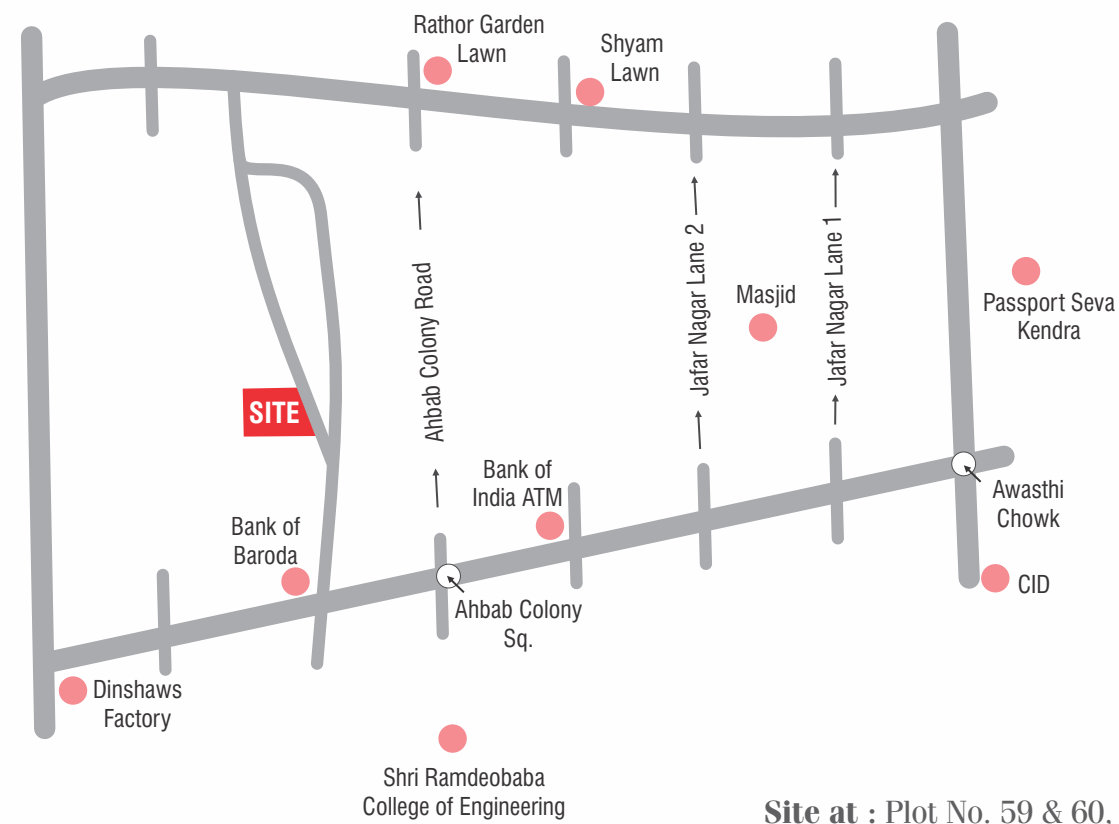
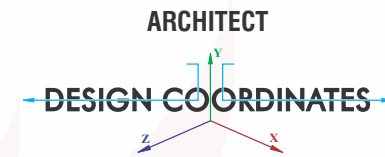


LOCATION MAP



Site at : Plot No. 59 & 60, Rathod Layout, Zingabai Takli, Nagpur.



LEGAL ADVISOR
TOAL & TOLANI ASSOCIATES

STRUCTURAL DESIGNER
SHIVALAYA DESIGNS



Corporate Office : Cotton Market Square, Nagpur.
Booking Office : 3rd Floor A. J. Nelson Pride, Block No. 10, Nelson Square, Nagpur.
For Booking Contact : 7499382965, 9975561061

NOTE : The name of brands & ceilings lights shown in the building are for illustrating purpose only, The specifications of the units shall be as per the Final Agreement between the parties, Exterior color scheme of the building as shown in the brochure provided, may change if required for better aesthetic look as determined by the project Architect or Promoters.

