





4bhk
Smart living
Spaces

A PROJECT BY



Developer: Bhakti Associates
KASPER GENESIS, Besides Shreenath Avenue,
Near BAPS Swaminarayan Temple, Bhayli, Vadodara 391410.

Architect:  **TALIB PATEL ASSOCIATES** | **Structural Consultant:**  **Vyom consultant**
Plumbing Consultant:  **Krupalu Consultant** | **Electrical Consultant:**  **SUV POWER SOLUTION LLP**

M.: 78749 25000
Email: info@kaspergroup.in
Website: www.kaspergroup.in

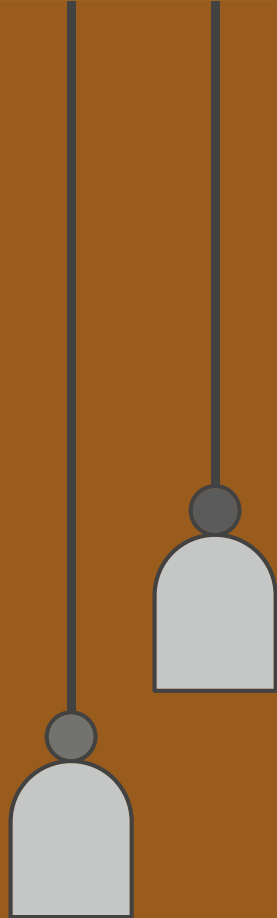
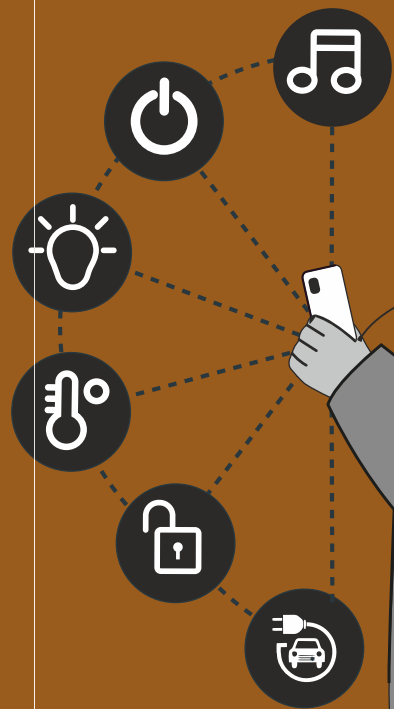
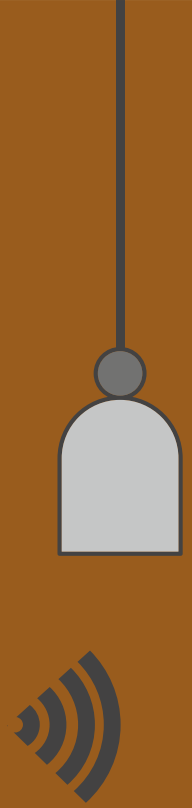
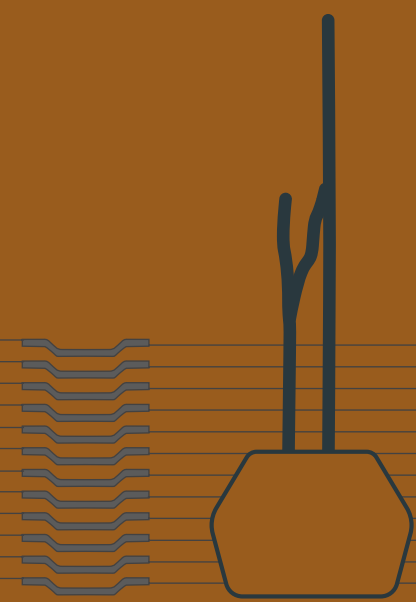


design: smols&arnov - aug-22 @9824092010

KASPER
GENESIS

KASPER GENESIS

Owning your dream home here will most likely be your smartest decision ever. Our elegant residences come with seamless home automation systems that help you stay connected and in control even while you are away. We've made our homes smart so you get maximum convenience for a hassle-free life of bliss.

