp Desire is all set to redefine the new age community living and the spirit underlying it. The core essence of the project lies in the philosophy "the world converges to your home, so create a heavenly home".

True to its name Kalp Desire attempts to fulfill the desires of the modern Barodian, creating an abode in the arms of nature. Away from the hustle & bustle, yet in the heart of the city, at easy distance from most urban utilities.

Kalp Desire is an attempt to create a community in itself, which satisfies the lifestyle needs of you & your family, and offers leisure facilities that help you rejuvenate and enjoy the treasures of life with your family, friends and the extended community. On offer are 2 & 3 BHK Luxury Apartments with a premium finish and branded fixtures, because a home should last a lifetime & beyond.

The Club Desire with its host of recreational facilities shall be the center of all activities and community bonding. Choose from the multiple facilities and enjoy life to the fullest.

Best in the class amenities add up with sustainable urban planning to create a lifestyle that helps you live in sync with the new age. Enjoy a new life, dream for more... Kalp Desire shall help you achieve it!

A realization of your dreams | A fulfillment of your desires

An excellent mix of Luxury & Affordability | Because you deserve the best!

The thought behind Kalp Desire

After the successful completion of **Kalp**, we at Kasata Homotech (I) Pvt. Ltd. did an in-depth study of the Real Estate market in Vadodara and felt a huge gap. Either there were luxury projects offering premium amenities at high costs or there were budget projects that did not offer a good ambience & lifestyle. This was further validated by our marketing partners, Sunfin Realty, who interact with hundreds of prospective home buyers each month. This led us to start designing a project which offered the best of both worlds, best quality at the most competitive cost.

The most competitive Price

We can offer this unbeatable price with so many facilities because of the large scale of the project. The campus offers 144 units, allowing economies of scale. Be it in construction costs, development of Infrastructure, Development costs of lifestyle amenities, all get shared amongst the units. We in turn pass the savings back to **You**.

Why Pay More?

A step ahead we came up with yet another unique idea, leading us to coin the phrase "Why Pay More".

A simple yet profound ideology to offer all that a luxury project offers at an unbeatable price. It sounds a marketing buzzword, but in reality a lot of planning & thought has gone behind reaching our goal of an affordable housing project, yet one that offers all the top-end luxury features.



Why Pay more while Buying a Home?

A detailed comparison of costs versus benefits puts Kalp Desire as a winner. Besides the price that we quote is an AIP (All inclusive Price), so you dont have to pay anything extra.

- Lifetime Maintenance Deposit
- Development Charges
- Parking Space Charges
- MGVCL Deposits
- VMC Charges
- Premium Location Charges

The Best Price & The Best Facilities



Club Desire

A home at Kalp Desire gets you a Free Membership to the club we call CLUB DESIRE. Truly a place where you can enjoy the company of friends & family and revel in the multi-leisure facilities. De-stress, Rejuvenate and enjoy the sparse free time in true style!

Grand Club House

- Air-conditioned Lounge & Library
- Air-conditioned Society Office, Gymnasium & Indoor Games Room
- Large size semi covered Swimming Pool with Filtration Plant. Bathrooms & separate Changing Rooms For Ladies & Gents.
- Elegant Water Cascade
- Huge Landscaped Garden with Open & Covered Sitting Areas
- Amphi-theatre
- Multi Purpose Court for Tennis / Basket Ball / Volleyball / Badminton
- Fully Equipped, Air-conditioned Gymnasium



Specifications

Structure

- Earthquake Resistant RCC framework structure

General

- Two High Speed Automatic Lifts of Reputed Make (Otis / Schindler/ Equivalent) with Lift Cladding in Granite in each tower
- Grand Entrance Foyer for each tower with Designer Flooring

Flooring

- RCC Tremix Driveway & Roads in entire campus
- All Lobbies and Staircases finished with Natural Stone
- Vitrified Tiles Flooring (24"x 24") in entire flat
- Anti Skid Ceramic Tiles in Balconies & wet areas