NEAR BY FACILITIES

- Ayyappa Temple 500 mtr
- Alexis Hospital 2.6 km
- Railway Station 5.4 km
- Ramdeobaba Engineering College 1.7km
- Dinshaws Factory & Gorewada Road 1.1 km
- Mental Hospital 3.1km



MAHA-RERA No.
P50500031512
<https://maharera.mahaonline.gov.in>



A Development by Ikon Group

**A Luxurious Scheme Offering 2, 3 & 4 BHK Flats
with Commercial Shops and Office Blocks.**

NIGHT VIEW



ABOUT US

Ikon Buildcon is one of the most trusted and reliable Builder in central India. As a part of Ikon group, we are closely plugged into a network of complementary business including project management, facilities management, land development and MEP services, enabling us to meet the most rigid specifications and maintaining the quality work in the most demanding circumstances and timeline.

With strong skilled labour force, qualified engineers, technicians, draftsman and experienced project managers, we are committed to delivering quality work. We are fully equipped to execute work in the most challenging conditions.

As a team, we are committed to quality and adhere strictly to the standards laid out by the Government guidelines. We also have in place a strong Health, Safety & Environment (HSE) policy. The result is an untainted track record of delivering projects on time and to meet expectations, making us one of the most preferred partners for our clients



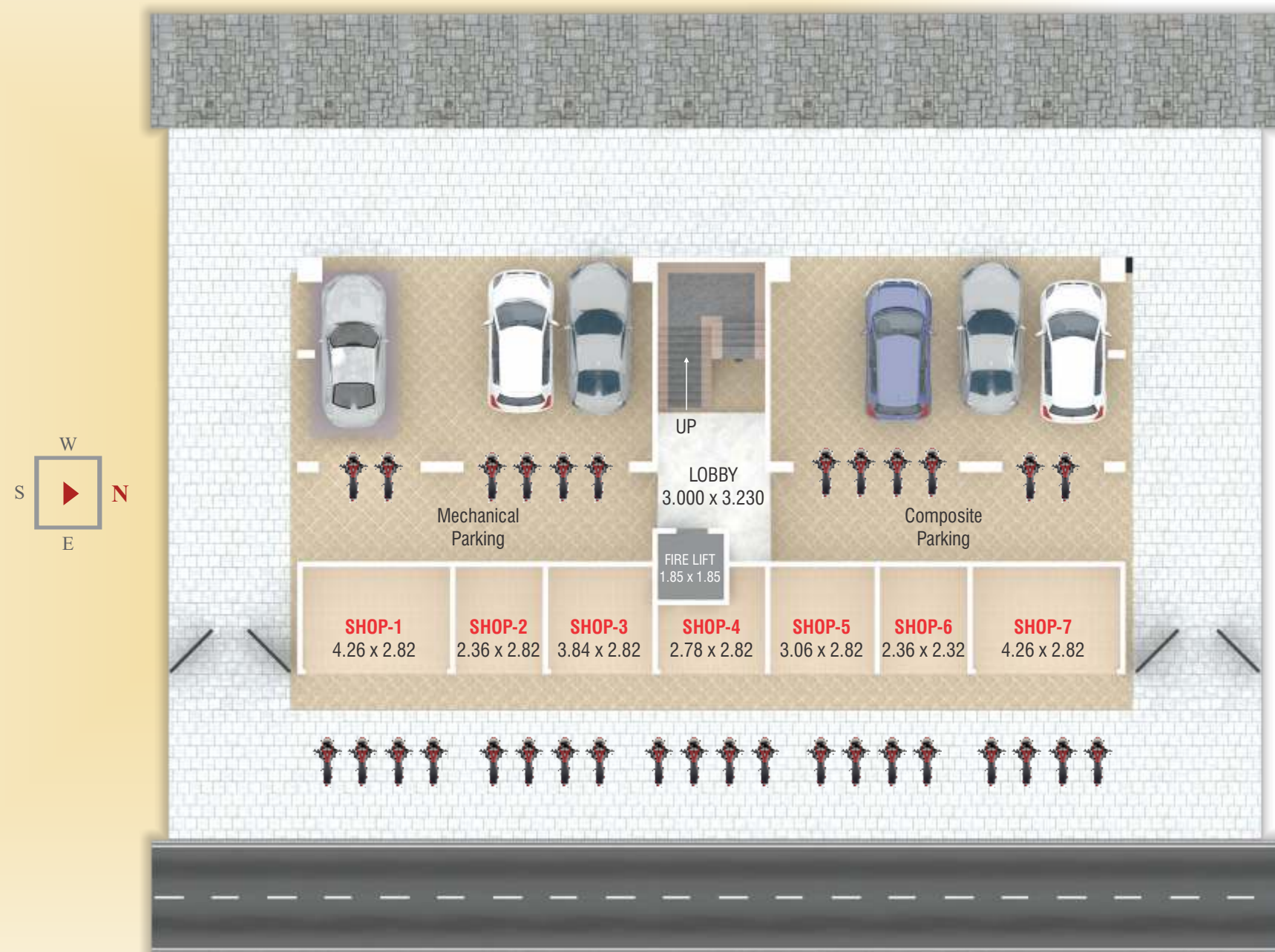
ABOUT THE PROJECT

Welcome to a residence that's both exquisite and yet fully equipped for your Lifestyle needs. The residences are adorned by a spacious entrance lobby followed by elegant metal decorative main entrance leading to a spacious living room with digital tiled flooring, Granite window sill, Aluminium sliding windows, high quality plumbing fittings and fixtures, modular switches and every facility that you could ask for including CCTV cameras for your security.

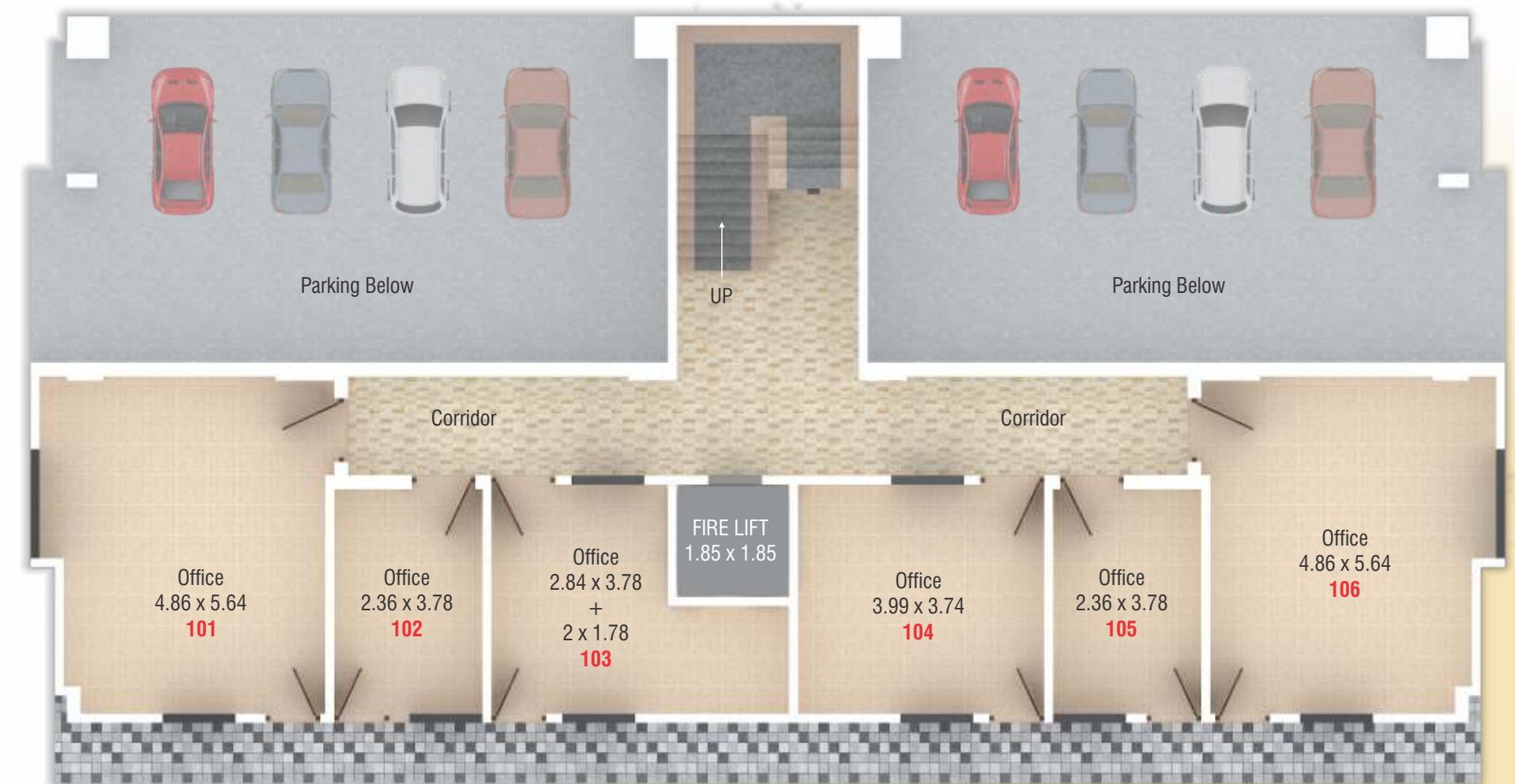
At Ikon Grand, you can live life hassle-free as you enjoy uninterrupted power and water supply. What's more, you also conserve the planet's precious natural resources by living in an eco-friendly building with an efficient power distribution network, solar water heater, Rainwater Harvesting and a Sewage disposal.

