

Keshav  
**elitus**  
4 & 3 BHK EXOTIC LIVING

FRAGRANCE  
/ FUTURE



Keshav  
**elitus**  
4 & 3 BHK EXOTIC LIVING

## A REGAL RESIDENCE FOR **LAVISH LIFESTYLE**

Welcome to the epitome of luxury living!  
Keshav Elitus is a true haven of comfort and elegance, where every detail has been carefully crafted to provide an unparalleled living experience. Immerse yourself in a world of sophistication and enjoy a lavish lifestyle surrounded by breathtaking scenery, top-notch amenities, and top-of-the-line finishes.



**13**  
STOREYED  
TWO TOWERS

**4&3**  
BHK MAJESTIC  
LIVING

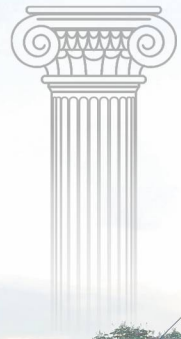
**50+**  
AMENITIES  
& FACILITIES

**08**  
ELEGANT  
PENTHOUSE



A STUNNING  
STRUCTURE OF  
**VOGUISH  
VIBES**

- ATTRACTIVE ELEVATION
- BEAUTIFUL HANGING WIDE BALCONY
- WELL CONNECTED PRIME LOCATION
- WITH METRO STATION, RIVER FRONT,
- GIFT CITY & LUSH GREEN NEIGHBORHOOD





24 x 7 SECURITY WITH CABIN



24 x 7 CCTV CAMERA



BOOM BARRIER GATE SYSTEM



PICK UP & DROP OFF ZONE

A MAJESTIC  
MASTERPIECE  
FOR PEACEFUL  
PLEASURE



Keshav  
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A BLISSFUL  
BALCONY FOR  
**REVIVING  
RHAPSODY**

Step out onto your very own piece of heaven with the spacious balconies of this elegant residential project. Savor a cup of coffee in the morning sun, or relish an intimate evening gathering under the stars - it's the perfect place to soak up the beauty of your surroundings and enjoy some much-needed time with nature.



12' X 6' WIDE  
BALCONY IN  
4 BHK UNITS



11' X 5' WIDE  
BALCONY IN  
3 BHK UNITS



BEAUTIFUL  
GARDEN FACING  
BALCONY



BEAUTIFUL  
PANORAMIC  
VIEWS



78 FEET  
OPEN SPACE  
BETWEEN  
TWO TOWERS

A PERFECT  
PLANNING FOR  
PEACEFUL  
COMFORT

Keshav  
**elitus**  
4 & 3 BHK EXOTIC LIVING

Designed with your needs in mind, every aspect of our development has been carefully crafted to provide a seamless, worry-free living experience. From the convenient location to the on-site amenities, to the thoughtfully designed homes, everything has been considered to ensure your comfort and ease. Live the life you deserve, surrounded by the very best in comfort and convenience.



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4 & 3 BHK EXOTIC LIVING

A LUSH  
LANDSCAPE FOR  
**BREATHTAKING  
— BEAUTY —**



JOGGING  
PATH



CINEMA  
SCREEN



MULTI PURPOSE  
COURT



TRELLIS  
SEATING



BEAUTIFUL  
WATER-BODY



ATTRACTIVE  
LIGHTING

Escape to a world of tranquility and natural beauty at Keshav Elitus, surrounded by lush gardens and verdant greenery. Whether you're taking a leisurely walk through the greenery or simply admiring the breathtaking views, there's something for everyone to enjoy. Soak up the serene surroundings, breathe in the fresh air, and reconnect with nature in this verdant oasis.