Kitchen

- Black Granite Counter with Stainless Steel Sink
- Designer Ceramic Tiles upto ceiling above Kitchen Platform
- Kota Flooring & Ceramic Dado in Utility

Toilets

- Anti Skid Ceramic Tiles for Flooring
- Standard Quality Sanitary & Plumbing Fittings of American Standard / Moen / Jaquar/ equivalent Brand
- Designer Ceramic Tiles upto ceiling on Walls
- Ceramic Washbasins with Granite Counters

Wall Finish & Painting

- Smooth Plaster on Inside Walls
- External Walls with Premium weather resistant paint
- Full Putty on Internal Walls & Acrylic Emulsion Paint
- Enamel Paint on Railings

Doors & Windows

- Anodized Aluminium Sliding Windows with natural stone Frames
- Main Door with Polished Decorative Veneer
- Good Quality Laminated Internal Doors
- Sun reflective branded glass in all windows

Electrical

- Concealed Electrical Wiring with PVC Insulation
- AC Points in each bedroom
- TV & Telephone Points in all Bedrooms & Living Area
- MCB Protected Electrification for each flat
- Modular Switches & Plates. Fire Resistant Copper wires of 'Anchor' or equivalent Brands
- ELCB & Individual Meters for each Apartment

Plumbing

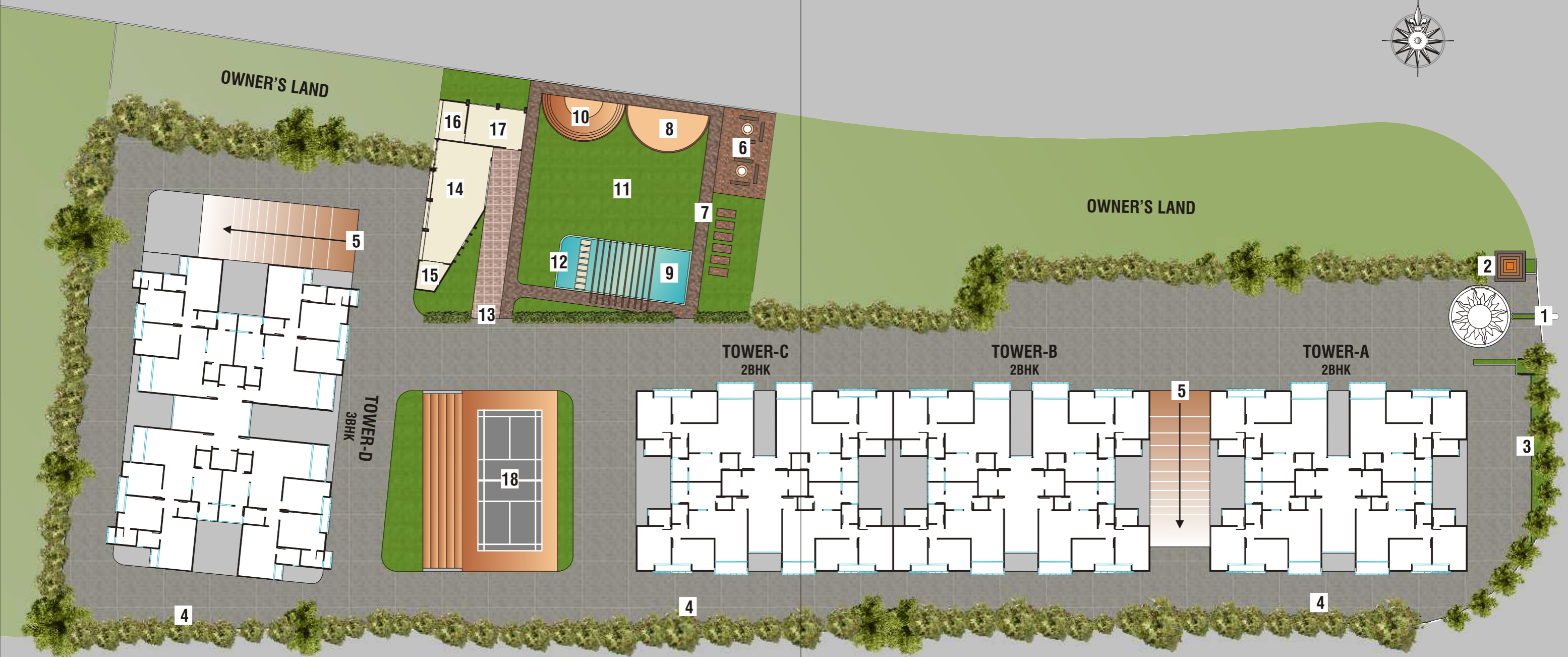
- CPVC Pipes for Water Supply
- UPVC Pipes for Drainage