Experience high living in our state-of-the-art luxury apartments situated in the heart of the city. Each apartment is carefully crafted to provide you with the best of amenities and comforts while providing ample personal space for you and your family. Simply put, Ikon Grand sets the bar higher. Spread over a holistic lifestyle in the centre of the city, with all necessities available within walk-able distance.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



AREA STATEMENT

SHOP NO.	CARPET AREA (Sq. Mtrs.)	CARPET INCL. BALCONY (Sq. Mtrs.)	BUILT UP AREA (Sq. Mtrs.)	PILE/BUILT UP AREA (Sq. Mtrs.)	PARKING (Sq. Mtrs.)
1	12.04	12.04	13.349	13.35	6.67
2	6.68	6.68	7.477	7.48	3.74
3	8.64	8.64	8.953	8.95	4.48
4	5.83	5.83	6.991	6.99	3.5
5	8.64	8.64	9.540	9.54	4.77
6	6.68	6.68	7.477	7.48	3.74
7	12.04	12.04	13.349	13.35	6.67

AREA STATEMENT

OFFICE NO.	CARPET AREA (Sq. Mtrs.)	CARPET INCL. BALCONY (Sq. Mtrs.)	BUILT UP AREA (Sq. Mtrs.)	PILE/BUILT UP AREA (Sq. Mtrs.)	PARKING (Sq. Mtrs.)
101	23.27	27.76	28.858	42.63	8.53
102	8.95	11.46	10.273	16.35	3.27
103	14.35	19.12	16.738	27.49	5.5
104	15.93	20.29	16.836	27.09	5.42
105	8.95	11.46	10.273	16.35	3.27
106	23.26	27.76	28.858	42.63	8.53

