

Project Consultant :



KRAFT EDIFICE
— PRIVATE LIMITED —

Developers :
Kraft Edifice

Architect :
Mamta Shah & Associates

Structure Consultant :
ASI Consultant

Site Address : Kraft Solitaire , On 30. Mt. Wide Road Off New V.I.P. Road,
Near Knodiyar Crossing, New Karelibaug (Sayajipura) , Baroda, Gujarat.

Reg. Address : S-2&3, National Plaza, Alkapuri, Vadodara

Telephones : 91730 69099 / 99090 10187

E-mail : kraftedifice.pvt.ltd.@gmail.com / adityashah09@yahoo.co.in

design improvers(9974322276



KRAFT Solitaire

a new reason to migrate...

2-Bhk & 3-Bhk Lavish Flats



‘find a new today, a new tomorrow.....’

Welcome to KRAFT SOLITAIRE, a township that's straight from the future. Situated in one of the city's most prestigious area & designed keeping your every little comfort & convenience in mind, the 2- bhk & 3-bhk homes are modern & totally new age.

The birth of KRAFT SOLITAIRE has changed the entire perception of sayajipura, as now known as NEW KARELIBAUG, which is a area yet to be accepted as a sophisticated residential destination by the masses. KRAFT SOLITAIRE is planned to offer a practical solution to the real estate needs of Vadodara. The concept of KRAFT SOLITAIRE began @ NEW KARELIBAUG with an idea to provide affordable luxury at affordable price with all the amenities inside your home, a large common landscape garden with club house in the middle retains the essence of good living. Because for us creating affordable housing doesn't mean building matchbox units. We understand the importance of a dream home & hence create a lifestyle that matches your aspirations & your budgets. As each one of us works hard for it.

FUNCTIONAL ♦ COMFORTABLE ♦ LUXURIOUS ♦ AFFORDABLE

@
“NEW KARELIBAUG”

Located on 30' mt wide road off well developed NEW KARELIBAUG (sayajipura) KRAFT SOLITAIRE is surrounded by lots of real estate development, yet offers a peaceful surroundings & stands apart with a class of its own vision. On offer are 2-bhk & 3-bhk lavish flats which provide fine, refined living space, striking a perfect balance of form & function.

A team of highly experienced developers & an innovative team of architects collaborate to create a dream home. An uncompromising quality of construction, intelligently planned, crafted with precision & embellished with care, it fulfils the delicate dreams of many, giving rise to a new perception of life style is what makes KRAFT SOLITAIRE an unmatched class @ NEW KARELIBAUG.

KRAFT SOLITAIRE Blends the essentials of peace, calm & comfort with luxury of opulence, space & style, this unique creation is truly in tune with the nature & has been developed for your needs and lifestyle by KRAFT EDIFICE.

With a track record of successfully completing various prestigious projects, KRAFT EDIFICE can be immensely trusted upon to give you the best.

Projects Completed:-

- ✦ Karelibaug :- Ameezara Flats - Ishwar Park Soc - Gunjan Commercial
- ✦ Ellora Park :- Pushpak Apt
- ✦ Akota:- Chinar Wood
- ✦ Vasna-bhayli:- Raj Hansh - Rajyog - Palm View
- ✦ Nizampura :- Arpan Complex

On Going Projects :-

- ✦ Kraft Solitaire - Aalok Residency - Vishranti Green Residency

Future Project:- Aalok Apartments





LEGEND :

- Spacious Kraft House
- Joggers Track & Kids Play Area
- Multipurpose Lawn
- Garden Terrace On Kraft House
- Well Designed Entrance Gate With Security Cabin
- Elegant Entrance Lounge & Sitting Area For Each Building
- Heat & Water Proof Treatment At Terrace
- Anti Termite Treatment In All Building
- Elegant Name Plate & Notice Board For Each Tower
- Separate Utility For Driver, Servants & Security

SPECIFICATION :

Structure :-

Earthquake Resistant Rcc Frame Structure Work As Per Structure Design. Brick Masonry Work As Per Architect's Design

Lifts :-

Standard Quality Lift Of Reputed Make

Flooring :-

Vitrified Tiles In All Rooms, Anti-skid Tiles In Bathrooms, Balconies, Toilets & Full Height Dado With Designer Tiles.

Kitchen :-

Aquaguard / Ro-water System For Every Apartment
Kota/anti Skid Tiles Flooring & Ceramic Dado In Utility
Exclusive Black Granite Platform With Stainless Steel Sink/ Ceramic Sink & Dado Upto Lintel Level

Toilets :-

Standard Quality Sanitary & Plumbing Fixtures
Designer Superior Quality Tiles On Walls Upto Full Height

Doors & Windows :-

Decorative Main Door With Standard Safety Lock
& Other Required Fittings, Laminated/ Painted Internal Flush Doors,
Powder Coated/anodized Aluminium 3 Track Sliding Windows With
Netlons & Sun Protective Glass, Safety Grills Ms/bb Heavy Section

Painting :-

Distemper Paints On Interior Walls & Premium Paints For External Wall

Electrical :-

Consealed ISI Wiring With Modular Switches
Sufficient Power Outlet & Light Points Provided In All Rooms
Mcb & Individual Meters Will Be Provided For Each Apt.