Others

- Gated Community with 24 Hours Security
- Intercom Facility for Authorized Entry Control
- Ample Car & 2-wheeler Parking Facility
- Uninterrupted Water Supply through own Borewell & Municipal Supply
- Grand Main Gate With 60' Wide Driveway
- Security Cabin at Main Gate



Layout Plan

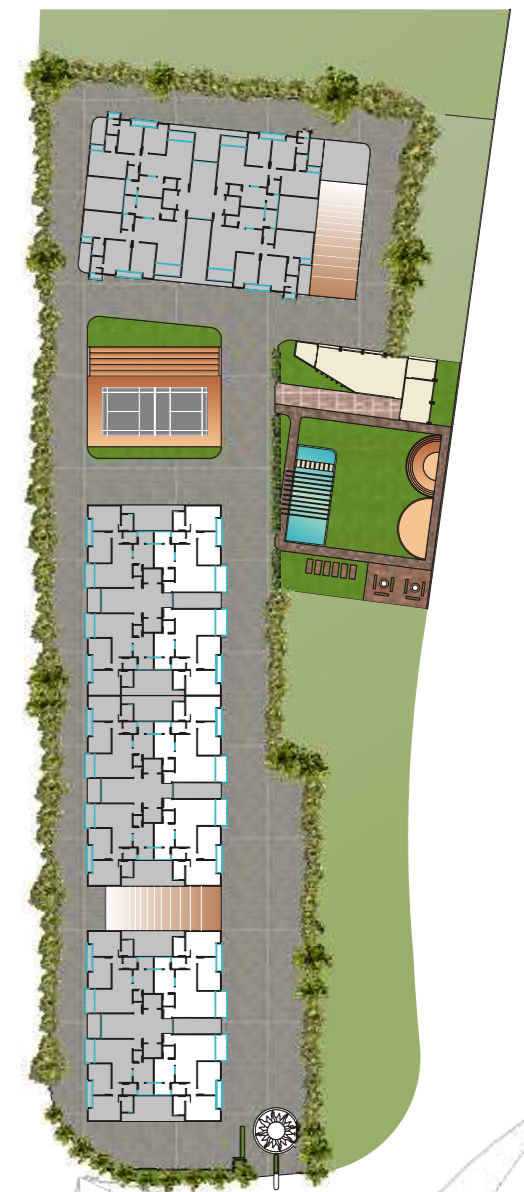


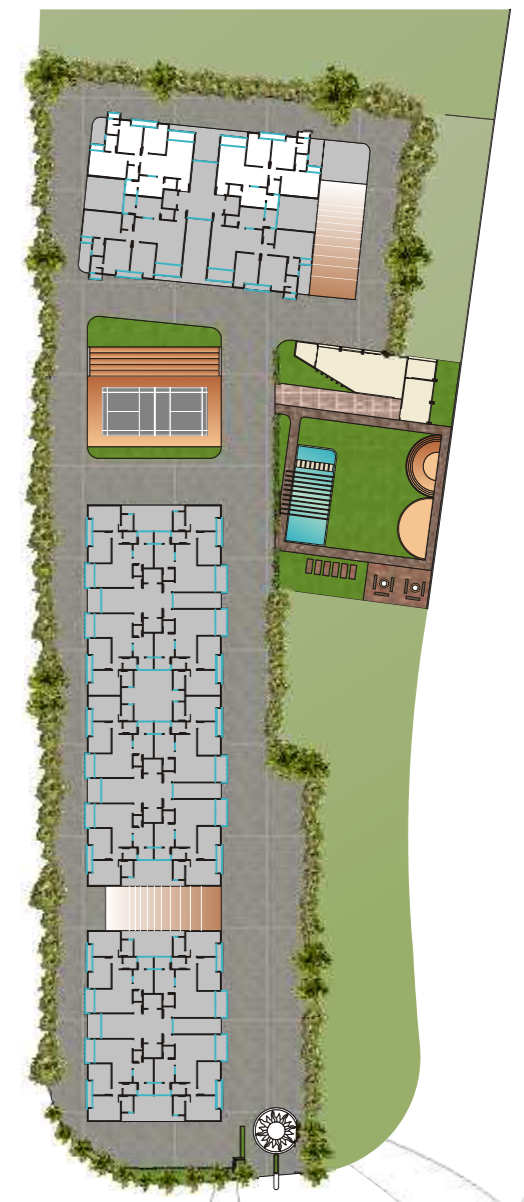
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|----------------------|-------------------------|----------------------|-------------------------|