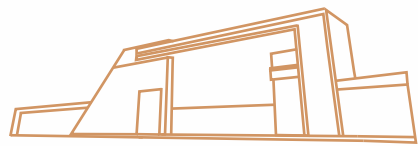




CLASSY BEYOND Expectations

First impressions count and your homes at Kasper Genesis are sure to create unforgettable ones. Sleek and contemporary in design, the modern façade is enhanced with the wavy structured balconies and sun decks. Aesthetics immediately impact you as you cruise through the wide driveways across the beautifully landscaped gardens.





ELEGANT BEYOND Comparison

The dramatic entrance is just the prelude to the life that awaits you within. The two majestic towers are set opposite each other overlooking the central recreational pad. Even while the streets around you bustle with activity, most of the residences will enjoy serenity and peace with scenic garden views.

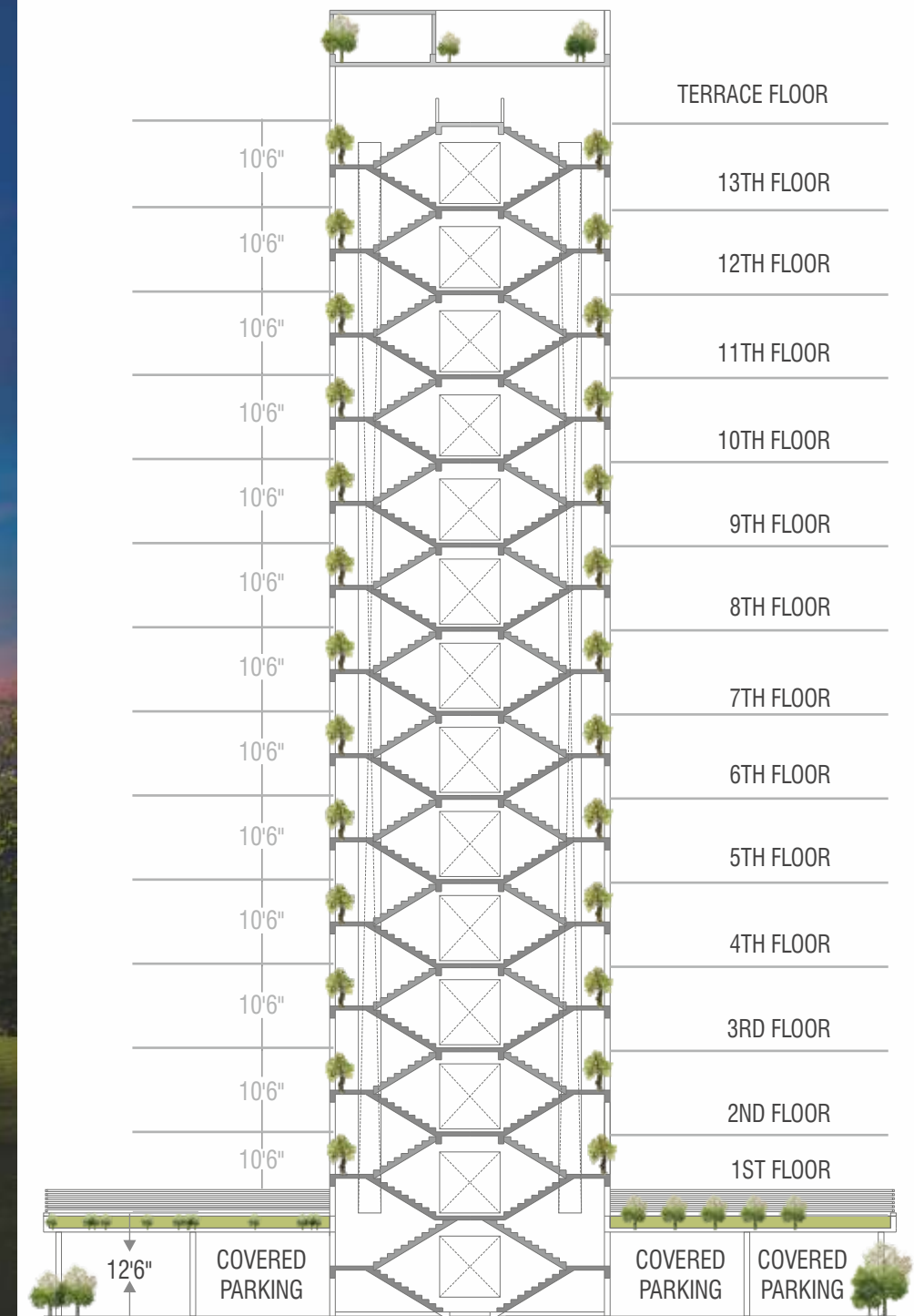


CALMING BEYOND Imagination

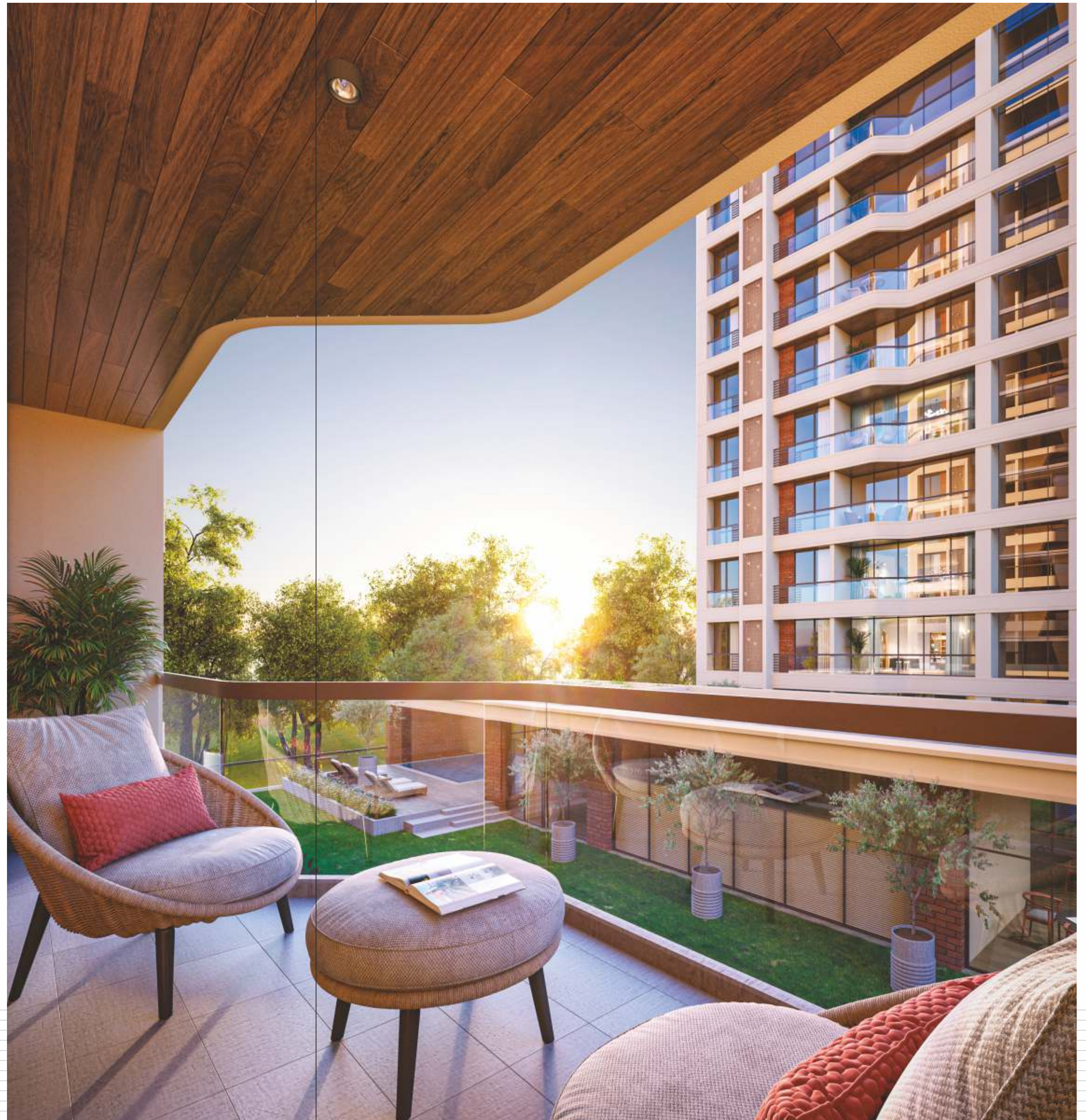
Living at Kasper Genesis gives you privileged access to a world of leisure and recreation that's nothing like anything. The central area is thoughtfully designed to house top-of-the-line amenities right outside your doorstep.