Security System :-

Gate With Security & Intercom Facility For Each Building

Parking :-

Alloted One Car Parking Facility On Ground Floor For Each Unit

Water :-

Uninterrupted 24 Hrs Water Supply Backed By Bore-well Pump
Fully Gazed Separate Tank For Drinking Water & Utility

Plumbing :-

Hot & Cold Water Plumbing With Shower & All Points With Fitting

Road:-

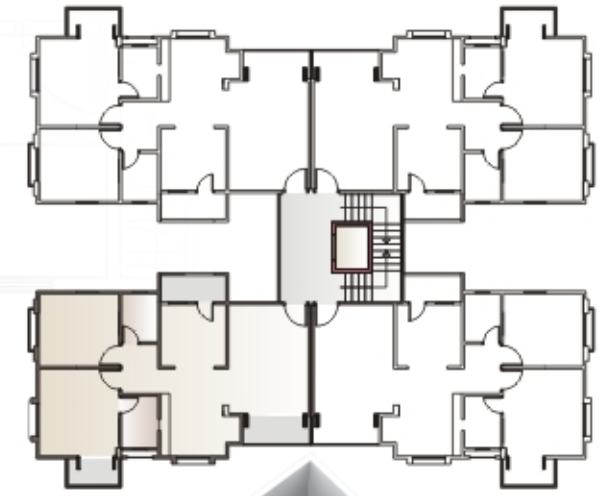
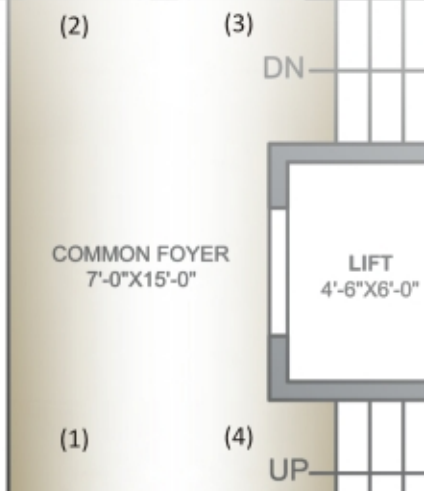
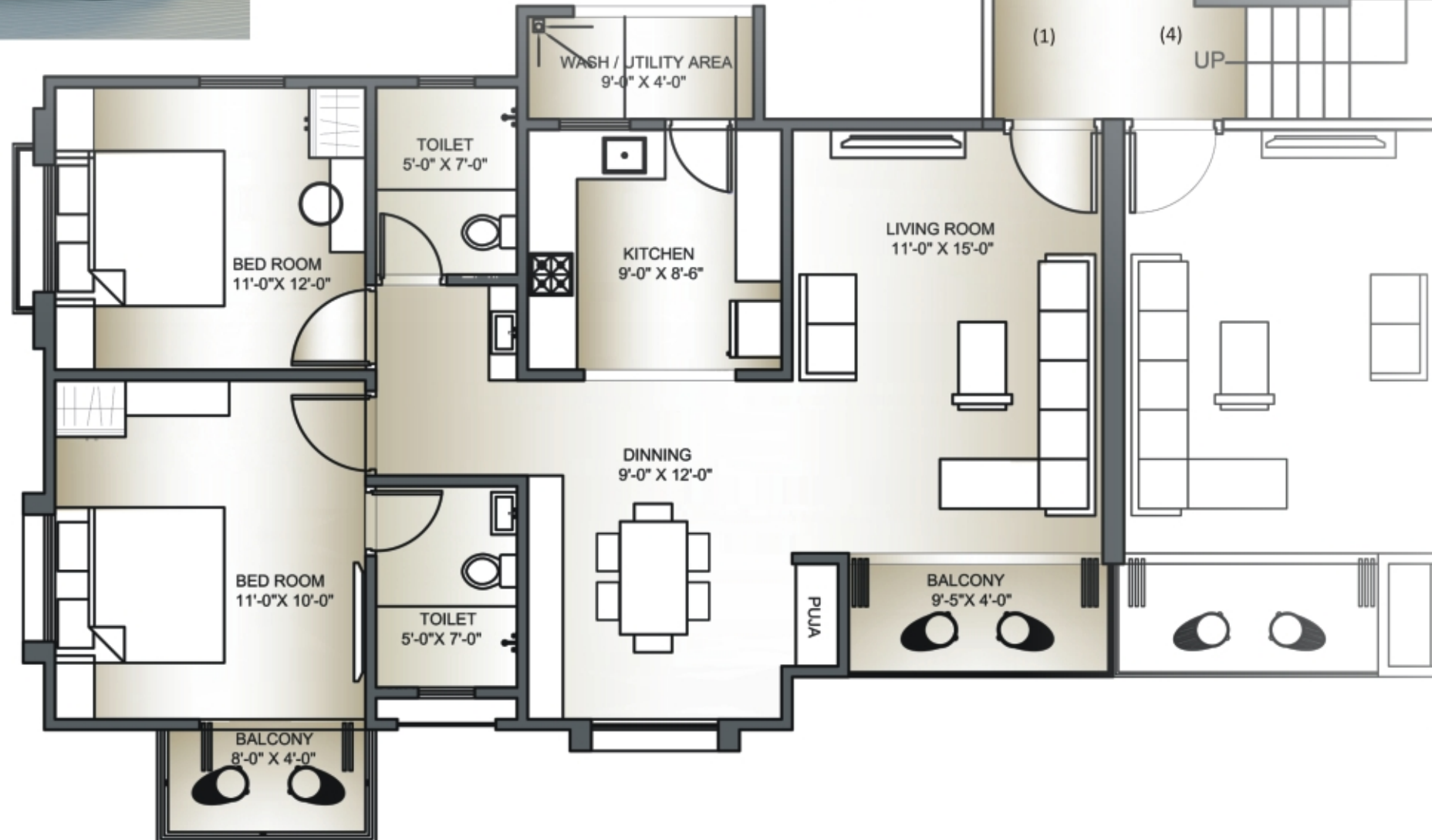
Long Lasting Rcc Trimix Road & Street Lighting With Paved Sides





