A Project By HKB VENTURES

SAI LAXMI NARAYAN INFRACON LLP

CASA HERITAGE

3 & 4 BHK Luxury Villas

महाराजा lifestyle

YOUR DREAM HOME IS HERE

RERA Reg. No.-RAJ/P/2024/3140
www.rera.rajasthan.gov.in

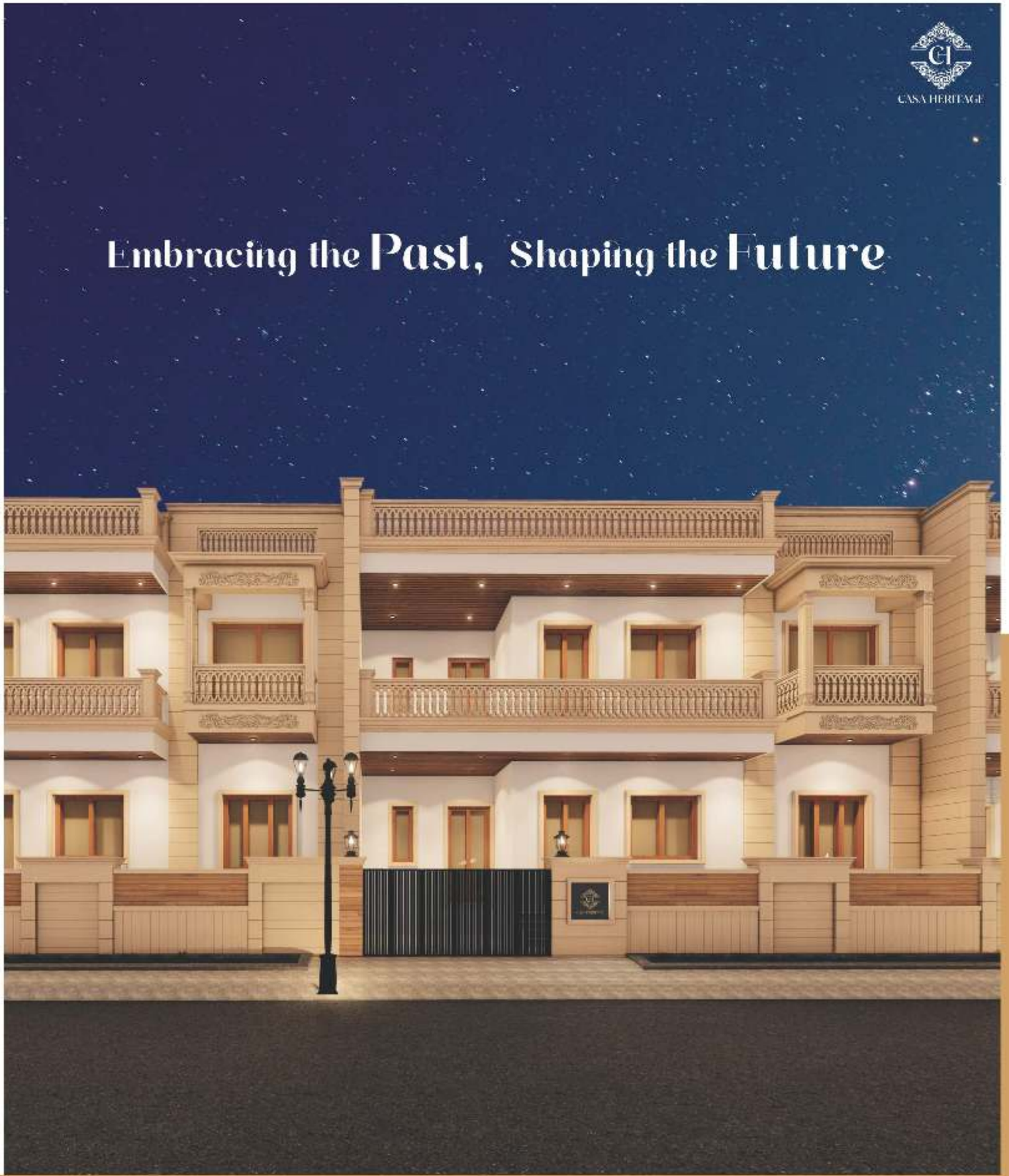
From The Director's Desk

HKB Group- A tradition of trust, is a dynamic & rapidly growing Real Estate development organization. We are established to offer credibility, transparency and quality to customers. The company has grown to become one of the fast growing developer in Rajasthan. Our company has a top notch construction quality, customer centric approach, uncompromising business ethics & transparency in all aspects of business. We construct homes that are made to match your desires, your standards and your expectations. From designing affordable to luxury villas, our company is constantly striving to make people move towards their dream home. Our commitment to timely delivery and reliability has enabled us to build a prominent place in the real estate market.

The fact that we delivered more than 9 projects in span of 8 years whilst continuing to be at forefront in terms of quality and customer service standards is a great testament of our business model and the dedication of our