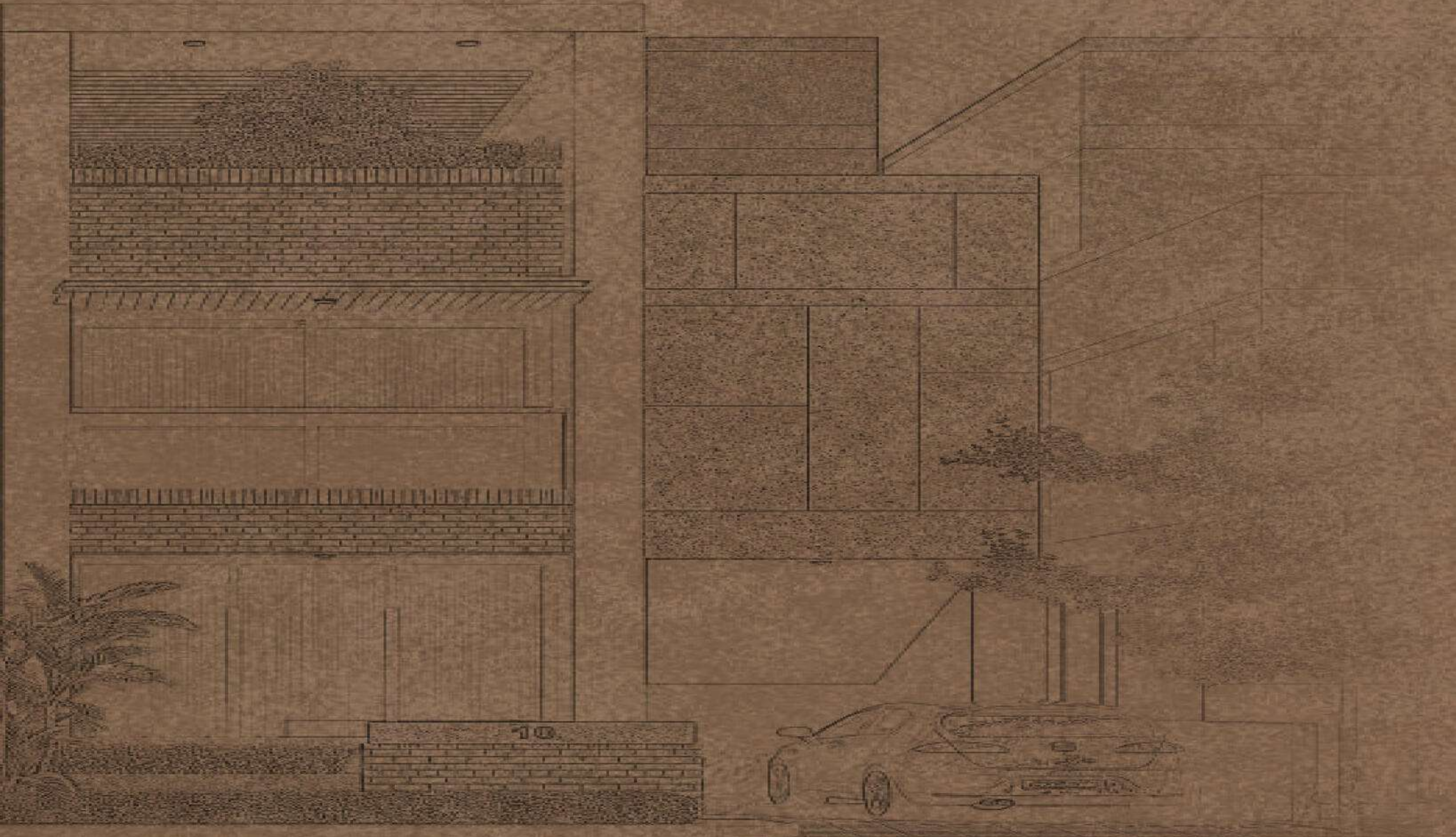


*A Lavish life one desires*



**KISHAN**  
**Sagewood**



4BHK LUXURIOUS BUNGALOWS



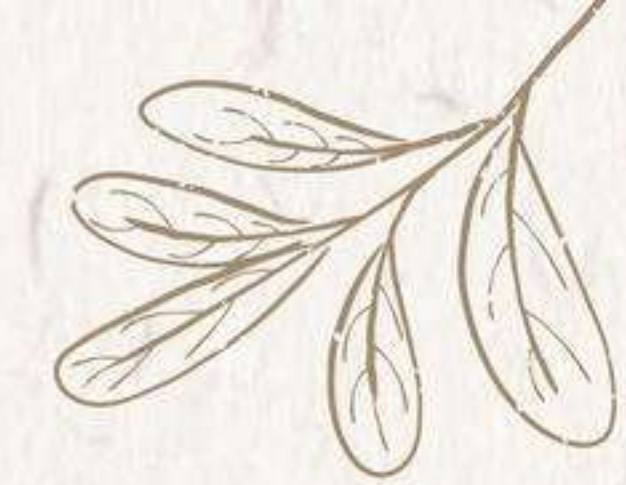
**KISHAN**  
Sagewood

Where Beauty and Serenity Converge -  
Welcome to

## *Nature's Gateway!*

Here is one place that speaks your language. Thoughtfully conceived, Kishan Sagewood is Luxurious Bungalows that blends modern conveniences and amenities with an enriching lifestyle.