Introducing: **TOPAZ** & **OPAL**

*'where dreams manifest
into blueprints of the future....'*



2-BHK :
Typical Floor Plan (1st To 4th)





*'where all is close
yet magically far...'*



2 KM.



6.5 KM.



2.5 KM.



4 KM.



3 KM.

NOTE :-

- ➔ IN THE INTEREST OF CONTINUAL DEVELOPMENTS IN DESIGN & QUALITY OF CONSTRUCTION, THE DEVELOPERS RESERVE ALL THE RIGHT TO MAKE ANY CHANGES IN THE SCHEME INCLUDING TECHNICAL SPECIFICATION, DESIGNS, PLANNING, LAYOUT AND ALL PURCHASER WILL ABIDE BY SUCH CHANGES.
- ➔ STAMP DUTY, REGISTRATION, LEGAL CHARGES, SERVICE TAX, MGVCL & VMSS CHARGES, SOCIETY MAINTENANCE DEPOSIT ETC WILL BE BORNE BY THE PURCHASER.
- ➔ ANY ADDITIONAL CHARGES OR DUTIES LEVIED BY THE GOVERNMENT/LOCAL AUTHORITIES DURING OR AFTER THE COMPLETION OF THE SCHEME WILL BE BORNE BY THE PURCHASER.
- ➔ CHANGES/ALTERATION OF ANY NATURE INCLUDING THE ELEVATION, EXTERIOR COLOUR SCHEME OR ANY OTHER CHANGE AFFECTING THE OVERALL DESIGN CONCEPT AND OUTLOOK OF THE SCHEME ARE STRICTLY NOT PERMITTED DURING OR AFTER THE COMPLETION OF SCHEME.
- ➔ WHILE INTERNAL CHANGES WOULD BE PERMITTED AT EXTRA COST TO BE PAID IN ADVANCE AND WITH PRIOR PERMISSION.
- ➔ POSSESSION WILL BE GIVEN AFTER 30 DAYS OF SETTLEMENT OF ALL ACCOUNTS.
- ➔ CONTINUOUS DEFAULT PAYMENTS LEAD TO CANCELLATION AND ADMINISTRATIVE EXPENSE OF RS.25000/- WILL BE DEDUCTED.
- ➔ REFUND IN CASE OF CANCELLATION WILL BE MADE WITHIN 30 DAYS FROM THE DATE OF BOOKING OF NEW CLIENT ONLY.
- ➔ IN CASE OF DELAY IN WATER SUPPLY, ELECTRIC LIGHT CONNECTION, DRAINAGE WORK BY THE CONCERNED AUTHORITY, DEVELOPERS WILL NOT BE RESPONSIBLE & UNDER SUCH CIRCUMSTANCES IF POSSESSION IS DELAYED NO COMPLAIN OR DISPUTE WILL BE ENTERTAINED.
- ➔ ONE CAR PARKING FREE FOR EACH UNIT ADDITIONAL CAR PARKING SPACE WILL BE CHARGED.
- ➔ THIS BROCHURE IS INTENDED ONLY FOR EASY DISPLAY AND INFORMATION OF THE SCHEME AND DOES NOT FORM PART OF LEGAL DOCUMENT.

