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Concept & Design by: www.aestudio.co.in



Kedia's
THE KOTHI
— शिव . अमृत . शिव —



ऐतिहासिक

भारतीय सभ्यता के सबसे ऐतिहासिक केंद्र रहे जयपुर की गाथाएं कम नहीं हैं। 300 साल पुराने इस शहर की भव्यता, अखंडता और उत्कृष्टता पूरे विश्व में प्रसिद्ध हैं। कला, साहित्य और इतिहास के मध्य बिंदु रहे इस शहर की आन, बान और शान में चार चांद लगाने के लिए अब हम लेकर आ रहे हैं एक ऐसा प्रोजेक्ट जो प्रचुर है हर पहलु, हर कोने और हर कोटि में। एक ऐसा प्रोजेक्ट जो जयपुर की भव्यता, अखंडता और उत्कृष्टता से प्रेरित है। एक ऐसा प्रोजेक्ट जो जयपुर की तरह... ऐतिहासिक है।

THE KOTHI
By Kedia



आलीशान 3 BHK कोठी 2 पार्किंग के साथ !

45 से भी ज्यादा खूबियों वाली कोठी बनी है इन तीन सिद्धांतों पर।

भव्य • उत्कृष्ट • श्रेष्ठ

ये आपका पता नहीं
आपकी पहचान बनेगा।
ये आपकी आन, बान और शान बनेगा।
आपकी जमीन पर
आपका आसमान बनेगा

The KOTHI आपका वर्तमान और भविष्य बनेगा।





छोटी छोटी ख्वाहिशों को जोड़ के बनी एक बड़ी सी कोठी !

जैसा आपने हरदम सोचा था, जैसा आपने हरदम चाहा था
THE KOTHI के अपने घर में आप वो सब कुछ पाएंगे !

इसके हर हिस्से में आपकी झलक दिखेगी
इसके हर हिस्से में आपकी चाहतों की हंसी खिलेगी
जिंदगी मुस्कुराएगी और हर सुबह यादगार बन जायेगी.

अपनी जमीन, अपनी छत !





जयपुर गंक्शन से दूरी नहीं... अब शहर में मिलेगी आलीशान कोठी !

बड़ा घर लेने के लिए अब शहर से दूर जाने की जरूरत नहीं।
आलीशान सुविधाओं वाली कोठी के लिए अब फार्म हाउस तक जाने की जरूरत नहीं।
उत्कृष्ट क्वालिटी कंस्ट्रक्शन के लिए अब कीमत ज्यादा देने की जरूरत नहीं।
प्राइम लोकेशन में रहने के लिए अब छोटे से घर में एडजस्ट करने की जरूरत नहीं।

Kedia's THE KOTHI

में आपकी होगी 3 BHK कोठी, विना किसी तोल-मोल और बिना किसी कमीशन के।

**NO MIDDLE-MEN
DIRECT TO CUSTOMER**



जयपुर गंक्शन से 12 KM और सिर्फ एक टर्न पर...

DISTANCES :

Sindhi Camp- 13 KM

Jaipur Junction- 12 KM

Vaishali Nagar- 6 KM

Hospital- 2 KM

Mall/Hotels- 2 KM

School- 1 KM

60 बीघा में फैली
राजस्थान की विशालतम
टाउनशिप में कोठी !



AERIAL VIEW

Flyover

Zonal Development Plan Road 200' Wide

To Kalwad Road →

Bindayka

Main Sirsi Road 200' Wide

Jaipur Junction



Master Plan



List of Amenities :

OUTDOOR AMENITIES

1. Rock Garden
2. Temple Complex
3. Ridge Top Vantage Walk
4. Wetland
5. Viewing Deck
6. Entrance Plaza
7. Elliptical Seating Corner
8. Cultural Plaza

9. OAT Seating Tier
10. Multipurpose Garden
11. Open Gym
12. Kid's Play Area
13. Sandpit
14. Seating With Trellis
15. Kid's Pool
16. Swimming Pool
17. Pool Side OAT