team.We are confident that with the support of our business partners, our customers, our business associates and our team, we shall be able to carry out the dreams of many and set new milestones in our sphere. Being a part of the real estate fraternity we believe that everyone deserves the opportunity of home, so Let our family show your family the way home.

Our Commitments

- On Time Delivery
- World Class Quality
- Contemporary Designs
- Top Class Brands
- Best Customer Support
- Value Creations



25' X 45' - Premium Villa

Ground Floor

First Floor

FLOOR PLAN

VILLA 25'X45'

Floor	Built Up Area	Carpet Area
Ground Floor	845.53 sqft.	616.83 sqft.
First Floor	800.25 sqft.	549.61 sqft.
Mumty Floor	111.56 sqft.	
Total	1757.34 sqft.	1166.24 sqft.

3 Bedroom
Dining / Lobby
Kitchen
Powder Room
Balcony
Utility / Toilets / Dressing
Garden
Parking

25' X 50' - Signature Villa
East Facing

CASA HERITAGE

Ground Floor

First Floor

- 3 Bedroom
- Dining / Lobby
- Kitchen
- Powder Room
- Balcony
- Utility / Toilets / Dressing
- Garden
- Parking

FLOOR PLAN

VILLA 25'X50'

Floor	Built Up Area	Carpet Area
Ground Floor	979.90 sqft.	736.50 sqft.
First Floor	934.26 sqft.	667.46 sqft.
Mumty Floor	111.56 sqft.	
Total	2025.72 sqft.	1403.96 sqft.

