

An ISO 9001-2008 Company



**Corporate Office: Kailash Realty Pvt. Ltd.,**

Kailash Rejoice-II, Tower A, First Floor


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**Kailash Realty Pvt Ltd** always takes care to give something special to the members for two decades. Specialty in quality construction, as well as the amenities, facilities, and atmosphere at the housing and commercial projects. In addition to the health and fitness of all the members, Kailash Realty Pvt Ltd has brought an innovative approach to the divine lifestyle - '**Kailash Ojash**' for peace of mind!

Kailash Ojas is a campus in which you experience divinity as soon as you enter. Your heart will get a supernatural feeling with the soft sound of Omkar running continuously near by Temple area. In a calm, charming and clean atmosphere, the chanting of Omkar will spread the sparkle of sanctity in your soul. Each member will find his home as sacred and full of positive energy as the temple.

Enjoy an opportunity to interact with yourself through the latest technology at this new age construction of Kailash Realty Pvt Ltd...

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**kailash**®  
Realty Pvt. Ltd.  
Quality is our **Attitude**





## Grand Entrance | Elegant Entrance Foyer

Feel resplendency and grandeur as you enter, the foyer space gives you inkling into what's coming up next... more glory, more glitter!





## Children Drop-of-zone | Kids Zone

The space that makes kids' world more colorful, more creative, more fun, more frolic...  
The place where they never feel tired and want to stay more!





## Temple | Sports Zone

Exercise, stay fit and pump in more youth, more energy, more years to your life.  
With state of the art equipments, utilize the gym as your pathway to perfect body

## Disable Friendly Ramp

Being sensitive to people with special needs, the building provides ease of accessibility  
for the disabled, taking care of minute detailing, comfort and their safety.





## Landscaped Garden with Senior Seating Area

A visual enchantment felt truly in the form of a beautifully landscaped garden, bring serenity, calmness and composure to your senses!

With cozy seating area, feel closed to the natural surrounding and refresh in the riveting environment around.





## Celebrations: Multipurpose Hall | Banquet

A place that is eager for your joyful moments, is also ready to capture your happiest memories for a lifetime!

## Reading Lounge

it is a perfect partner for your reading habit.





## Terrace Garden | Sky Walkway | Seating | Sky Meditation | Sky Gathering

A breathtaking aerial view giving you the visual feel of the terrace is just right and much needed to unwind after a tiring day's hectic work schedule. With an exquisite landscape design, encompassing cozy gazebos and inclusive of lush green lawn and wondrous plantations, a place that gives your senses of relief and relaxation to the core.