18. Sensory Garden
19. Linear Parks

INDOOR AMENITIES

20. Gymnasium
21. Table Tennis
22. Carrom
23. Chess
24. Snooker

25. Chit Chat Lobby
26. Women's Club
27. Kid's Club
28. Cafeteria
29. Yoga/Aerobics Room
30. Billiards
31. Multipurpose Hall
32. Pre-functional Area
33. Roof Top Seating

SPORTS AMENITIES

34. Lawn Tennis Court
35. Skating Rink
36. Badminton Court
37. Mini Golf
38. Cricket Net Practice Area
39. Basket Ball Court
40. Jogging Track

OTHER AMENITIES

41. East Gate Plaza
42. North Gate Plaza
43. Shopping Node
44. Visitor's Parking
45. Transitional Gateway



सही मायनो में ऐतिहासिक

लुक से लेकर लोकेशन तक,
लक्जरी से लेकर लैंडस्केपिंग
तक, गार्डन से लेकर क्लब
हाउस तक, एमेनिटीज से लेकर
एंटरटेनमेंट तक, कंस्ट्रक्शन
क्वालिटी से लेकर क्रिएटिविटी
तक, स्विमिंग पूल की डिप से
लेकर टाउनशिप के टिप तक.

हर पहलू से
ऐतिहासिक !





कोठी के साथ कोठी से 100 गुना बड़ा गार्डन !

दिनभर की थकान... नहीं करेगी परेशान

जब अनेको अनेक एमेनिटीज और फैसिलिटीज के साथ आपकी कोठी से भी 100 गुना बड़ा गार्डन कर रहा होगा आपका इंतजार ।

THE KOTHI में रिक्रिएशनल एक्टिविटीज की कमी नहीं होगी हर मौसम और हर मूड के लिए कुछ खास होगा यहां।

शौक चाहे बचपन के हों या नए नए उन्हें आगे बढ़ाने का मौका मिलेगा यहां भरपूर. आपकी हर अधूरी ख्वाहिश को एक मौका मिलेगा जरूर ।





GARDEN AERIAL VIEW

45 एमैनिटीज वाली कोठी और कीमत भी ना मोटी !



SWIMMING POOL



WETLAND



ELLIPTICAL SEATING CORNER



KIDS PLAY AREA



Embrace Nature

A step closer to the nature is a step closer to yourself.

When you set your foot in THE KOTHI, you feel the embrace of the nature, like never before.

The green grass and the blue sky – will make your heart totally fly!

A breathe of fresh air... the bright sunshine. It's sheer pulchritude... a feeling that's divine!

LANDSCAPE AMENITIES :

- Rock Garden
- Temple Complex
- Ridge Top Vantage Walk
- Wetland
- Viewing Deck
- Entrance Plaza
- Elliptical Seating Corner
- Cultural Plaza
- OAT Seating Tier
- Multipurpose Garden
- Open Gym
- Kid's Play Area
- Sandpit
- Seating With Trellis
- Swimming Pool
- Kid's Pool
- Pool Side OAT
- Sensory Garden





JOGGING TRACK



RIDGE TOP VIEW



मॉडर्न एमेनिटीज.. देसी फील

जहाँ एक तरफ आपको मिलेगी वर्ल्ड क्लास मॉडर्न एमेनिटीज, वहीं दूसरी तरफ आपको मिलेगी राजस्थानी प्रथा की झलक। Kedia's THE KOTHI की चौपाल में आप महसूस कर सकेंगे असली राजस्थान को। शाम ढलते ही यहाँ जमेगी यारों की महफिलें और किस्सों के सिलसले। टेंशन और स्ट्रेस न छू सकेंगे..जब चौपाल में आपके ठहाकों के किस्से चलेंगे।

तो चाय की चुस्की.. हर शाम पक्की?