- 2** allotted car parking at ground floor
- 6000 sq.** feet podium level landscaped garden
- 4-side** open planning for all flats
- 2 Club Houses**



SOOTHING BEYOND
Serenity



A modern multi-story apartment building is shown at dusk. The building features balconies with glass railings and dark wood accents. The interior of the balconies is visible, showing contemporary furniture and decor. The sky is a mix of blue and orange, indicating sunset. In the background, a cityscape is visible under the twilight sky. The text 'LIFE BEYOND Lifestyle' is overlaid on the right side of the image.

LIFE BEYOND
Lifestyle



RELAXING BEYOND Resort Life



MINI THEATRE



BOARD GAMES



GYM



LIBRARY



DAYCARE



TEMPLE



GAZEBO



TOT-LOT AREA



MULTIPURPOSE HALL



BOX CRICKET



SWIMMING POOL



SENIOR CITIZEN SEATING



PODIUM GARDEN





VALUE ADDED AMENITIES



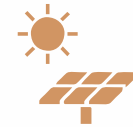
HOME
AUTOMATION



24 X 7 WATER
SUPPLY



ESTATE
MANAGER CABIN



SOLAR SYSTEM FOR
LIFT & PASSAGE AREAS



2 ALLOTTED CARS
PARKING AT GROUND FLOOR



SECURED ENTRANCE FOYER
IN EACH TOWER



PRESSURISED CENTRAL GEYSER
PROVISION FOR EACH FLAT



SINGLE DECORATIVE
GATE ENTRY EXIT



24 X 7
SECURITY



DRIVER
REST ROOM



3 LAYER
SECURITY SYSTEM



EACH FLAT FOUR SIDE OPEN
WITH PRIVACY IN EACH BEDROOM



2 STRETCHER SIZED LIFTS
FOR EACH TOWER



SENSOR LIGHT FOR
PARKING



LEVEL CONTROLLER FOR
OVER HEAD WATER TANK



FLOOR HEIGHT
10'.6" FEET



VASTU CONSIDERED
WHILE PLANNING



SURROUND MUSIC
SPEAKERS IN WALK WAY



FIRE SAFETY
SYSTEM



PICK-UP &
DROP POINT



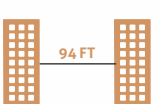
VIDEO DOOR PHONE
FOR EACH FLAT



DESIGNATED
AC-ODU LOCATIONS

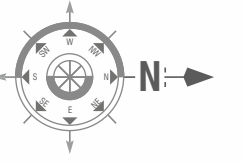


RAIN WATER
HARVESTING

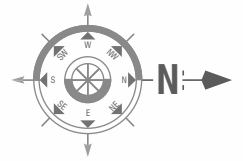


94 FT. GAP BETWEEN
TWO TOWERS

GROUND FLOOR PLAN

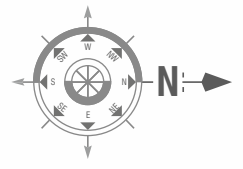


FIRST FLOOR PLAN



TYPICAL FLOOR PLAN

2ND TO 13TH FLOOR





THOUGHTFUL BEYOND Planning

At Kasper Genesis, we don't just stop at structural planning, we go a step further to add thoughtful touches of design to elevate your living experience. The entire campus is thus smartly divided into utility, recreational and residential zones to enhance functionality, aesthetics and privacy for each space.