## It's time to Start live in Style

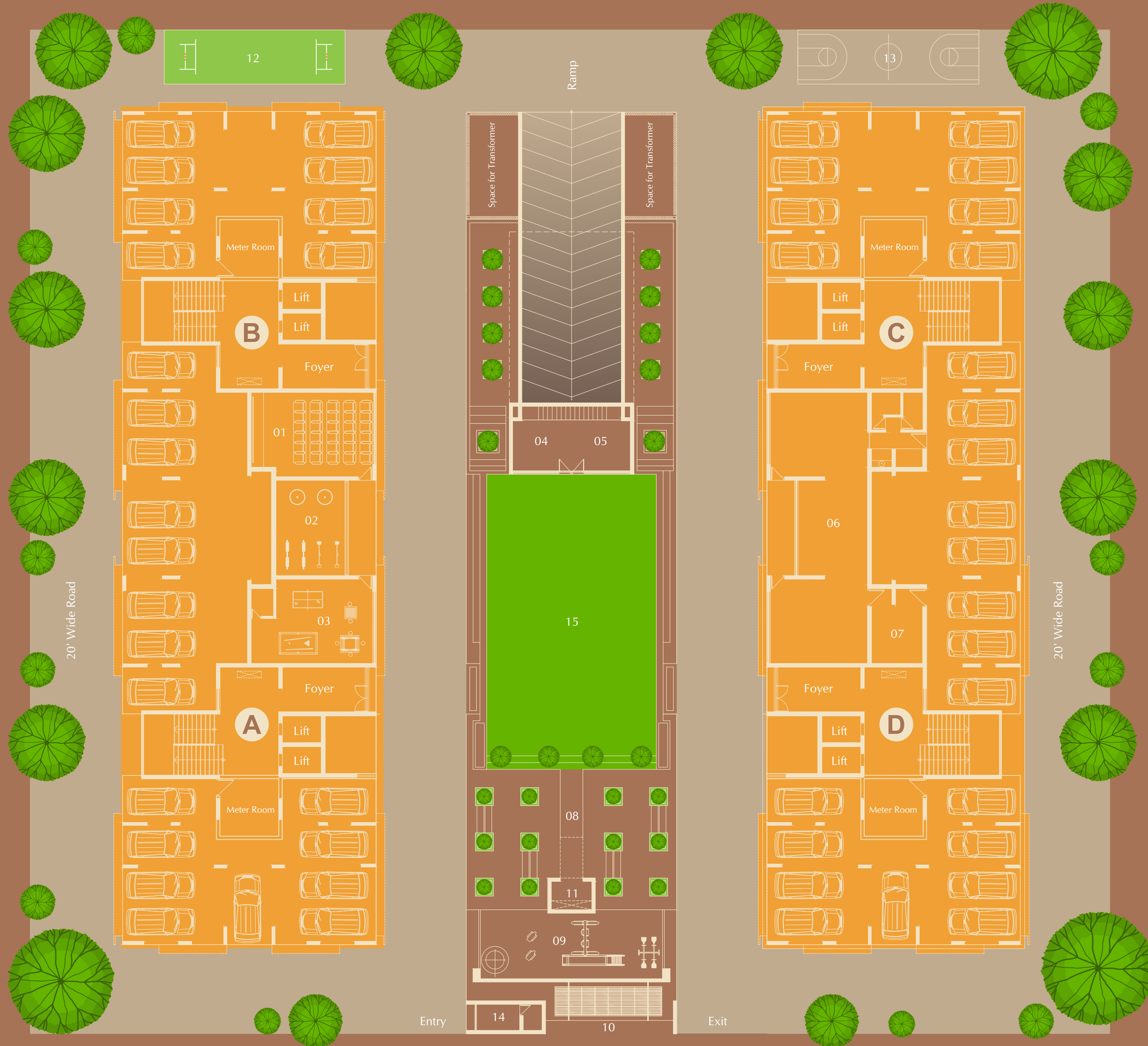
Spruce up your senses! It's time to go that extra mile and take more time to smile...  
A fantastic approach road welcomes you to a special zing in the air! Treat your well-deserved self to the world of panache.  
Kailash Ojash is all about living a life of elan and vivaciousness every moments, every day!



# Typical Layout Plan Ground Floor

## Amenities

- 01. **ScreenZ** (Home Theater)
- 02. **Kidzenia** (Toddler Zone)
- 03. **Mind box** (Indoor Games)
- 04. **ClubOura** (Reading Lounge)
- 05. **ClubOura** (Fitness Zone)
- 06. **Celebrations** (Multipurpose Hall / Banquet)
- 07. Event Kitchen
- 08. Senior Citizen Open Sitting Area
- 09. Kids Zone
- 10. Children Drop-off Zone
- 11. Temple
- 12. Box Cricket Pitch
- 13. Multipurpose Court
- 14. Security Cabin
- 15. Landscaped Garden
- Sky walk** (Terrace Garden)