CLUB AMENITIES :

- | | | |
|----------------|----------------------|-----------------------|
| • Gymnasium | • Chit Chat Lobby | • Billiards |
| • Table Tennis | • Women's Club | • Multipurpose Hall |
| • Carrom | • Kid's Club | • Pre-functional Area |
| • Chess | • Cafeteria | • Roof Top Seating |
| • Snooker | • Yoga/Aerobics Room | |



CLUB HOUSE



Step into the World class Amenities



GYMNASIUM



ENTRANCE LOBBY

As you step into THE KOTHL. You are welcomed with state of the art reception lobby and waiting area. The lobby area also is the leisure area for you to hang out with your guests and friends playing table tennis, billiards and other board games. This area will also include Jaipur's best ever gym with world class equipments, machinery and training facilities. And this will just be the beginning of what lies ahead for you in the rest of the township decked with multifaceted amenities and features. Now that's how make the first impression... Isn't it! And that's not it! Because at KEDIA'S THE KOTHL, we are all about elegance and premium living, as you go further in to KEDIA'S THE KOTHL, you will be pleasantly delighted to see first of its kind Mini Golf course. Now that's lavish!



TABLE TENNIS



YOGA/AEROBICS ROOM



BILLIARDS



KID'S CLUB AREA



Hop, Skip & Splash

At Kedia's The KOTHI...
Everyday is a Pool day!
Everyday is a Cool day!

Enjoy a nice day in the pool to beat the summer heat,
And take a nice sun bath when the season enters the
winter!

A 100 feet long stretch of Swimming Pool will have
ample of space for all your whims and fancies.





BADMINTON COURT

SKATING RINK



Ready. Steady. Play!



ROOFTOP TENNIS COURT

Your hobbies won't have to wait anymore.
Your fitness is no more a new year resolution.
Your health goals will have no more loop holes.
Your exercise routine will now get no more excuses.

Kedia's THE KOTHI will help you achieve the best version of yourself with countless options:-

- Lawn Tennis Court
- Skating Rink
- Badminton Court
- Mini Golf
- Cricket Net Practice Area
- Basket Ball Court
- Jogging Track



BASKETBALL COURT



CRICKET NET PRACTICE AREA

Feel Spoilt for choices...

We will not only give you the top notch and top-quality construction along with best of amenities ... but also give you ample number of KOTHI options to choose from. Pick a Kothi number that best favours your numerology. Go for an entrance that improves your success chances. Decide which view would you like to relish from your balcony with a cup of tea in your hands...

If you are choosy - we are a paradise for you!



KOTHI (B1) East & West Facing

Plot Area 90 Sq. Yd. | Carpet Area 967 Sq. Ft. | Built-Up Area 1500 Sq. Ft.

Ground Floor



R O A D - 30'

First Floor



KOTHI (B2) East & West Facing

Plot Area 90 Sq. Yd. | Carpet Area 967 Sq. Ft. | Built-Up Area 1500 Sq. Ft.





KOTHI (B3) East & West Facing

Plot Area 90 Sq. Yd. | Carpet Area 967 Sq. Ft. | Built-Up Area 1500 Sq. Ft.



KOTHI (C1) East & West Facing

Plot Area 108 Sq. Yd. | Carpet Area 967 Sq. Ft. | Built-Up Area 1600 Sq. Ft.





KOTHI (A) East & West Facing

Plot Area 54 Sq. Yd. | Carpet Area 633 Sq. Ft. | Built-Up Area 900 Sq. Ft.



*It's a matter of
Prestige!*



It's not just your home – it's a
matter of prestige.

It stands for everything that you
are and you have achieved in life.
It is one thing that completes you.

Your address defines how people
will address you!
It's a sign of prosperity and adds to
your dignity.

It's not just an entity ... It rather
becomes your identity!



NORTH GATE PLAZA



महत्व देकर बनायी है आपकी महत्वाकांक्षाओं के लिए !

मकान आप कितने भी ले लें।
पर उनमें से घर... सिर्फ एक ही होता है
जिसमें आप खुद रहते हैं।

और इस घर के मामले में आप कोई भी किस्म का कोई भी कोम्प्रोमाईज नहीं करते।
यही सोच कर हमने भी आपके रहने के लिए THE KOTHI बनाते वक्त
लैंडस्केपिंग और प्लॉटिंग से लेकर कंस्ट्रक्शन क्वालिटी - फिटिंग्स और फिनिशिंग तक
किसी भी चीज़ में किसी भी प्रकार का कोई भी कोम्प्रोमाईज नहीं किया है।