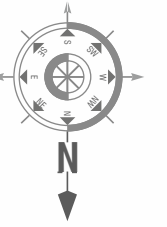
COMFORT BEYOND Convenience

No more avoiding movie nights with friends because of your little ones. At Kasper Genesis you can keep them entertained and taken care of at our day care room while you enjoy your favourite films with your gang in the mini theatre next door.



LEISURE BEYOND Landscapes

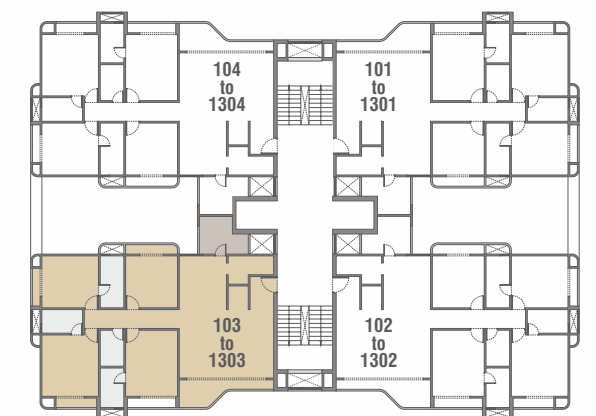
The art of fine living comes naturally to you. Only the exclusive attracts your attention and you have eyes just for the extraordinary. It takes more than luxury to raise your eyebrows. Your home then must be a reflection of you, a class apart like Kasper Genesis.

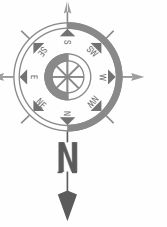


TOWER A

4 BHK

| | |
|-----------------------|-------------|
| Carpet Area: | 1565 Sq.Ft. |
| Built-up Area: | 1650 Sq.Ft. |
| Super Built -up Area: | 2640 Sq.Ft. |

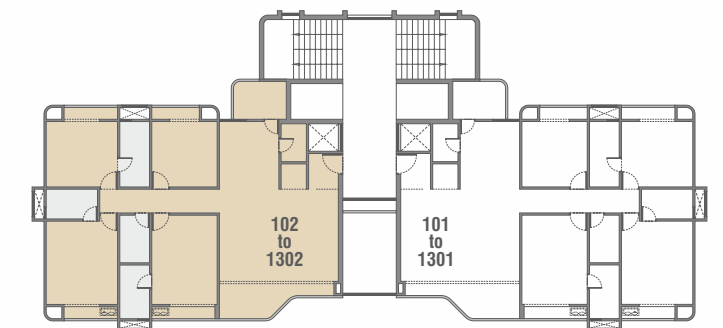




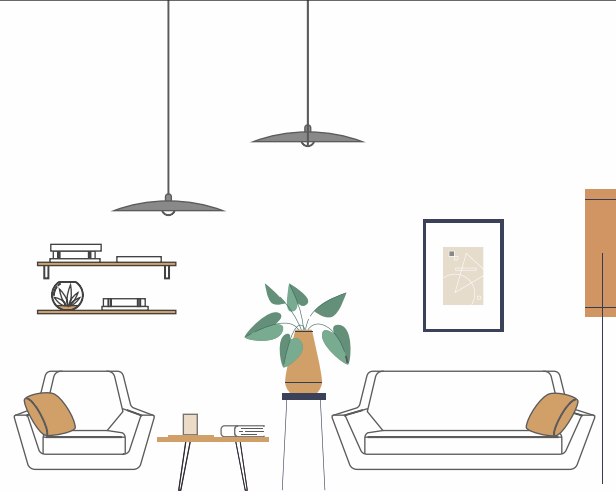
TOWER B

4 BHK

| | |
|-----------------------|-------------|
| Carpet Area: | 1583 Sq.Ft. |
| Built-up Area: | 1722 Sq.Ft. |
| Super Built -up Area: | 2755 Sq.Ft. |



SPECIFICATION



Structure

- Earthquake resistant RCC frame structure with light weight cement blocks external and internal walls.



