

RERA REG. NO. -

PR/GJ/AHMEDABAD/AUDA/RAA01232/060118



Kala Dham

the blessing of happiness

2 bhk premium apartments



KALA®

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architecture
inspires
elegance

Presenting Kala Dham - Your own paradise where you live and love every single moment of your life. It is an architectural masterpiece attaining a delicate balance between style and opulence.



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Kala Dham

the blessing of happiness

comfort
greet
modern
luxuries

Thoughtfully created for the perfect life, this premium residential development is an amazing fusion of unmatched comforts, beautiful landscapes and fabulous lifestyle amenities. Live a life without compromise at Kala Dham.



your abode
welcomes
happiness

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dreamland of
modern
luxuries



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ROUND THE CLOCK SECURITY



CCTV SURVEILLANCE AT ENTRANCE GATE & COMMON AREA



CLUB HOUSE



CHILDREN PLAY AREA



GYMNASIUM



JOGGING TRACK



FULLY AUTOMATIC LIFT



COMMON TERRACE



ENTRANCE GATE WITH SECURITY CABIN



PICK UP & DROP-OFF ZONE



GARDEN



BADMINTON COURT



TRIMIX ROAD



PARTY LAWN



SEATING AREA



GROUND FLOOR & BASEMENT PARKING



Basement
 FLOOR PLAN



100 FT. T.P. ROAD

Ground
 FLOOR PLAN



100 FT. T.P. ROAD

Legends

- 01 Entrance Gate
- 02 Security Cabin
- 03 Foyer
- 04 Fully Automatic Lift
- 05 Garden
- 06 Seating Area
- 07 Indoor Games
- 08 Badminton Court
- 09 Children Play Area
- 10 Gym
- 11 Common Plot
- 12 Jogging Track
- 13 Basement Ramp
- 14 Car Parking
- 15 Trimix Road

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BLOCK : A-B, D-E & G-H



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100 FT. T.P. ROAD





BLOCK : C & F



BLOCK : C & F



Specifications



Flooring

- Vitrified flooring in the drawing, dining, bedrooms, kitchen & balcony



Wash Area

- Kota stone flooring with dado of glazed tiles
- Separate area for washing machine with electric & plumbing point



Kitchen

- Platform: Mirror polished granite with S. S. Sink
- Decorative tile dado up to lintel level on the walls above the platform



Doors & Windows

- Decorative main entrance door
- Other bedrooms : Flush door
- Fittings : Standard make lock & fittings
- Door frame : Wooden, import wood
- Windows sill : Polished stone sill
- Windows : Aluminum anodized sections



Bathrooms

- Wall : Decorative tiles dado up to lintel level
- Floor : Anti skid floor tiles