THE KOTHI में हमने विश्वस्तरीय क्वालिटी के कंस्ट्रक्शन मैटेरियल और ब्रांड्स का
इस्तेमाल किया है। क्योंकि ये सिर्फ मकान नहीं बल्कि घर होगा आपके रहने के लिए और
बनाया जाएगा आपकी महत्वाकांक्षाओं के लिए... इसीलिए हमने इसके हर पहलू को बड़ा
महत्व दिया है।

BUILT WITH THE BEST! Preferred Brands:



निर्माण... एक स्वच्छ भारत का... स्वच्छ नीयत से...!!!

हम जानते हैं की आप घर का इंटीरियर करके सब कुछ बदल सकते हैं लेकिन अन्दर की घटिया कंस्ट्रक्शन क्वालिटी को अच्छा नहीं बना सकते हैं, इसलिये हम बाहर से खूबसूरत और अन्दर से अत्यन्त मजबूत घर बनाते हैं।

SPECIFICATIONS

BUILDING STRUCTURE

- R.C.C Frame structure as per design requirement.
- Steel: Tata Tiscon or equivalent brand.
- Cement: Ultratech or equivalent brand.
- Railing: Jindal Pipe or equivalent brand.

FLOORING

- Johnson or equivalent brand vitrified tiles.
- Vitrified tiles in living, dining, kitchen, bedrooms.
- Anti skid tiles in bathrooms.
- Vitrified tiles in common areas.
- Granite/Full body vitrified tiles in staircase.

TOILET FITTINGS

- Astral or equivalent plumbing fittings.
- Premium C.P. fitting of Kohler or equivalent brand.
- Sanitary ware of Jaquar or equivalent brand.
- Designer tiles on walls.
- Provision for Geyser and Exhaust Fan.
- Waterproofing: Dr. Fixit or equivalent brand.

ELECTRICAL FITTINGS

- Wires and cables of MP Birla or equivalent brand.
- Orient Electric or equivalent brand switches, sockets, MCB & DB.
- Electric points & piping for A.C. fitting.

KITCHEN FITTINGS

- Provision for modular kitchen, R.O., Geyser and Chimney.
- Granite/Full body vitrified tiles counter top with Franke or equivalent brand Sabin finish S.S. Sink.
- 2 Ft tile wall cladding above counter.

DOORS & WINDOWS

- Internal : Century or equivalent brand flush doors with designer mica.
- Hardware : Yale or equivalent brand.
- External : Toughened glass in UPVC frames.

PAINTS & EXTERIORS

- Internal : Dulux Velvet Touch or equivalent.
- External : Dulux Weather Shield or equivalent.

WATER SUPPLY

- PVC water tank with each villa.

THREE TIER SECURITY

- EPBAX System.
- CCTV Surveillance at entrance & exit of township.
- Video door phone of Hikvision or equivalent brand.

The Developers- KEDIA

Transforming Realty

A dream that became desire ... A spark that became fire!

A vision that became the mission ... with the pursuit of perfection!

We were committed to keep up all our commitments..

To deliver the best to you ... We were consistent!

Not only were we Hard Working but also persistent...

Our promise was to stand up to every test

Our endeavour was to make for you something that was the best!

- Mr. Shiv Kumar Kedia – Founder KEDIA

The foundation of KEDIA was laid to bring the vision of Mr. Shiv Kumar Kedia – to life. Since inception, it took no time for the company to become a trusted name in the realty sector. The family owned group has managed to deliver on all its promises and live up to all the expectations for the last 3 decades. The secret of success for the company lies in its quality construction, on time delivery, investment security and integrity. These are the guiding principles that have helped the company stand out from the competition. Kedia Homes holds credible as JDA projects with all the legal procedures being double-checked by the expert legal team of the company - making all the transactions 100% proofed, cross verified and secure for the customer before handing over the property to them.