Kitchen, Store & Utility

- Granite slab platform with SS sink & swivel tap.
- Vitrified / Designer dado tiles over the platform.
- Provision for kitchen chimney outlet.
- Anti-skid tiles in flooring & dado in utility area.



Bathrooms

- Branded premium ceramic tiles, sanitary fixtures and bath fittings.
- Anti-skid tiles in floor and vitrified tiles in dado upto false ceiling level.
- Provision for centralised hot water supply in all bathrooms.



Doors & Windows

- Main door: Solid-core flush door with decorative finish on both sides & solid teakwood doorframe.
- Internal doors: Solid-core flush doors with laminate finish on both sides & stone doorframes.
- Standard anodised aluminium single glazed windows and sliding doors with mosquito nets.



Flooring

- Premium Vitrified tiles flooring in the entire unit.



Balconies

- SS Balustrade posts & railings with toughened glass sections in balconies.



Wall Finishes

- Internal Walls: Single coat plaster with double coat putty finish.
- External Walls: Double coat plaster with weather resistant paint.



Electrical

- Three phase electric connection with concealed ISI copper wiring.
- Automized Switches in all areas (except kitchen & guest bedroom) with sufficient electrical points.
- Smart Security System with Video door phone & Access control system connected to security cabin.
- AC electric Points in all rooms except kitchen.



Others

- Waterproofing in all toilets / bathrooms, balcony, terrace & utility.
- High speed stretcher-sized lifts with ARD & automatic doors. (2 lifts for each tower)
- Generators to be provided with 100% back up for Lift and Passage.