*Layout*



12.50 MT. WIDEROAD



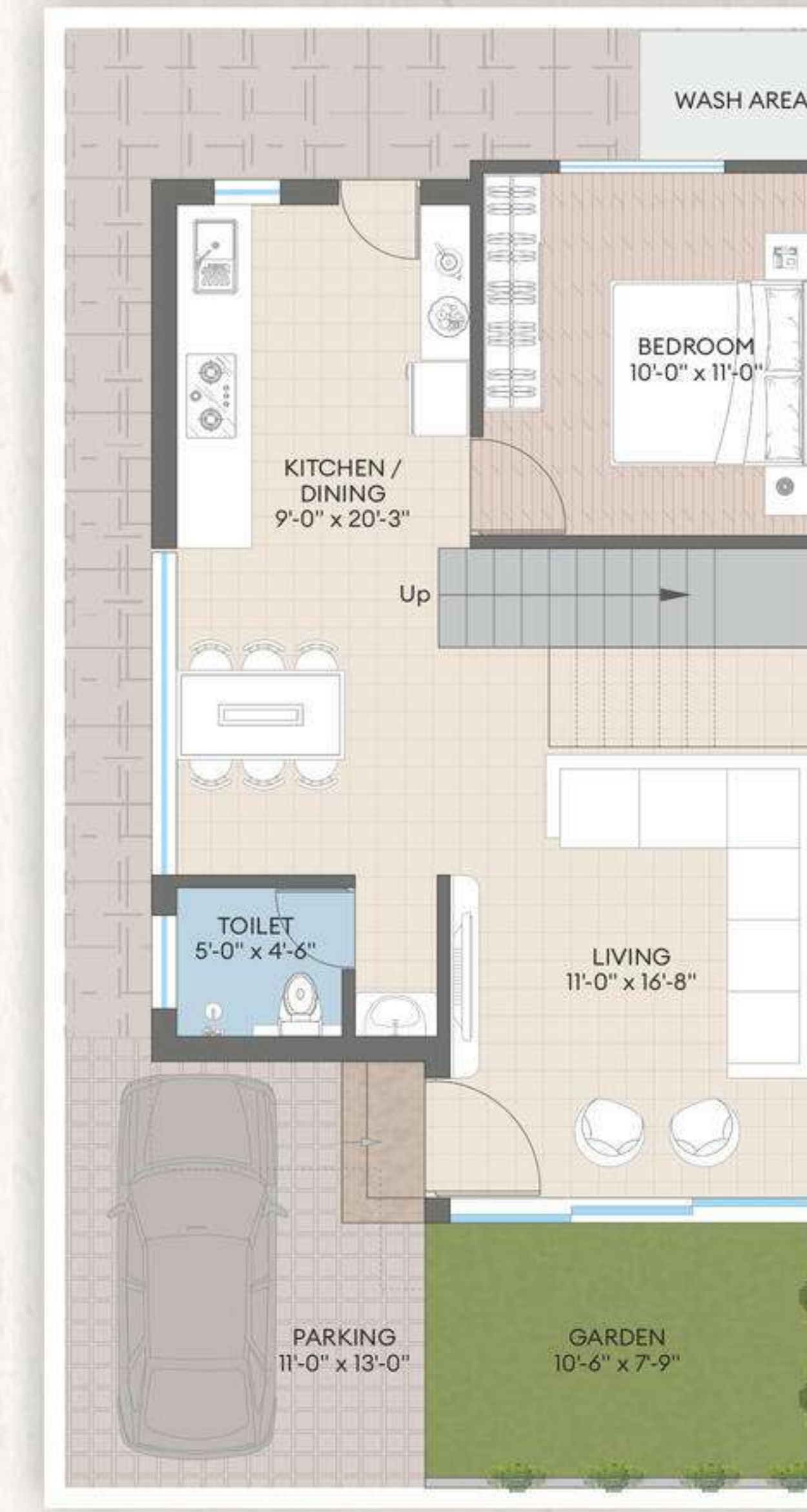
UNIT NO.	PLOT	CARPET	BUILTUP	UNIT NO.	PLOT	CARPET	BUILTUP	UNIT NO.	PLOT	CARPET	BUILTUP
1	1502	1393	1735	16	1064	1497	1845	27	1365	1497	1845
2	1538	1393	1735	17	1064	1501	1845	28	2210	1404	1774
3	1915	1405	1750	18	1206	1497	1845	29	1044	1404	1774
4 to 8	1025	1405	1750	19	1658	2087	2460	30	1106	1575	1951
9	1026	1405	1750	20	1304	1501	1845	31	1169	1626	2008
10	1658	2039	2460	21	1064	1497	1845	32	1209	1622	2002
11	1089	1501	1845	22	1064	1501	1845	33	1587	1626	2008
12	1064	1497	1845	23	1165	1497	1845	34	1348	1405	1750
13	1064	1501	1845	24	1113	1501	1845	35	1013	1405	1750
14	1231	1497	1845	25	1114	1497	1845	36 to 43	1014	1405	1750
15	1165	1501	1845	26	1114	1501	1845	44	2051	1405	1750