Kedia Homes embarked its journey as colonizers and made remarkable progress in the realty market and then ventured into constructions and building full-fledged projects. With 300 plus townships and residential projects, the company has spread its wings to embellish a large part of the pink city – Jaipur. It helped the company briskly move to become Rajasthan's most trusted real estate company with more than 3 lakh satisfied and loyal customers. Not many know this that despite being in real estate business – we have 40% loyal and repeating customers who have bought multiple times from us in our various projects. That's a rare feat in a non-committed, disloyal and uncertain market of these times. Benefiting generations of investors Kedia Homes has garnered the trust of investors that is unprecedented and unmatched.

At Kedia homes we believe in keeping pace with the fast-changing technology and using modern present-day equipment to deliver the finest quality construction. A team of qualified professionals ensures to maintain an impeccable standard in designing and architecture to deliver only the best to our customers. The succeeding generation of the Directors - Nirmal Kumar Kedia and Nitin Kedia are taking the company to towering heights with their innovative ideas and creative spirit. Knowing the importance customer service – Mr. Nirmal Kumar Kedia takes special care of customer services not just before sales but also after sales. He also spearheads the accounting and other aspects of ongoing projects with his enterprising persona. On the other hand Mr. Nitin Kedia leads the company for all the statutory approval. But being a multifaceted man he also looks into new product acquisitions with his dynamic approach.

The company is also invigorated by Mr. Sohan Yadav – Managing Partner – and his passion for best customer services and sales. His knack for marketing and communications has led the company to achieve new heights of success and trust through brand promotions and business strategies.

Payment Plan



**NO
MIDDLE-MEN
DIRECT
TO CUSTOMER**



PRICE LIST (ALL INCLUSIVE)

TYPE	SUB-TYPE	LOANABLE
KOTHI A	A	80%
KOTHI B	B1, B2, B3	80%
KOTHI C	C1	80%

CONSTRUCTION LINKED PAYMENT PLAN

STAGE OF CONSTRUCTION	AMOUNT
At The Time Of Booking	10%
On Completion Of Plinth	20%
On Casting Of First Floor Slab	30%
On Completion Of Plaster	20%
On Completion Of Flooring	10%
On Intimation Of Possession	10%

(*GST, Registration, Stamp Duty, Legal, Home Loan Related Charges Extra As Applicable)

POSSESSION DATE: PHASE-I: Dec. 2023 | PHASE-II: Dec. 2024

DOCUMENTS REQUIRED FOR HOME LOAN

Kedia's THE KOTHI Bank Details	
Kedia's THE KOTHI Phase-I	
Name: KEDIA REAL ESTATE LLP	
Bank Name: HDFC Bank Ltd	
Branch: Jhotwara, Jaipur	
A/C No. 50200057484203	
A/C Type: Current	
IFSC Code: HDFC0009331	
Kedia's THE KOTHI Phase-II	
Name: KEDIA REAL ESTATE LLP	
Bank Name: HDFC Bank Ltd	
Branch: Jhotwara, Jaipur	
A/C No. 50200058328656	
A/C Type: Current	
IFSC Code: HDFC0009331	
COMMON DOCUMENTS	2 Photographs
	PAN Card
	Author Card/ Voter Id/ Passport/ Rent Agreement/ Bank Passbook
ADDITIONAL DOCUMENTS FOR SALARIED	Latest 1 Year Bank Statement
	Latest 2 Year FORM 16 or ITR with Computation/ Balance Sheet
ADDITIONAL DOCUMENTS FOR SELF EMPLOYED	Appointment Letter
	Latest 3 Months Salary Slip
	GST Certificate
ADDITIONAL DOCUMENTS FOR SELF EMPLOYED	Udyam Registration
	2 Year's GST Return

www.rera.rajasthan.gov.in | PHASE I - RAJ/P/2023/1523 | PHASE II - RAJ/P/2021/1526

OUR ASSOCIATES



PRINCIPAL
CONTRACTOR

CAD MAX
DESIGN SERVICES

LAYOUT
PLANNER



PRINCIPAL
ARCHITECT



LANDSCAPE
ARCHITECT



INTERIOR
DESIGNER



STRUCTURE
CONSULTANT

SRAJAN
ASSOCIATES

MEP
CONSULTANTS

BEHERA &
ASSOCIATES

PLUMBING
CONSULTANT



3D & DESIGN