OUTDOOR GYMNASIUM



CHILDREN PLAY AREA



SENIOR CITIZEN SWING SITTING



JOGGING PATH



PARTY LAWN (51'0 X 56'0)



OPEN CHESS BOX GAME



ANCIENT GAZEBO SITTING



ELEGANT TETRIS PLAZA



BEAUTIFUL ZEN GARDEN



OUTDOOR LUDO



OPEN YOGA DECK



DECK SWING SITTING



WATER BODY WITH BUDDHA MURAL



HOP SCOTCH



WOMEN'S SITTING WITH AROMA PLANTER



URBAN  
**OASIS**  
CLUB HOUSE & GARDEN  
AT FIRST FLOOR



ATTRACTIVE  
CLUB HOUSE



LUSH-GREEN  
GARDEN



SENIOR CITIZEN  
SITTING SPACE



OPEN SITTING  
COURT

The clubhouse at Keshav Elitus is a hub of activity and luxury. Impeccably designed and equipped with state-of-the-art amenities, it's the perfect place to socialize and unwind. Whether you're looking for a cozy lounge to relax in or a spacious entertainment area to host your next event, this clubhouse has it all.



A STYLISH SPACE FOR

## HEALTHY HABITS

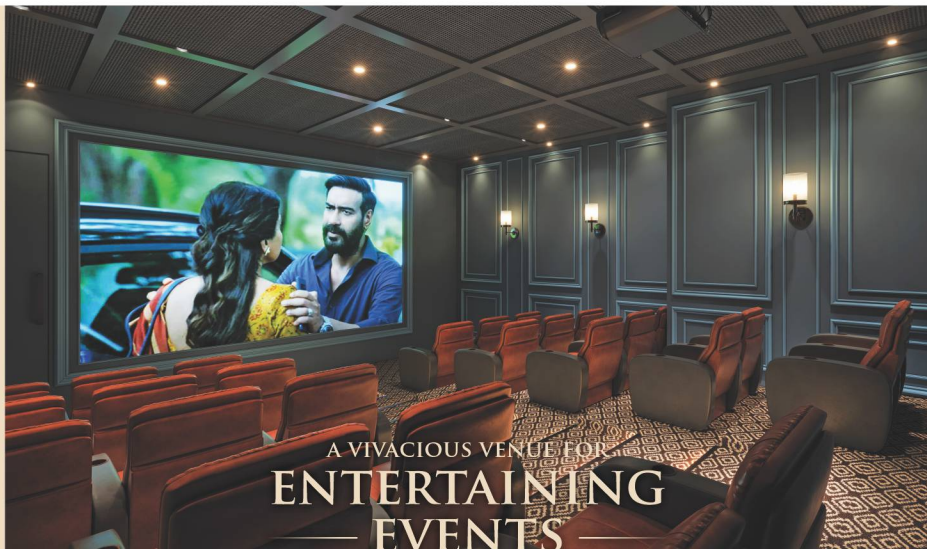
Get your heart pumping and your muscles toning in the fully equipped gym area of Keshav Elitus. With state-of-the-art fitness equipment and plenty of space to stretch and move, this is the perfect place to stay healthy and active. Whether you're a seasoned athlete or just starting your fitness journey, this space has everything you need to reach your goals and feel your best.

GYMNASIUM

INDOOR GAME ZONE

TODDLER PLAY AREA





MULTI  
PURPOSE HALL



KITCHEN FOR MULTI  
PURPOSE HALL



MINI THEATER  
ROOM



SPLASH POOL WITH  
CHANGING ROOM



TUITION  
ROOM



TODDLER  
PLAY AREA



LIBRARY & CO-  
WORKING SPACE



VERTICAL GARDEN  
WITH WATERFALL



JANITOR  
ROOM



PODIUM ENTRANCE  
WITH LIFT



METRO STATION  
RANDESAN  
5 MINUTE WALK

METRO ROUTE

100 FT. WIDE T.P. ROAD

Keshav  
eritus  
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**GROUND FLOOR PLAN**

