

Astitva

PRATHAM

Building Relationships on Trust



LUXURY
Residence
THAT YOU
DESERVE



RERA REGISTERED

Astitva 
PRATHAM

"A Benchmark
of Living"





Features you DESIRE

Astitva Pratham is designed to combine aesthetics and functionality. Also, your safety is our prime concern. You will be pleasantly surprised by the simple measures taken by us to keep you and your family safe, comfortable and happy.

- Incredible Residential Location
- Natural Light & Ventilation
- 100% power backup in common areas
- Vastu Compliant flats
- 24 x 7 security
- Diesel generator set with acoustic enclosure for alternate power supply
- High quality fire resistant electrical wiring
- Modular switches in all flats
- Fire fighting equipment as per Government norms
- CCTV cameras in the entrance lobby
- Intercom facility for internal communication
- 24x7 water supply
- Car parking for every flat



Elevate to an
Elegant Lifestyle





A lot of thought has gone into making Astitva Pratham, your dream home. We've blended modern luxury and comfort in a manner that your living experience at Pratham is enhanced beyond your expectation

- Excellent design & ventilation - Spacious living room - Granite flooring in master bedroom
- Spacious balconies in all flats - Semi modular kitchen with hot & cold running water
- Bathroom with elegant fittings and fixtures - Sound & weather proof UPVC windows
- Kitchen with utility area for storage purposes - Balconies with sliding doors for ample natural light.



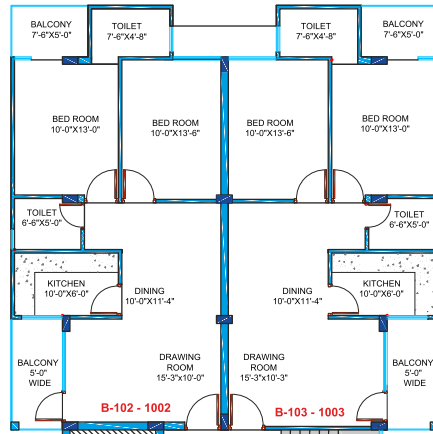


Astitva
PRATHAM

Luxury
Residence

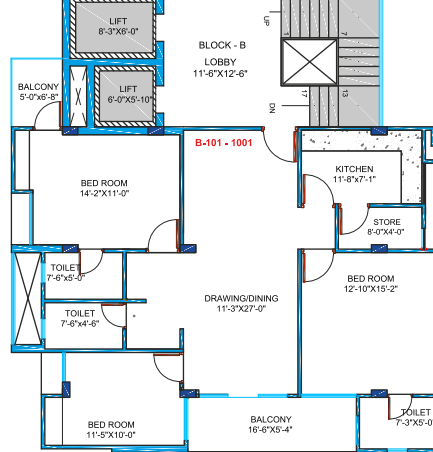
**TYPE - B
2-BHK**

SBA: 1070 Sq.Ft.



**TYPE - A
3-BHK**

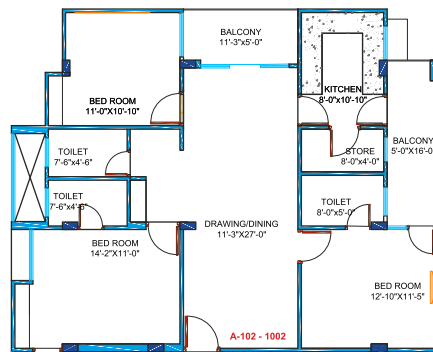
SBA: 1713.40 Sq.Ft.



Block - B

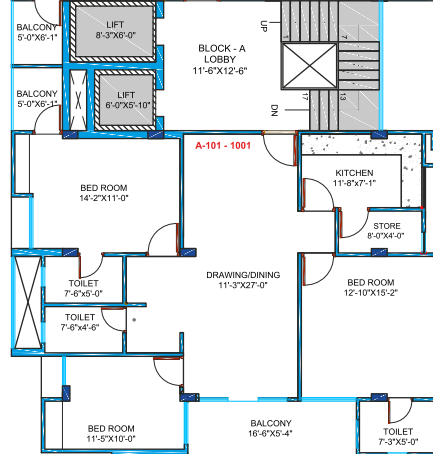
**TYPE - B
3-BHK**

SBA: 1684.40 Sq.Ft.