| 1. Grand Entry | 6. Senior Citizen Area | 11. Open Party Plot | 16. Store |
| 2. Security Cabin | 7. Jogging Path | 12. Kid's Pool | 17. Office |
| 3. Visitor's Parking | 8. Children's Play Area | 13. Club House Entry | 18. Multi-purpose Court |
| 4. Open Parking Area | 9. Main Swimming Pool | 14. Lounge & Library | |
| 5. Ramp for Basement | 10. Amphitheater | 15. Book Store | |

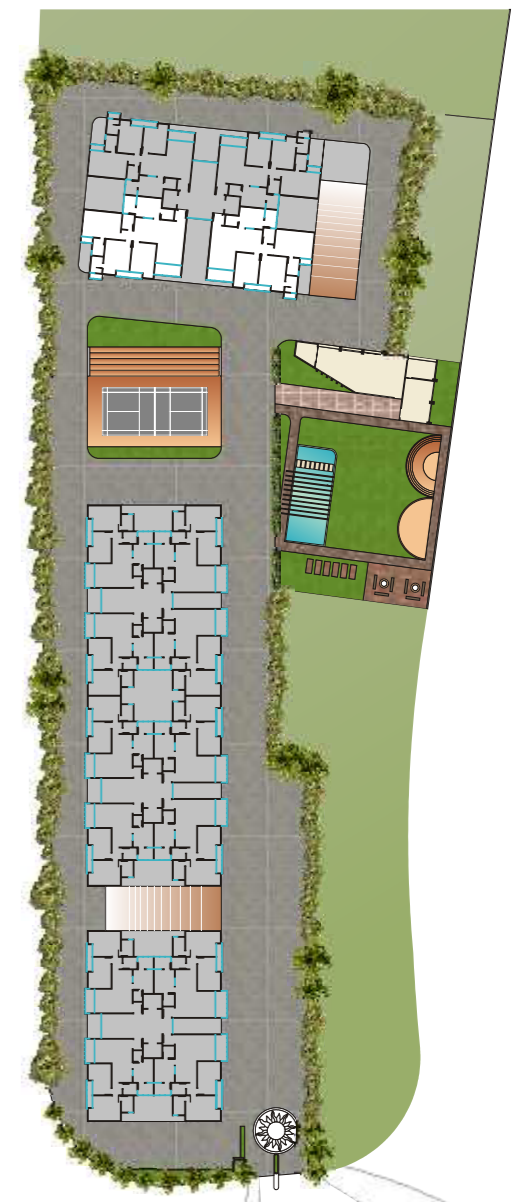


ENTRY











Kalp DESIRE