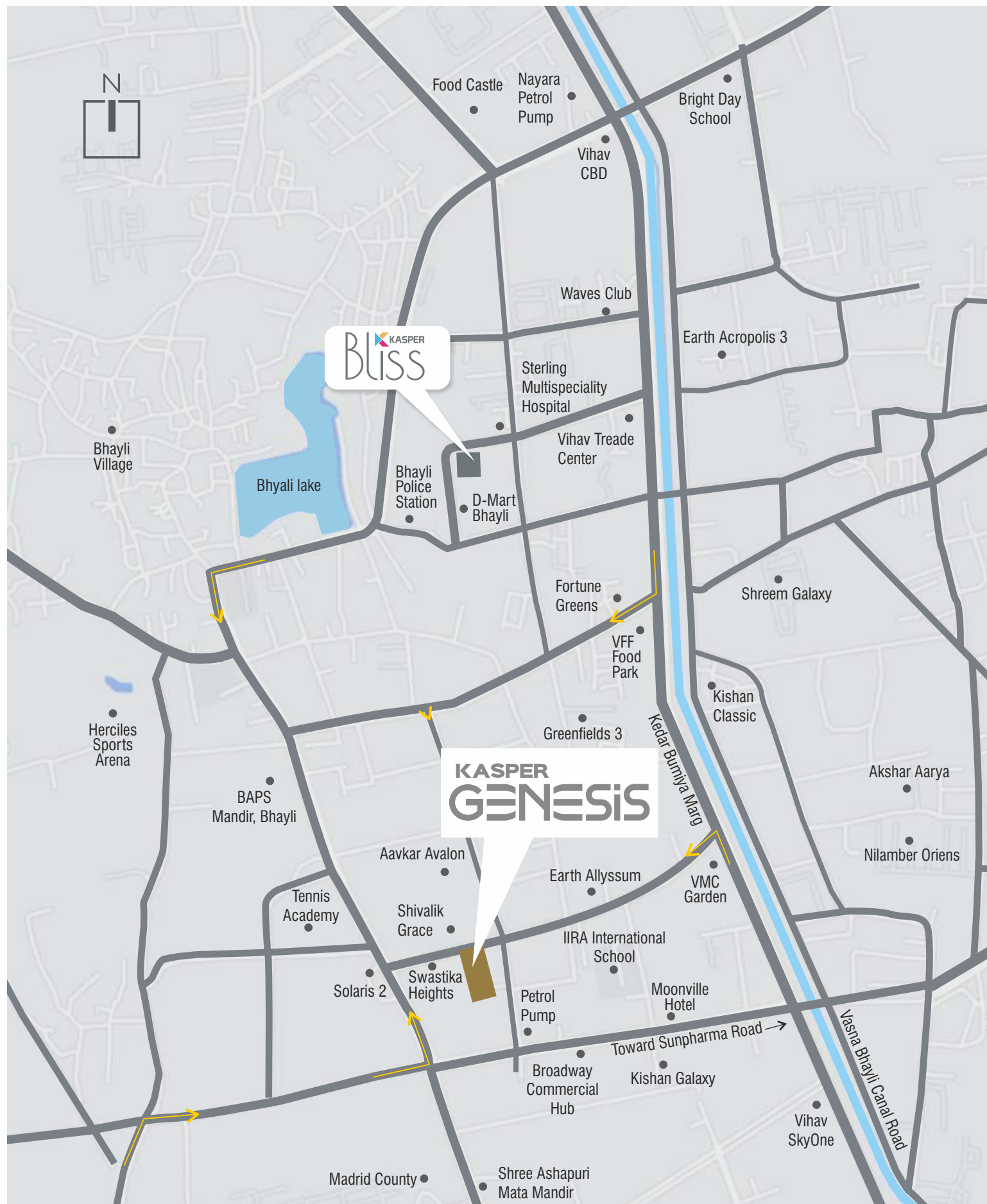


94 FEET
DISTANCE
BETWEEN
TOWERS

THE CHOICEST OF BRANDS



Developer has all the rights to change the above mentioned brands as per availability and suitability.



OUR PROJECTS



KASPER SQUARE
COMMERCIAL @ GOTRI



KASPER MEADOWS
WEEKEND VILLAS @ UMETA VILLAGE



KASPER BLISS
3BHK FLATS & SHOPS @ BHAYLI



KASPER WOODS
4B2HK GREEN SPACE LIVING @ NEW ALKAPURI

LOCATION BEYOND Convenient

Located in a prime residential area of Bhayli, Kasper Genesis offers a world of conveniences. Be it prominent schools, malls, retail stores, temples etc. everything is at a nearby distance. Thus allowing its residents a lifetime of comfort and ease.

PAYMENT TERMS: Booking 25% | 1st Slab level 5% | 2nd Slab Level 5% | 3rd Slab Level 5% | 4th Slab Level 5% | 5th Slab Level 5% | 6th Slab Level 5% | 7th Slab Level 5% | 8th Slab Level 5% | 9th Slab Level 5% | 10th Slab Level 5% | 11th Slab Level 5% | 12th Slab Level 5% | 13th Slab Level 5% | Masonry & Plaster Work 5% | Finishing Level 5%

Notes: 1. Stamp Duty, Registration Charges, GST or any such present and future additional Government Taxes, Maintenance Deposit, Development Charges, and Electrical Infrastructure charges and Deposit will be charged extra. 2. Possession will be given only after 45 days of settlement of all accounts. 3. Continuous defaults in payments leads to cancellation of booking and refund in case of cancellation will be made after deduction of Rs. 50,000/- against administrative charge from booking amount. 4. Changes in any Structural design & External facade will NOT be permitted under any circumstances. Internal changes will only be permitted with prior permission. 5. Out door AC Unit should be fitted at the designated place as per provision made by the architect. 6. All buyers/members are bound to follow all rules / instructions for future maintenance of building. 7. This brochure is for information purpose only, it does not form a part of the agreement or any legal document.

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