**TYPE - A
3-BHK**

SBA: 1713.40 Sq.Ft.



Block - A

Typical Floor Plan



135' Main Road

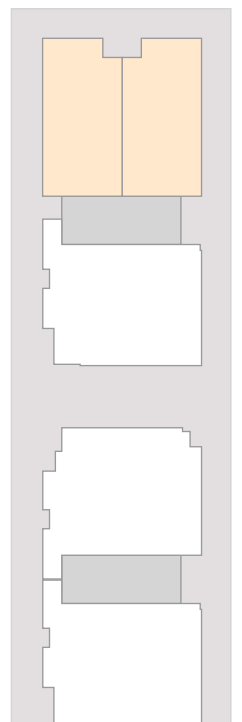
Premium Living

2 BHK



B 102 - 1002 | B 103 - 1003

TYPE - A

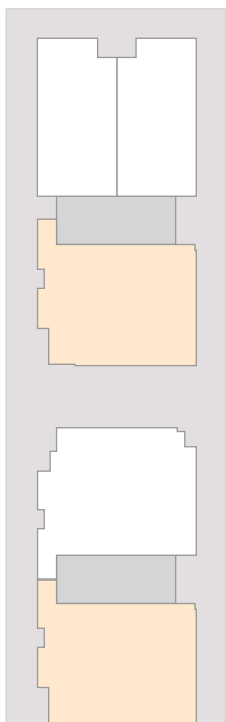


Luxury Living



TYPE - A

A 101 - 1001
B 101 - 1001

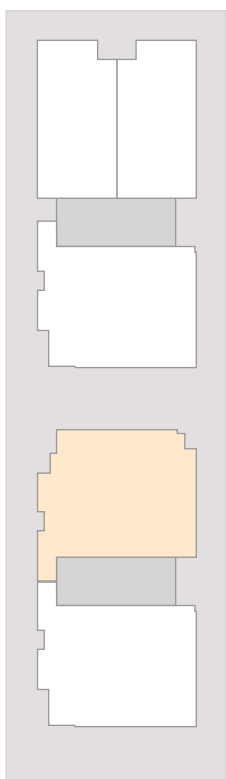


3 BHK



TYPE - B

A 102 - 1002



Specification

■ Living / Dining

Flooring - Premium Vitrified Flooring

Skirting - Vitrified Profile

Walls Finishes - Plaster and Emulsion Paint

Ceiling - Plaster



■ Master Bedroom

Flooring - Granite Flooring

Walls Finishes - Plaster and Emulsion Paint

Ceiling - Plaster

■ Toilets

Flooring - Anti-skid Ceramic Tiles

Walls Finishes - Ceramic Tiles upto 7' Height & rest Plaster with Putty & Water based Enamel paint

Ceiling - Plaster Sanitary Fittings - European Wall hung WC, under / over counter Basin or Basin with pedestal in all the Bathrooms of Internationally, renowned brands

CP Fittings - Single Lever, Brush Steel finish CP fittings of premium quality brands



■ Kitchen

Flooring - Anti-skid Matt Finish Tiles

Skirting - Tile Profile

Walls Finishes - Plaster and Emulsion Paint

Wall Tiles - Ceramic Tiles upto 2' Height above Counter top

Counter Top - Premium Granite

Sink - Stainless Steel Sink

CP Fittings - Brush Finish Sink Mixer & Modular Kitchen below counter



■ Balcony

Flooring - Anti-skid Matt Finish Tiles

Skirting - Tile Profile

Hand Rail - M.S. Railing with Enamel Paint Satin Finish



■ Doors & Windows

Main Door - Flush Door with Laminate on both sides / readymade, Designer Flush Door equivalent