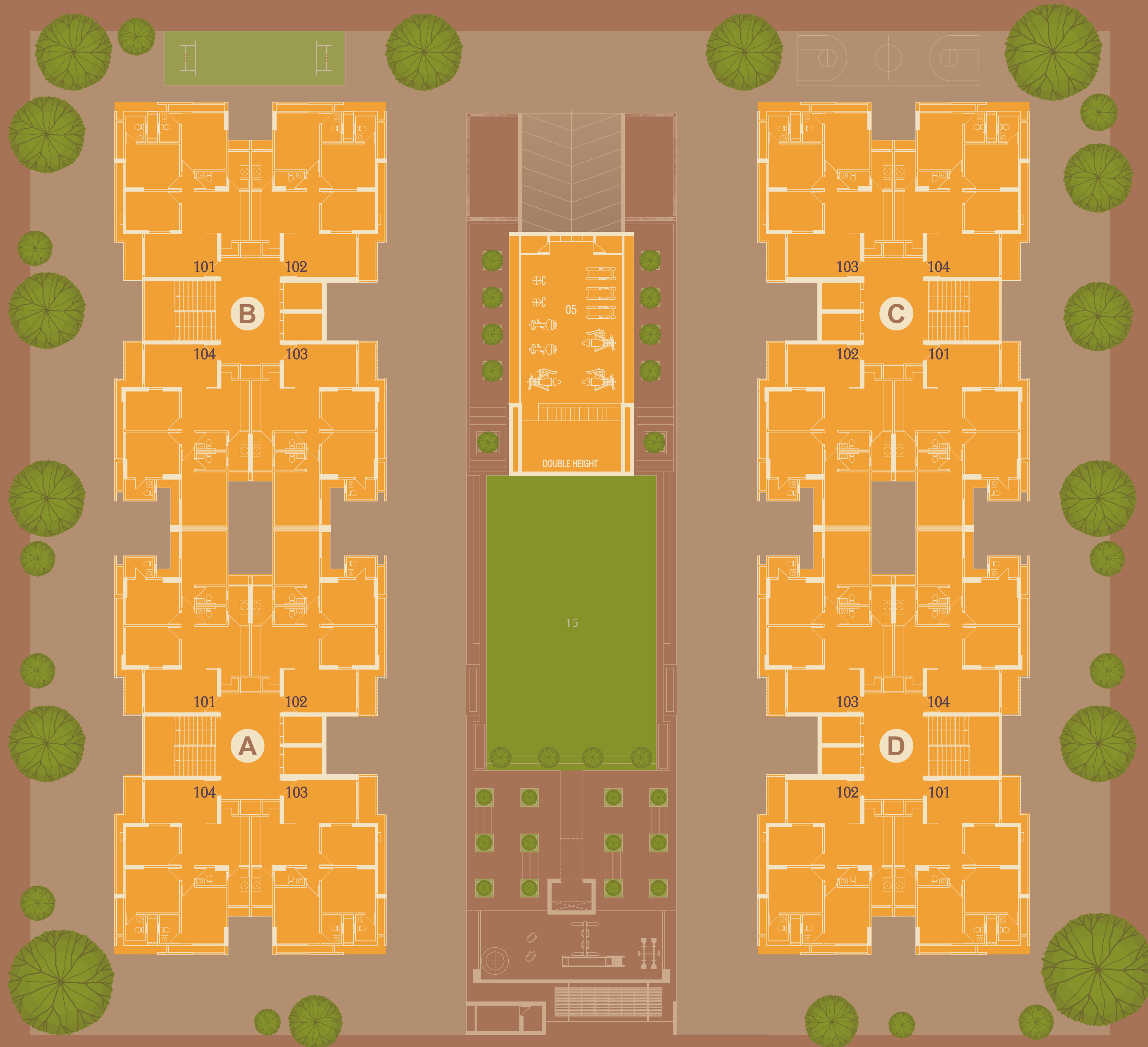




# Typical Layout Plan First Floor

## Facilities

01. Basement Parking
02. DG (Power Backup – For Common Lights)
03. 24x4 Security
04. VDP / CCTV
05. 24x7 Water Supply
06. Fire Safety
07. Designed Entry Foyer
08. Main Entrance with Security Cabin
09. Isolated Electrical Zone
10. Solar System For common lights
11. Highly Advanced Security System
12. High Speed Internet network
13. Water Conservation plant
14. Dedicated Stretcher Lift
15. Sky Meditation