25' X 50' - Signature Villa

West Facing

Ground Floor

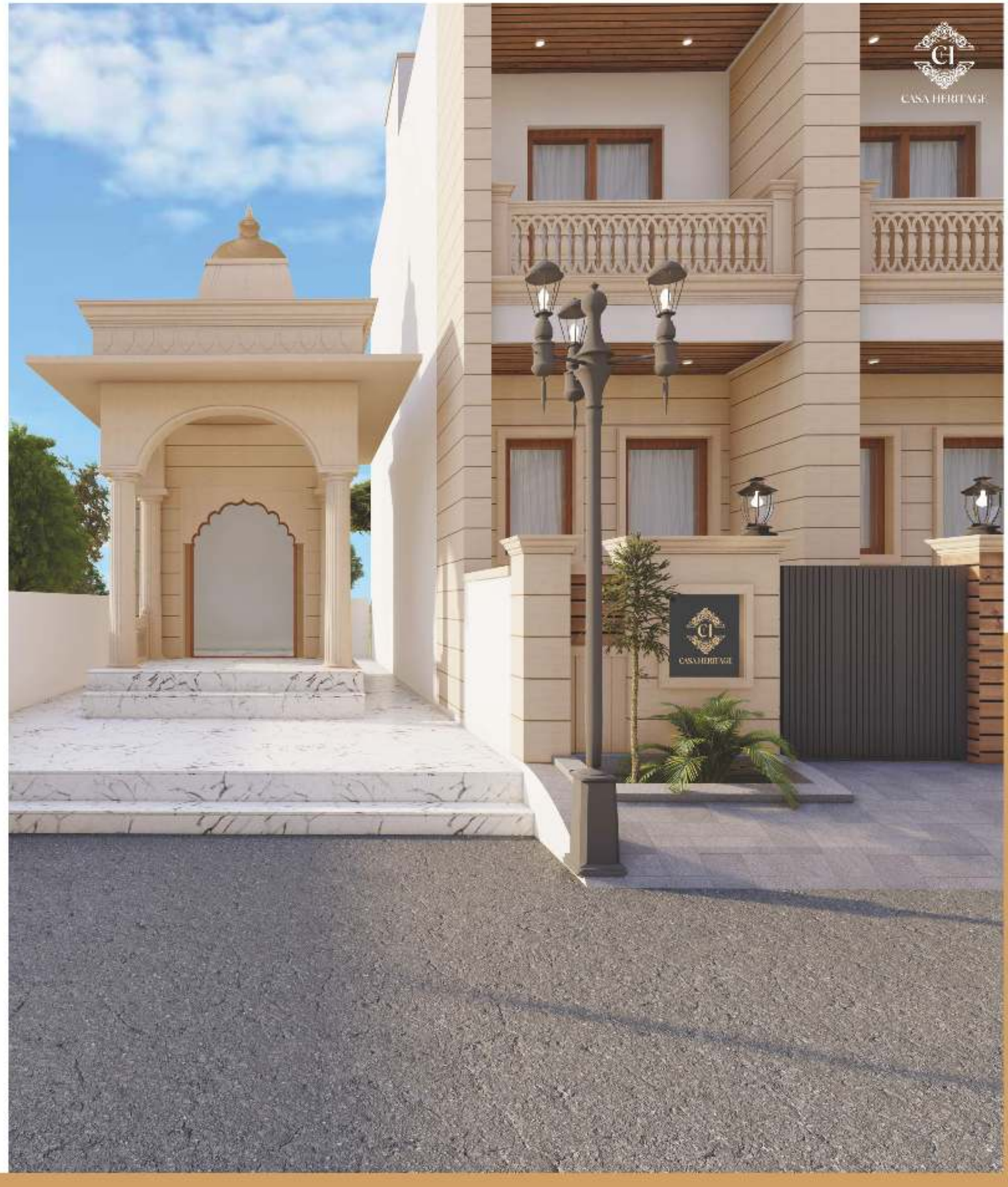
First Floor

FLOOR PLAN

VILLA 25'X50'

Floor	Built Up Area	Carpet Area
Ground Floor	944.12 sqft.	722.10 sqft.
First Floor	889.58 sqft.	592.37 sqft.
Total	1833.70 sqft.	1314.47 sqft.

3 / 4 Bedroom
Dining / Lobby
Kitchen
Powder Room
Balcony
Utility / Toilets / Dressing
Garden
Parking



40' X 40' - Maharaja Villa

CASA HERITAGE

Ground Floor

First Floor

- 4 Bedroom
- Dining / Lobby
- Kitchen
- Powder Room
- Balcony
- Utility / Toilets / Dressing
- Garden
- Parking

FLOOR PLAN

VILLA 40'X40'

Floor	Built Up Area	Carpet Area
Ground Floor	1180.93 sqft.	827.85 sqft.
First Floor	1102.54 sqft.	727.49 sqft.
Total	2283.47 sqft.	1555.34 sqft.

Amenities

Outdoor

- CCTV Camera
- Gated Colony
- Senior Citizen Corner
- Jungle Gym Kids Area
- Community Hall
- 40' Main Entrance Road
- Jodhpur Stone Heritage Elevation
- Temple
- Underground Electrification

Indoor

- Table Tennis
- Carrom Table
- Chess Board
- Kids Zone

What is Special About Our Villas ?