\*area in sq.ft.

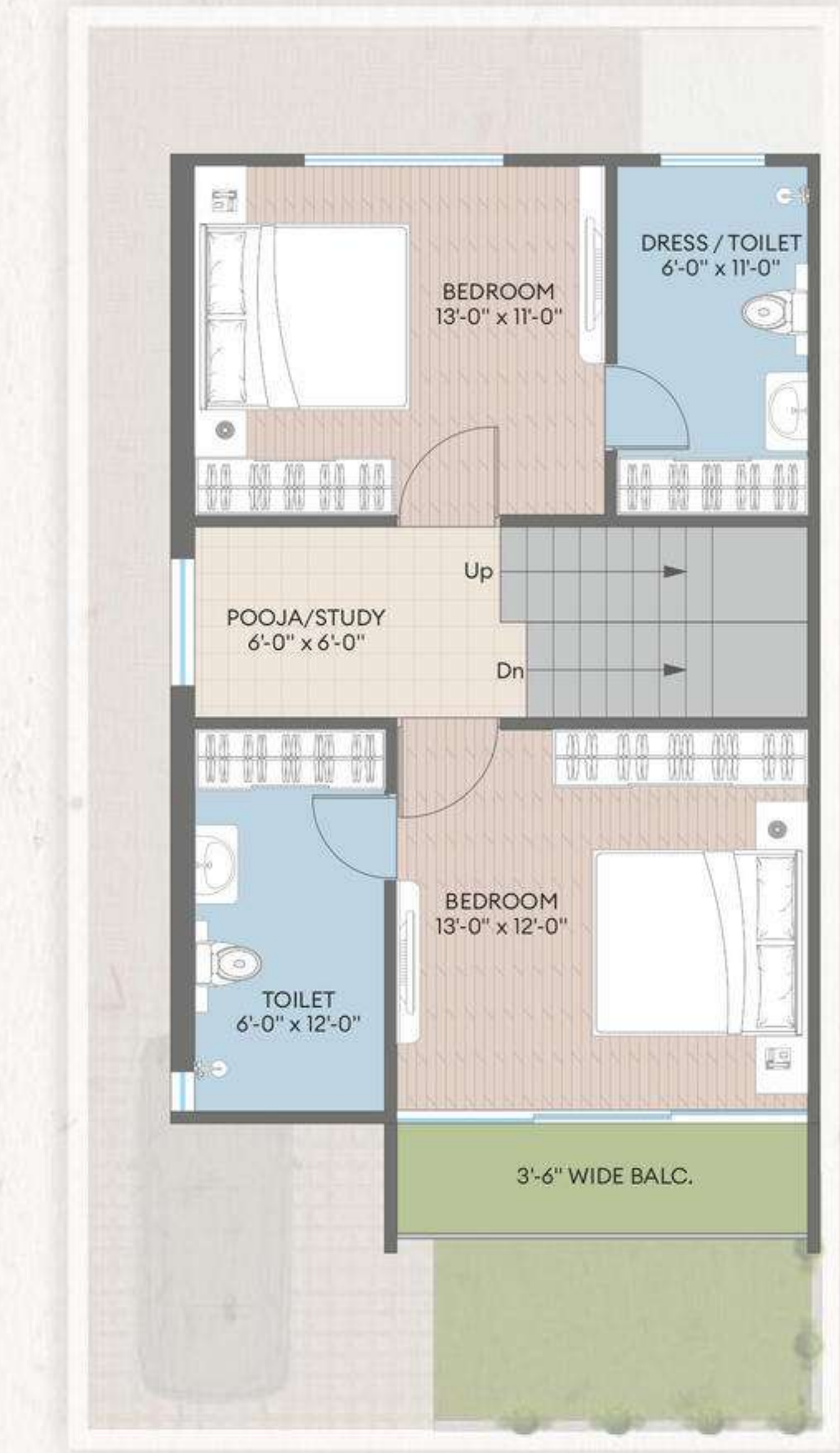


# 4BHK Unit Plan

Unit No. 01 to 9 & 34 to 44



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

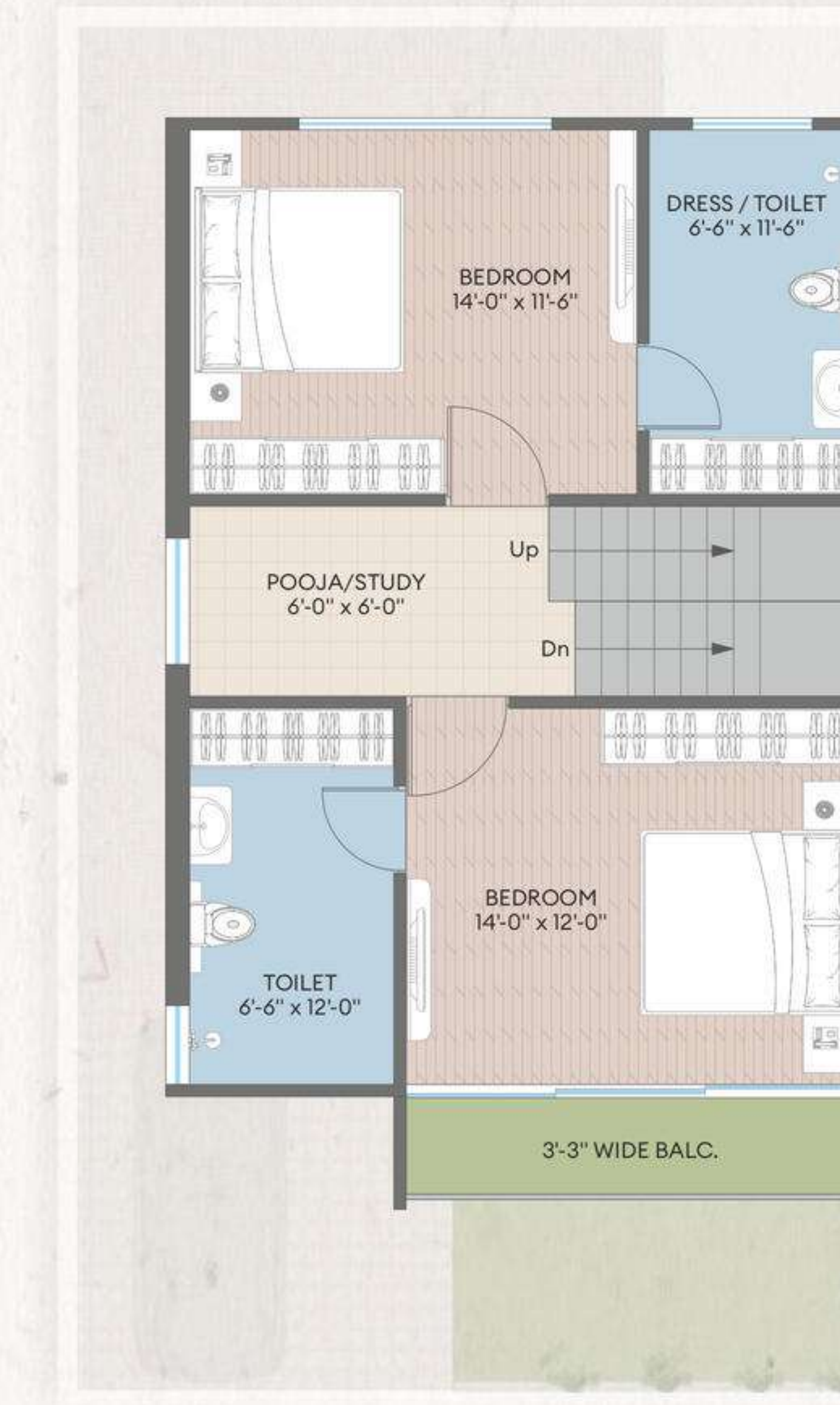


# 4BHK Unit Plan

Unit No. 11 to 18 & 20 to 27



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

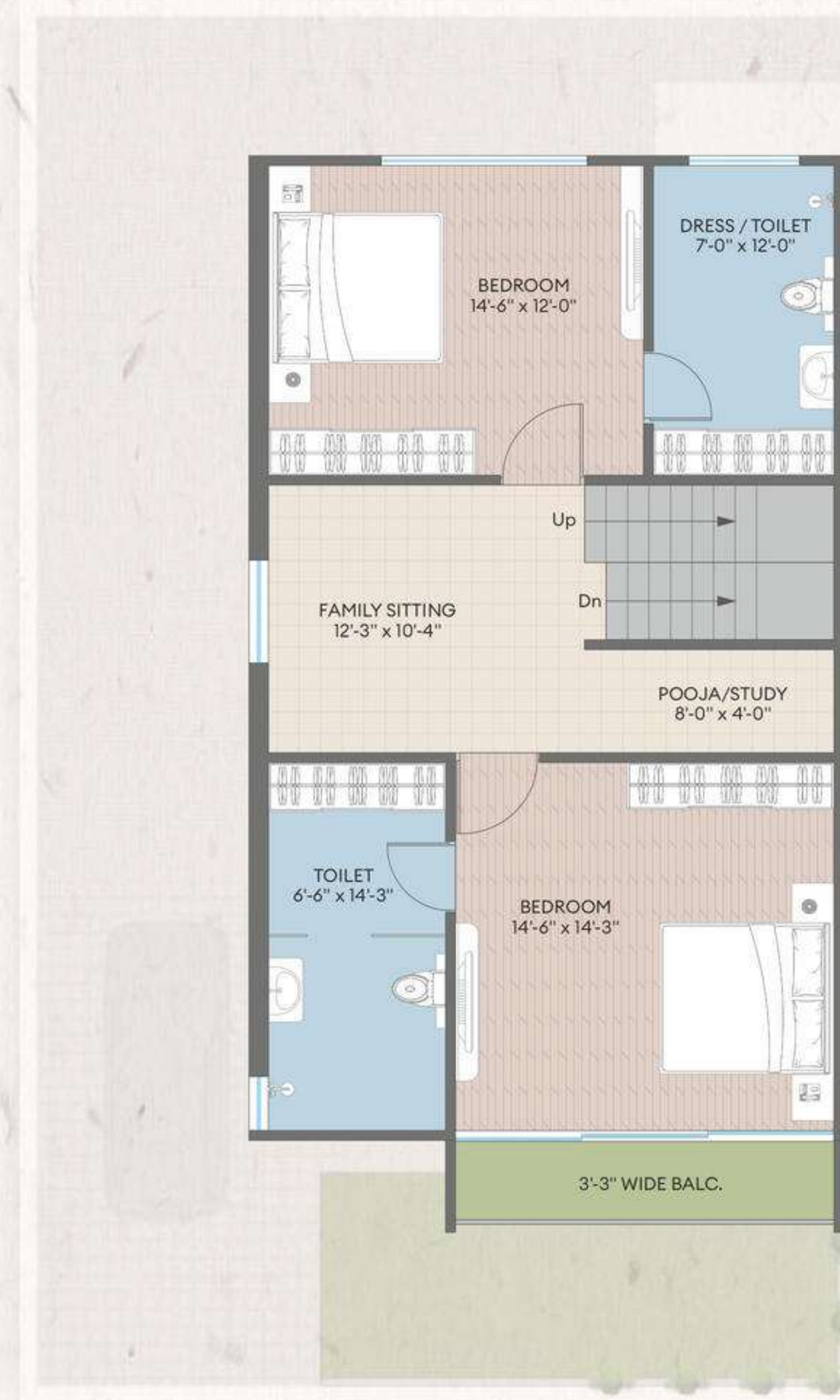
# 4BHK Unit Plan

Unit No. 10 & 19