SECOND, THIRD & FOURTH FLOOR PLAN

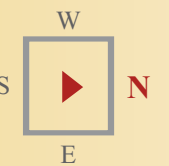


AREA STATEMENT

FLAT NO.	CARPET AREA (Sq. Mtrs.)	CARPET INCL. BALCONY (Sq. Mtrs.)	BUILT UP AREA (Sq. Mtrs.)	PILE/BUILT UP AREA (Sq. Mtrs.)	PARKING (Sq. Mtrs.)
201, 301, 401	48.53	66.51	54.400	81.60	18.5
202, 302, 402	41.27	56.34	45.445	68.28	18.5
203, 303, 403	41.27	56.34	45.625	68.48	18.5
204, 304, 404	41.27	56.34	45.625	68.48	18.5



FIFTH FLOOR PLAN



AREA STATEMENT

OFFICE NO.	CARPET AREA (Sq. Mtrs.)	CARPET INCL. BALCONY (Sq. Mtrs.)	BUILT UP AREA (Sq. Mtrs.)	PILE/BUILT UP AREA (Sq. Mtrs.)	OPEN TERRACE & OTHER USABLE AREA (Sq. Mtrs.)	PARKING (Sq. Mtrs.)
501	64.88	87.33	74.732	109.56	36.55	18.5
502	57.58	77.16	65.776	96.24	36.56	18.5





DAY VIEW

CUT VIEW 3 BHK



The fixtures, flooring, furniture & accessories shown in the image are only indicative in nature and are only for the purpose of illustrating and do not form part of the Standard specification/amenities/services to be provided by the builder. The same is for illustration purpose only. All specifications of the apartment shall be as per the final agreement between the parties.

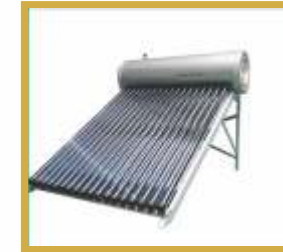
SPECIFICATION



SUSTAINABLE SOLUTIONS



MECHANICAL PARKING



SOLAR WATER HEATER



SECURITY CCTV CAMERA

AT IKON BUILDCON SUSTAINABILITY MEANS MANAGING OUR BUSINESS RESPONSIBLY AND ENSURING WE CONSIDER SOCIAL, ECONOMIC AND ENVIRONMENTAL FACTORS IN THE DECISIONS WE MAKE TO ENSURE LONG-TERM BUSINESS SUCCESS.

We believe it is our duty to our customers and investors to foster an ethical, socially responsible and sustainable corporate philosophy.

Sustainability is a key component of our strategy and our approach covers four areas:

Controlled carbon emission - GREENARY

Intelligent infrastructure management solutions- MECHANICAL PARKING

Water management techniques - RAIN WATER HARVESTING, WELL, UNDERGROUND TANK FOR CORPORATION WATER.

Energy savings- SOLAR HEATER

Controlled building access - PASSWORD PROTECTED ENTRY, INTERCOM

CCTV monitored security system

Furthermore In our projects, we recommend sustainable products and solutions. Through stringent procurement measures, we support the consultants and contractors in meeting their sustainability objectives for a project.



GREENARY



RAIN WATER HARVESTING



INTERCOM FACILITY

TERMS & CONDITION

Charges to be Paid by the Purchaser :

- Stamp duty and Registration fees.
- MSEB meter deposit, connection charges and transformer fees.
- Water meter & connection charges.
- GST as per Government norms.
- Any Changes in the specification & plan will cost extra in advance.

Other Conditions :

- Possession will be given after clearance of all dues.
- All receipts issued shall be subject to realization of the cheque(s).
- Pay separate cheque for GST on each installment.
- TDS to be deducted and deposited on time as per GOVT Norms by the buyer.
- Furniture and fixtures in the cut view and floor plans are included in the development.
- All payments should be made in favor of IKON BUILDCON.

The fixtures, flooring, furniture & accessories shown in the image are only indicative in nature and are only for the purpose of illustrating and do not form part of the Standard specification/amenities/services to be provided by the builder. The same is for illustration purpose only. All specifications of the apartment shall be as per the final agreement between the parties.