- Branded Fittings
- Spacious Rooms
- Heritage Aesthetics
- All Wall Hung Toilets
- Concealed AC Wirings
- Personal Green Space

Construction Insights

STRUCTURE
- Stone/ Red Brick Masonry structure with RCC Slab
- Jodhpur stone Elevation
- UGWT with capacity of 9000 ltr approx.
- Inside/outside Cement plaster finish
- False Ceiling with ceiling light
- MS Stair case- First floor to Terrace

FLOORING
- 2'X4' GVT Tile Flooring
- Parking -16"X16" Parking tiles
- Granite in Stair case
- China mosaic / Tiles flooring at terrace

DOOR/WINDOW/RAILING
- Main Gate- Granite Door frame with Both side laminated Flush door
- Bed room/Toilet door - Solid Granite door frame with Both side laminated Flush door
- Window / Ventilation - UPVC
- Stainless Steel Railing with Glass

ELECTRICAL
- ISI mark Concealed copper wiring
- Invertor wiring
- Adequate light points with modular switches of ISI mark
- AC copper piping in all rooms

PAINT (ASIAN / DULUX)
- Smooth putty finish with Plastic Paint on internal walls
- Acrylic emulsion Paint on external walls With texture paint

BATH & TOILET
- Wall 2'X4' GVT tile
- Floor 16"X16"Anti-skid ceramic tile
- CPVC & SWR pipe Fitting ISI mark
- Sanitary ware and CP fitting-CERA/JAGUAR/Hindware / Kohler.

KITCHEN
- Granite / Quartz finish Platform
- Wall- 2'X4' GVT tile upto 2' Height
- SS Sink
- Geyser & Aqua Guard point

Payment Schedule

S. NO.	CONSTRUCTION LINKED PAYMENT PLAN	PERCENTAGE
1	At The Time Of Booking	10 %
2	On Start Of Foundation Work	25 %
3	On Start Of Ground Floor Roof Casting	20 %
4	On Start Of First Floor Roof Casting	20 %
5	On Start Of Plaster Work	10 %
6	On Start Of Flooring Work	10 %
7	At The Time Of Possession	5 %
	TOTAL	**100%**

PAYMENT RELATED INFORMATION

All NEFT/ RTGS/ CHEQUES/ DRAFTS to be made in favour of

Sai Laxmi Narayan infracon LLP Casa Heritage Collection Account

BANK : SBI, Jalori Gate Branch, Jodhpur

Acc. No.: 42964571089, Payable at **JODHPUR**, Rajasthan .

IFSC Code : SBIN0031201

DOCUMENTS REQUIRED FOR HOME LOAN

COMMON DOCUMENTS
2 Passport Size Photos
PAN Card
Employee ID Card
Aadhar Card / Voter ID/ Passport /
Rent Agreement / Bank Passbook
Last 1 Year Bank Statement
Latest 2 Year Form 16 or ITR with
Computation / Balance Sheet

ADDITIONAL DOCUMENTS FOR SALARIED
Appointment Letter
Latest 3 Months Salary Slip

ADDITIONAL DOCUMENTS FOR SELF EMPLOYED
GST Certificate
Udhyam Registration
2 Years GST Return

- All actual legal and administrative expenses for registration of Villas shall be paid by the purchaser at the time of registry.
- Pursuant to government Notification No.3/2019 - Central Tax (Rate) dated 29th March, 2019, the effective 5% GST rates for residential property in a Residential Real Estate Project other than Affordable Residential Apartments/Villas prices are subject to change without notice.
- GST, Water & Electricity Charges are applicable as per Government Policy.

#Additional Charges :
1. Society Maintenance Charges- Rs 1,00,000/-
2. IDC- Rs. 35,000/-
3. Corner Villas- Extra 10% PLC is Applicable.

Note : GST, SDR, Water & Electricity Charges will be charged extra, as per the government norms.

#Subject to change, without any prior notice.

Project Layout

CASA HERITAGE

Location Advantage

St. Paul's School
1 Min.

Royal Enfield Showroom
1 Min.

Ahore Road
1 Min.

Circuit House
1 Min.

V. V. Govt College
2 Min.

Railway Station
3 Min.

Sharda Showroom
1 Min.

Veda Restaurant
1 Min.

Nagar Parishad
3 Min.

Route Map

Successful Projects

SITE

Opp. Hero Bike Showroom, Near
Circuit House, Leta Road, Jalore, Rajasthan

H.O.

457-A, 1st Floor, 5th-A Road
Sardarpura, Jodhpur, Rajasthan

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*T&C Apply

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