Plumbing

- CPVC /UPVC water supply pipes
- Jaquar bathroom fittings
- Cera sanitary ware



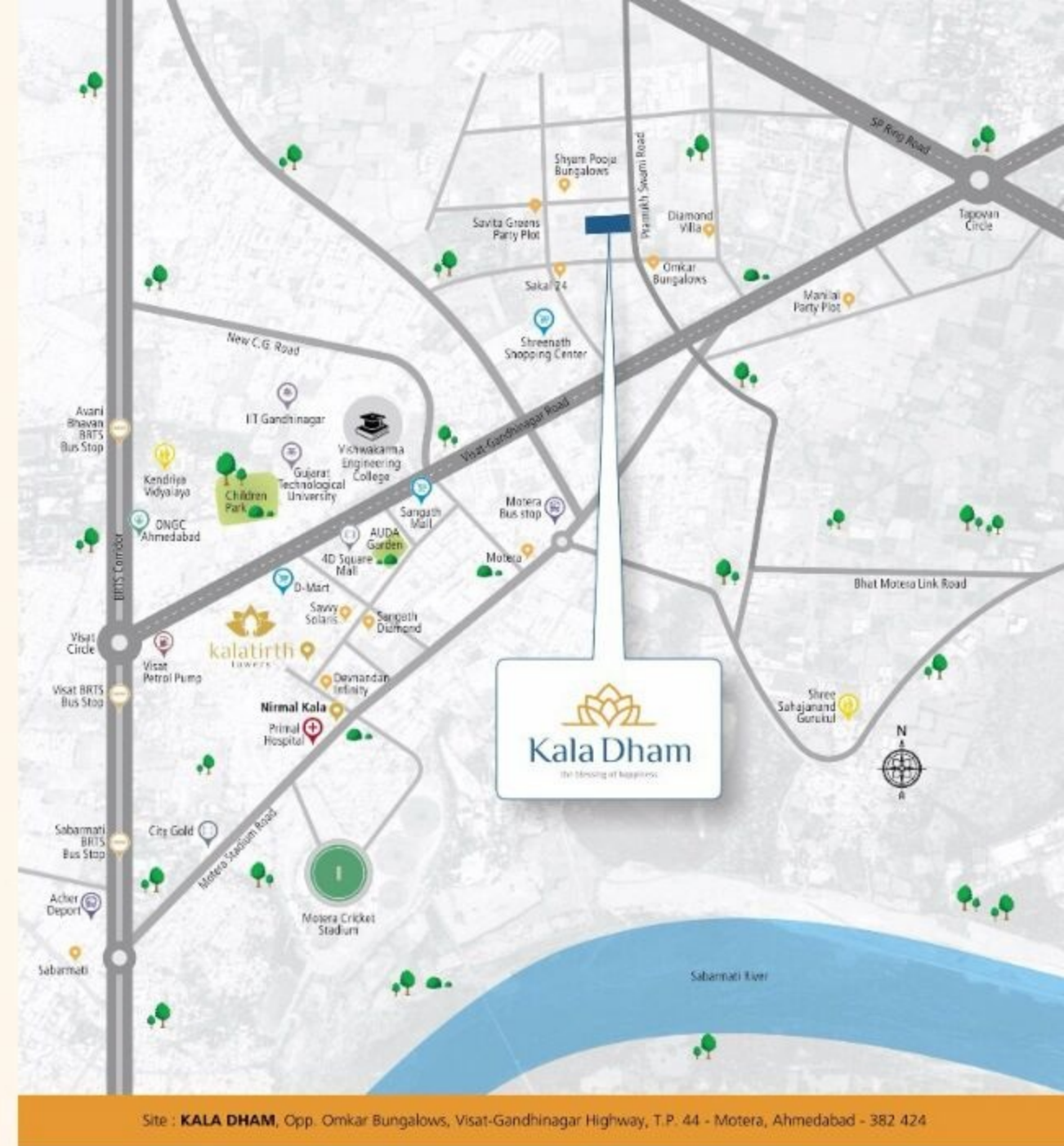
Electrical

- Main distribution board with ELCB & MCBS
- Concealed copper wiring with adequate numbers of points in all rooms
- Modular switches
- Provision for DTH / telephone and internet points



External & Internal Finishes

- External: Mala plaster with acrylic paint
- Internal: Single coat mala plaster with putty finish



Site : **KALA DHAM**, Opp. Omkar Bungalows, Visat-Gandhinagar Highway, T.P. 44 - Motera, Ahmedabad - 382 424

DISCLAIMER: Stamp duty, Registration charges, Legal documentation charges, Advance maintenance, Fix maintenance charges, AMC charges, GRR charges including cable and sub-station cost shall be borne by the purchaser. → Service tax, VAT, any additional charges, taxes, cess or duties levied by the government/local authorities prior, during or after the completion of the scheme shall be borne by the purchaser. → In the interest of the continual developments in design and quality of construction, the developer reserves all rights to make any changes in the scheme, including technical specifications, design, planning and layout at any stage. All the purchasers shall abide by such changes. → Changes / Alteration of any nature, including technical elevations, exterior color scheme of the apartments or any other change affecting the overall design concept and outlook of the scheme by any purchasers are strictly not permitted during or after the completion of the scheme. → The brochure is intended only to convey the essential design and technical features of the scheme and shall not be construed to form part of the legal document. Agreement for sale shall be final and binding to the purchaser.



Airport
9.50 km



Ahmedabad
Railway Station
13.00 km



Proposed
Metro Station
1.80 km



Commercial Hub
2.30 km



Public Garden
1.90 km



School
2.70 km



Latitude: 23.115650
Longitude: 72.601740

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