

## GROUND FLOOR PLAN

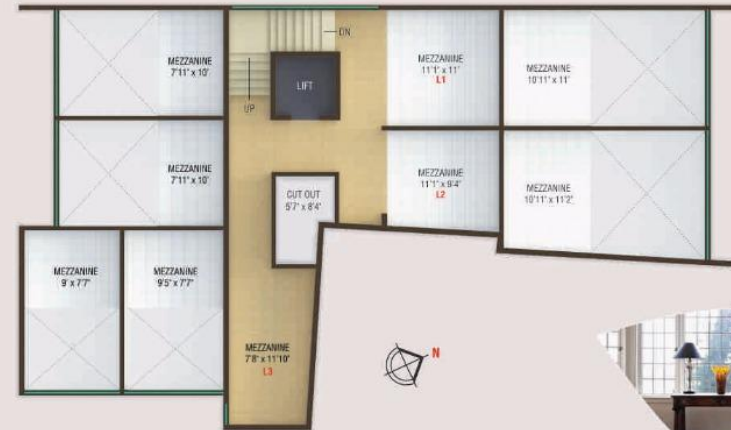


Shop No.

G1	450 Sq. Ft.	G2	480 Sq. Ft.	G3	310 Sq. Ft.
G4	299 Sq. Ft.	G5	334 Sq. Ft.	G6	344 Sq. Ft.



## MEZZANINE FLOOR PLAN



Shop No.

L1	195 Sq. Ft.	L2	167 Sq. Ft.	L3	151 Sq. Ft.
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## FIRST FLOOR PLAN



Shop No.

F1	593 Sq. Ft.	F2	594 Sq. Ft.	F3	425 Sq. Ft.
F4	305 Sq. Ft.	F5	616 Sq. Ft.		

## SECOND FLOOR PLAN



Shop No.

S1	597 Sq. Ft.	S2	455 Sq. Ft.	L3	425 Sq. Ft.
S4	305 Sq. Ft.	S5	618 Sq. Ft.		

## THIRD FLOOR PLAN



Shop No.

T1 618 Sq. Fl. T2 305 Sq. Fl. T3 359 Sq. Fl.



## Specification



STRUCTURE  
R.C.C. Framed  
Structure



LIFT  
Heavy Loading Lift  
with Automatic rescue  
Device.



FLOORING  
(2'x2') Vitrified Tiles



PLASTER  
Smooth Putty  
Finish Plaster



COMMON TOILET  
Glazed Tiles till ceiling



WATER  
Corporation Water  
Bore well



SHUTTERS  
Aluminium Shutters



PAINTING  
2 Coat Smooth  
Putty Finish



WINDOWS  
Powder Coated Aluminium  
Sliding windows / Froed Glass



BRICK WALL  
Outer - 6" Brickwork,  
Inner - 4 1/2" Brickwork



ELECTRICAL  
wiring only till DB



WATER TANK  
Over head Water Tank common  
for drinking & Domestic Use



## About Us

The IKON GROUP has been into construction and real estate development since two decades and our residential and commercial properties are usually considered as landmarks in Nagpur city. The company has scaled heights of success and customer satisfaction in all its endeavors.

**IKON PLAZA** is yet another unique and a mixed-use development where both commercial spaces are blended very well. The project comprises of latest technology features with secured access, CCTV's, interrooms and other allied facilities.

The promoters have always striven to build quality properties which apart from being a profitable investment are also appreciated for its modern design and facade.

**IKON Developers** is known for integrity, open communication, transparent transactions, practical solutions and impeccable implementation.







### Highlight

Itwari Wholesale/Retail Market Nagpur

**Itwari Wholesale/Retail Market:** The best place for Better Bargain for the best product. Sarafa Bazar has glittering Jewels for trading. The Cloth And Medicines Market are also located in this seeming small but a potentially large area.

### Nearest Important Distances

Petrol Pump



500 Mtrs.

School



200 Mtrs.

Garden



200 Mtrs.

Bus Stand



2.5 Km.

Railway Station



2 Km.

Temple



00 Km.

Market



00 Km.

Hospital



500 Mtrs.

Bank



100 Mtrs.

## LOCATION PLAN



## PAYMENT SCHEDULE OPTION A : CONSTRUCTION LINKED PAYMENT PLAN

NO.	PAYMENT DUE ON	PAYMENT (AS A % OF THE CONSIDERATION AMOUNT)
1	Booking Amount	15%
2	On Start of Construction Work	10%
3	On Completion of Plinth	10%
4	On Completion of Ground Floor Slab	10%
5	On Completion of 1st Floor Slab	10%
6	On Completion of 2nd Floor Slab	10%
7	On Completion of Tower Slab	10%
8	On Completion of Plaster	10%
9	On Completion of Flooring	10%
10	Balance Before Possession	5%

### NOTE: ADDITIONAL CHARGES TO BE PAID BY PURCHASER

Stamp duty & Registration fees | M.S.E.R. Meter deposit, Electrical Meter charges, Transformer deposit, Water Meter & Connection Charges, | Deposits & Expenses of actual to be paid extra in advance, | Vat & Service tax as per the Govt. rule. Changes in the specifications & plan will cost extra, | possession of the flat will be given by the builder after clearance of all dues. All payments required to be made, shall be by cheque/pay order / demand draft/ RTGS/NEFT in favour of "IKON Developers". All receipts issued shall be subject to realization of the cheques. Pay separate charge for service tax on each installment.



Office Address : House No. 150/A, Ward No. 22, Mauza Binaki, Shanti Nagar, Main Road, Nagpur.

For Booking Contact : **+91 9975561061 - Mustafa Hassonjee**  
**+91 9822710520 - Guddu Chintaman**

ARCHITECT

DESIGN COORDINATES

Dr. HUSAIN KARORI  
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Legal Advisor

Toal & Tolani Associates

Structural Designer

D. K. Kharabe

The brochure is not a legal document. It is only illustration. Developers reserve the right to add or alter the specifications & plans as deemed fit.



Site at : Ward No. 31, Municipal House No. 39, Kasarpura,  
Adjacent to Bojwani Atta Ghakki, Near Tinnal Chowk, Nagpur-02.