# 4BHK Unit Plan

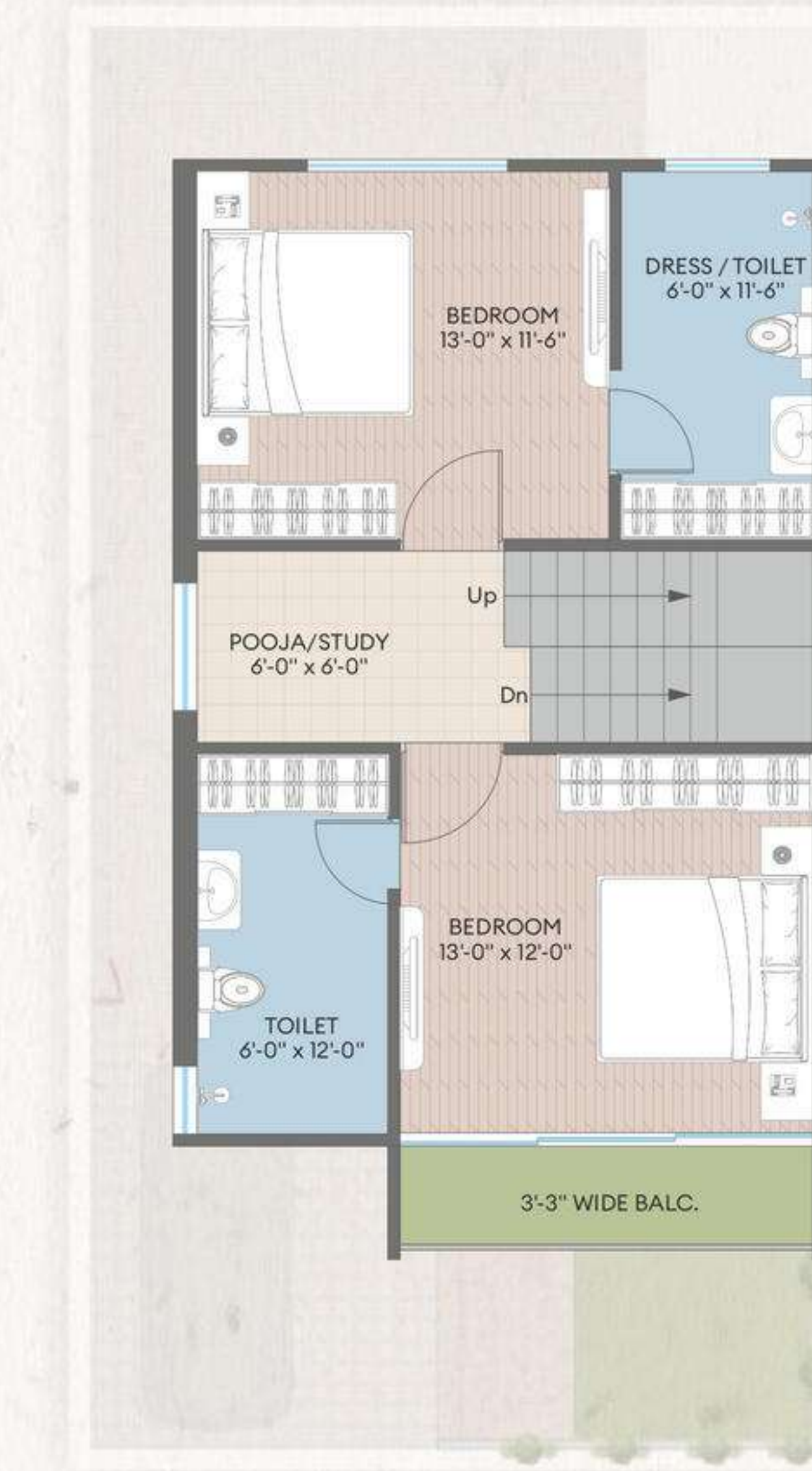
Unit No. 28 & 29



GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN



GROUND FLOOR PLAN

FIRST FLOOR PLAN

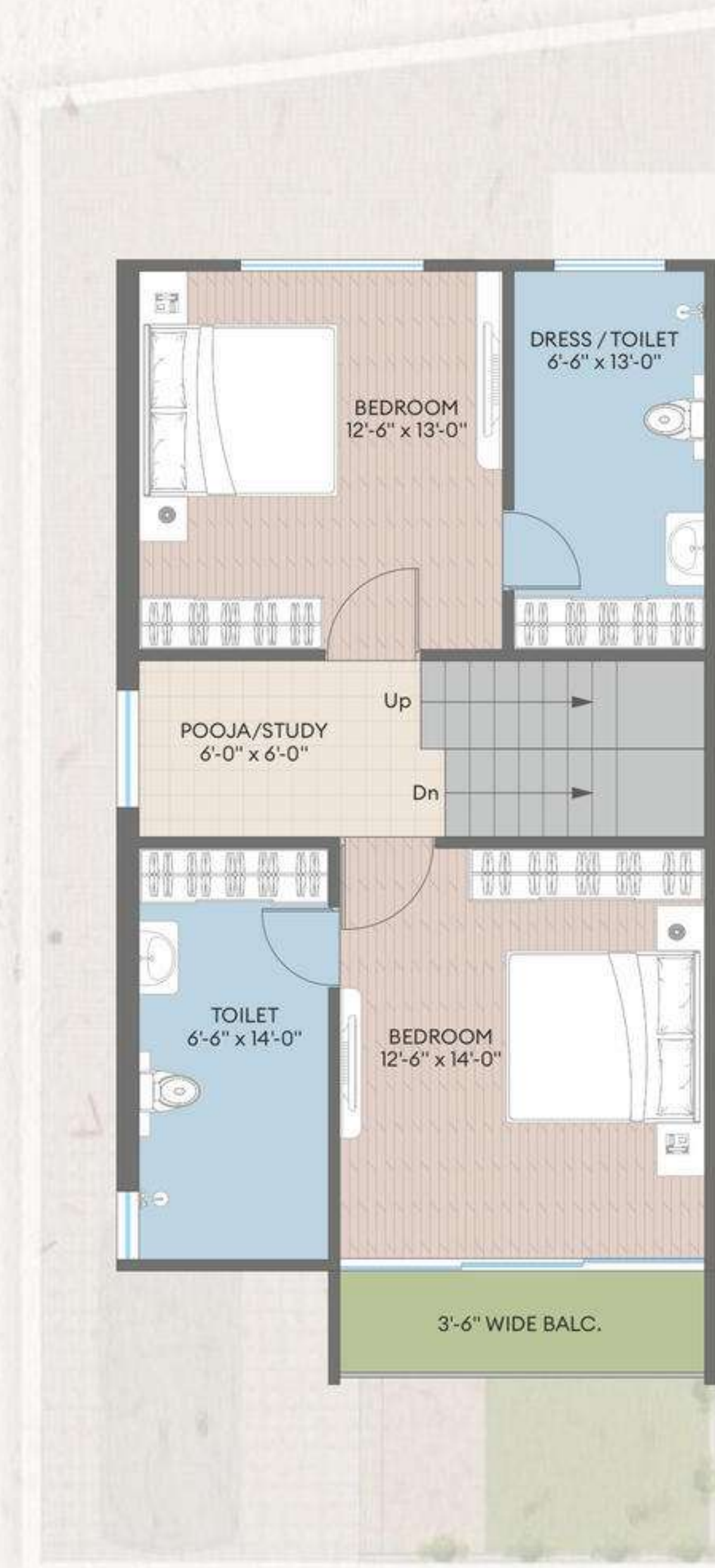
SECOND FLOOR PLAN

# 4BHK Unit Plan

Unit No. 30 to 33



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

## Key Features

- Attractive Entrance Gate
- 24 x 7 Security with Cabin
- CCTV Surveillance in Common Area
- Society boundary wall
- Underground Cabling for Wire Free Look
- Rainwater Harvesting system
- Termite Resistance Treatment

## Value Additions

- Internal R.C.C. Road with Street Light
- Underground & Overhead Water Tank
- 24 Hours Water Supply
- Number Plate

## Specification

- STRUCTURE**  
All RCC & Brick work as per structural engineer's design
- FLOORING**  
Premium vitrified tiles in guest lounge, kitchen, dining area & bedrooms.
- KITCHEN**  
Exclusive granite platform with SS Sink with designer tiles. Wash area with ceramic tiles dado & natural stone flooring.
- TOILET**  
Designer bathroom with premium quality fitting & vessels.
- ELECTRIFICATION**  
Concealed copper ISI wiring & branded modular switches with sufficient points.
- Doors**  
Main door : High quality wooden frame door with veneer paneling on both sides. Other internal doors : Stone frames with veneer flush doors.
- WINDOW**  
Aluminum window.
- PAINT**  
Internal mala plaster with 2 coat putty, primer & external single coat plaster with rustic texture.
- TERRACE FINISH**  
Elegant china mosaic finish with proofing treatment.