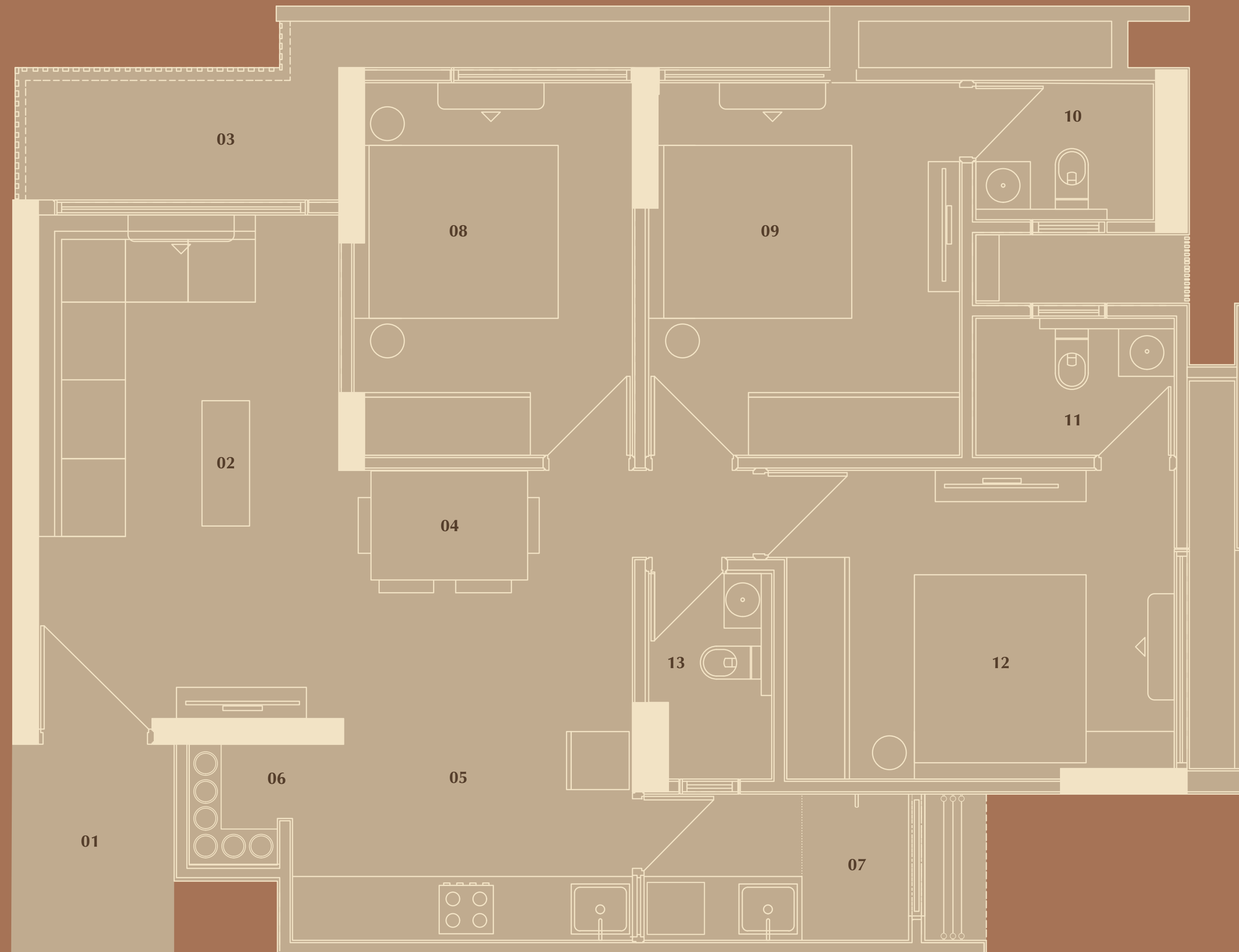








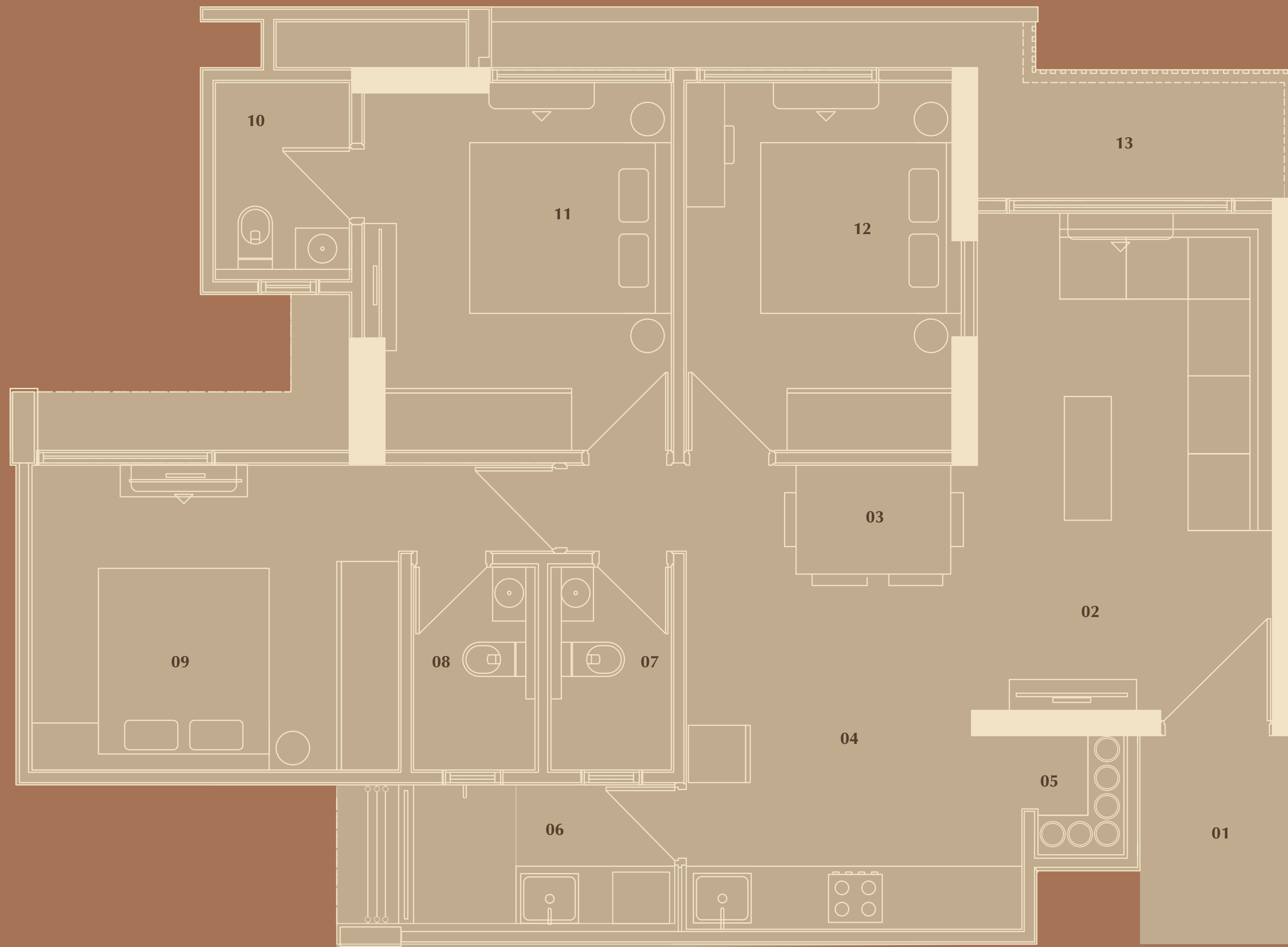
# Unit Plan



01. Waiting	6'4" X 5'0"
02. Drawing Room	10'0" X 16'6"
03. Balcony	4'2" X 10'0"
04. Dining	8'0" X 9'4½"
05. Kitchen	7'0" X 11'0"
06. Store	4'0" X 3'0"
07. Wash	4'9" X 8'6"
08. Bed Room	12'0" X 9'0"
09. Bed Room	12'0" X 10'0"
10. Attach. Toilet	4'6" X 6'6"
11. Attach. Toilet	4'6" X 6'6"
12. Bed Room	10'0" X 12'6"
13. Common Toilet	4'0" X 6'9"