Other Doors - Flush Door with Laminate on both sides / readymade, Designer Flush Door equivalent

Windows - Aluminum Powder Coated / UPVC





■ Common Lobby

Flooring - Anti-skid Premium class tiles / Natural Stone

Skirting - Tile / Marble Profile

Walls Finishes - Plaster and Emulsion Paint

Ceiling - Plaster

■ Staircase

Riser and Tread - Natural

Handrail - M.S. Railing with Enamel Paint Satin Finish

■ Common Facilities

- Power Backup for common areas
- Intercom Facility
- Provision of DTH
- CCTV at Entrance
- 2 Lifts each Block (1 for Passenger & 1 for Goods)
- Fire Fighting Equipment
- Rainwater Harvesting Structure

■ Structural

- Earthquake R.C.O Resistant Structure
- OH Water Tank for Portable Water & Separate OH Water Tank
- Energy efficient, Green Eco-friendly, nominal easy maintenance, state-of-the-art technology, fast track installation and compliance to all statutory regulations

■ Electrical

- High side Electrical equipment, Transformer, Panel, etc of requisite designed capacity
- Electrical fittings & Concealed Copper Wiring in PVC Conduit
- Separate Meter for Lighting in Common Areas, Elevators and pumps
- 16 AMPS, Sockets for Geysers in Toilets and 25 AMPS. Socket for Air Conditioners in all bedrooms
- Adequate 16 AMPS, Plug sockets in each room, Multiple socket in living Room for connections to TV, stereo and other equipments.
- One Calling Bell along with Bell Push

Legal Notes:

Stamp duty registration charges, legal documentation charges, society maintenance charges, LA charges and JWNL charges including cable shall be borne by the purchaser. | Service tax, any additional charges, taxes, cess or duties levied by the Government / Local Authorities during or after the completion of the scheme will be borne by the purchaser. | In the interest of the continual developments in design and quality of construction, the Developer reserves all rights to make any changes in the scheme, including technical specifications, designs, planning and layout in any stage and all the purchasers shall abide by such changes. | Changes / alterations of any nature, including the elevations, exterior colour scheme are strictly NOT PERMITTED during or after the completion of the scheme. | The brochure is intended only to convey the essential design and technical features of the scheme and shall not be constructed to form part of the legal document.

Astitva
PRATHAM



Two towers designed with compact detailing to maximize open space and green area.

Architecture maximizes light and ventilation without compromising privacy.

Contemporary style with extreme emphasis on functionality and comfort.

Podium space effectively utilized as a community space.

Emphasis on easy parking for each flat.

Every flat designed as per 'Vastu Concept'.



Astitva is a success story spanning across the map of Rajasthan, and stands as one of the most trusted name in the developers industry. The Company has pioneered the concepts of self-contained luxury residences in Kota, Rajasthan. Transforming spaces, this Corporate develops state-of-the-art structures that deliver on both innovation and functionality.

Backed by the belief that existence of a place where you feel safe, content and happy is your home, which Astitva brings you, we continuously strive to incorporate the best of design and facilities for you at our residential spaces. With the upsurge in the Indian real estate sector, Astitva delivers aspirational spaces with distinct characteristics and attributes, making each of its offerings inimitable & make an impact on the evolution of modern-day living.

Completed projects by Astitva



Royal Vertica

Bajrang Nagar Main Road, Kota
3 BHK duplex flats and 4 BHK Flats



Astitva Estate

Bundi Road
Bungalows



Sainik Colony

Baran Road, Kota
Duplex Row Houses



Royal City

Police Line, Kota
Duplex Row Houses



Mahalaxmi Residency

Baran Road, Kota
Row Houses



Distance:

- Market in walking distance
- Railway Station **1 km.**
- Bus Stand **4.5 km.**
- MBS Hospital **3.3 km.**
- St. Pauls, KV, Emmanuel School in to **2 km.** radius



Site: Opp. RAPP Guest House, Station Main Road, KOTA-324002 (Raj.)



Developer
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(Architect)



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