## Amenities



Multipurpose Hall



Gazebo



Swimming Pool



Gymnasium



Lush Green Garden



Indoor Games



Children Play Area



Jogging Track

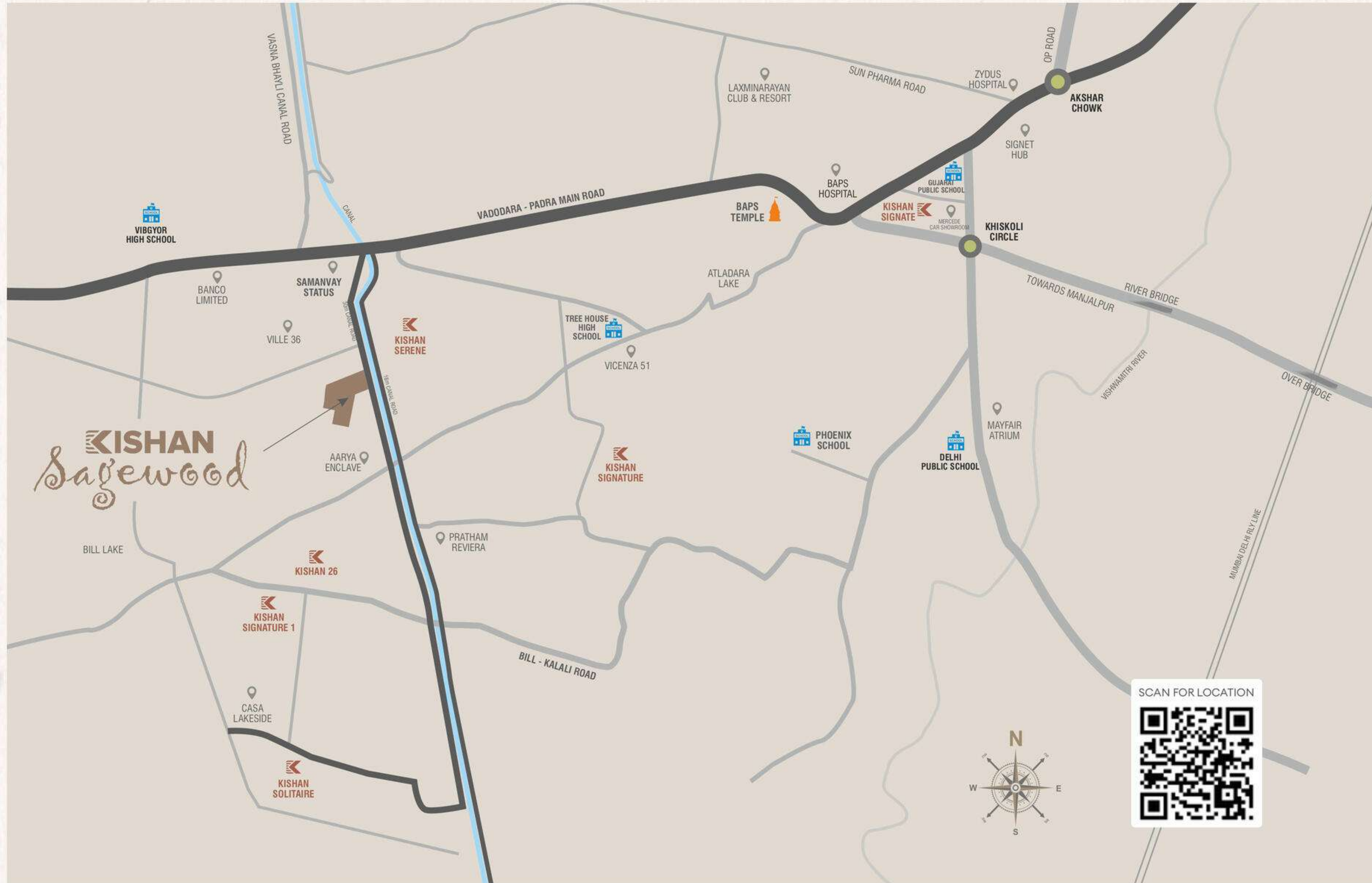


Senior Citizen Seating



Yoga Area





## A life of extra Comfort

Set in the prime location of atladara-padra road, Kishan Sagewood offers maximum convenience with easy access to city centers, premium schools, shopping and so much more. Get ready to enjoy a prestigious address and an enhanced quality of life amidst thriving surroundings.

### We request:

- Possession will be given after one month of settlement of account.
- Extra work will be executed after receipt of full advance payment
- Stamp Duty, Registration Charge, GST Tax or any new central govt., Vuda taxes. If applicable shall have to be borne by the client.
- Continuous default payments leads to cancellation
- Architect/Develpers shall have the rights to change or revise the scheme of any details, herein and any change or revision will be binding to all.
- Incase of delay in light connection by authority, developers will not be responsible.
- All dimensions are indicative and actual dimensions in each room, plot are & S.B. A might vary.
- Common compound wall of individual unit will be as per architect's design
- Any plans, specifications of information in this brochure can not form part of an offer, contract or agreement
- All members shall have to essentially be the part or the society formed by the association members and shall have to abide by the society by laws.
- After virtual completion of the work all the repair and the maintenance the drainage, watchman salary, electricity bill etc. shall be borne by society members
- Members of society are not allowed to change elevation of duplex in any circumstances.
- This brochure shall not be treated as a legal document, it is only for the purpose information.

**KISHAN**  
Sagewood

Mode of Payment :-

**20%** on Booking

**15%** on Plinth

**15%** on GF Slab

**15%** on FF Slab

**15%** at Plaster

**15%** at Flooring

**05%** on Finishing



# Club House



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Developers :  
KOHSA INFRAESTATELLP

Site :  
"Kishan Sagewood"  
Behind Samanvay Status 1,30 Mtr Canal Road,  
TP27ABill, Atladara-Padra Main Road, Vadodara - 391410.

Contact :  
+9187340 67777 | 87340 87777

Website : [www.kishangroup.in](http://www.kishangroup.in)  
Email : [hello@kishangroup.in](mailto:hello@kishangroup.in)

Architect :  
  
DHIREN SONI

Structure :  
Ashutosh  
Desai



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Vadodara Municipal Corporation/RAA14874/250225/311229  
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