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10. Attach. Toilet	4'6" X 6'6"
11. Bed Room	12'0" X 10'0"
12. Bed Room	12'0" X 9'0"
13. Balcony	4'2" X 10'0"











# Specification

## Structure

Fe500 Grade RCC Frame Structure, Quality Controlled Earth Quake Resistant Structure Design

## Plaster

Internal mala plaster with Putty finish, External double coat, mala plaster with texture

## Terrace

China Mosaic in open terrace for water proofing and heat reduction | Solar Panels

## Flooring

Vitrified tiles in the entire flats

## Kitchen

Granite top, Sandwich platform with SS sink glazed tiles dede on platform up to lintel level, store room with granite rack (Self)

## Elevator

Automatic elevators with power backup, two lifts in each block with one dedicated stretcher lift

## Doors/Windows

Main door natural veneer polished, other doors will be flush door, Fully glazed aluminium windows

## Electrification

Adequate point as per architecture drawings concealed electrification with good quality ISI copper wire/ cable branded modular switches and accessories and distribution board with MCB & ELCB

## Toilets

Glazed / Ceramic tiles up to lintel level, counter basin / EWC – Cera, CP fittings Jaquar or equivalent

# Nearby Locations @ New Shahibaug (4 KM radius)

## Schools

Bright International School  
Pinnacle Public School  
Variya Shikshan School  
Adarsh Vidhyalay  
Kids Heaven Preschool  
Tots & Scholars Preschool  
Euro Kids Preschool  
Little Angels Play School  
Shanti Public School  
JNS  
DPS  
Anand Niketan School

## Food Courts & Restaurants

Vatika Garden Restaurant  
Gamthi Hotel  
A One Fast Food  
Patel Chulha Dosa  
Chaipresso  
Rajwadi Non-Veg Dhaba  
Kahanvi Garden Restaurant  
Hari Om Restaurant  
kakari Bhaji-Pav  
Gappa Garden  
Hungry Puppet  
Mezza 9

## Temple

ShreeRadha Krishna Mandir  
Shree Ramjee Mandir  
Jogni Mata Mandir  
Shree Siddhivinayak Mandir  
Shree Ram Mandir  
Amby Mata Mandir  
Shree Shanidev Mandir  
Mahadev Mandir

## Hospital

Royal Gujarat General Hospital  
Shreenath Multispeciality Hospital  
Newlife Women's & Surgical Hospital  
Narayan Children Hospital  
Gayatri General Hospital  
Star Children Hospital  
Apollo Hospital

## Shopping Center and Mall

Agora Mall  
Shreenath Shopping Centre  
Sathnarayan kharvas  
Shikhar Avenue































## Multiplex

Shikhar Avenue  
Cineworld  
Miraj Cinemas

GEB/AMC service tax document and any other government taxes & levies to be born by the member. In the interest of continual developments in design & quality of construction, the developer reserves all the rights to make any changes in the scheme including technical specifications, designs, planning and layout and all the purchaser shall abide by such changes. Irregular payment shall cause cancellation of booking. In the case of cancellation, 10% service charge of the total amount paid shall levied and balance payment shall be made only after the next available booking. Electricity substation and cable charges, AMC, Stamp duty, Legal Charges, GST, Other Tax, Labour Cess, Narmada Water Connection & charges maintenance contribution will be levied extra. Possession of the Apartment shall be given 30 days after full payment. Changes/alteration of any nature including the elevation, exterior colour scheme of the apartment or any other change affecting the overall design concept and outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme. Detail and dimensions in model and brochure are indicative and for the tentative representation only which should not be treated as legal document and/or consumer contract. Variation in shades & size likely in Vitrified & Glazed tiles due to constraints of manufacturing and availability.



# Brands

Steel	 FE500 STEEL
Cement	  
Flooring	   
Paint	   
Plumbing	 
Aluminum Window	 OR EQUIVALENT BRAND*
Electric Wire	   
Modular Switches	   
Sanitary Ware	  
Lifts	    OR EQUIVALENT BRAND*