**LEGENDS**

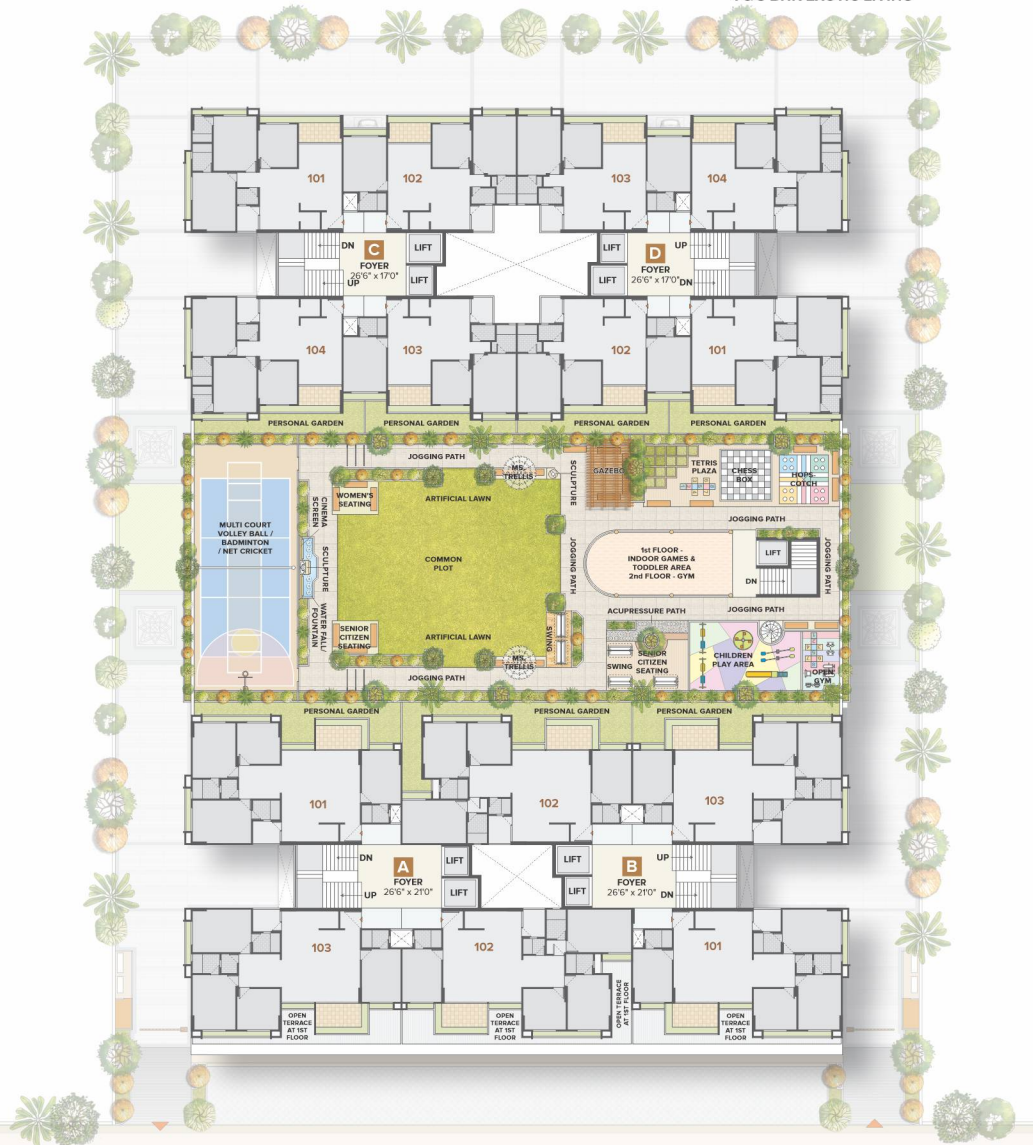
- 1. ANCIENT ENTRANCE GATE
- 2. AUTOMATIC BOOM BARRIER GATE SYSTEM
- 3. SECURITY CABIN
- 4. DROP OFF ZONE
- 5. ENTRANCE PLAZA
- 6. VERTICAL GARDEN
- 7. WATERFALL
- 8. LIBRARY & CO-WORKING SPACE
- 9. TUITION ROOM
- 10. BUILDING ENTRANCE FOYER WITH WAITING LOUNGE
- 11. GANPATI IDOL IN FOYER
- 12. STRETCHER LIFTS WITH POWER BACKUP
- 13. SOCIETY MANAGEMENT OFFICE
- 14. THEATER ROOM
- 15. JANITOR STORE
- 16. SPLASH POOL
- 17. CHANGING ROOM AND SHOWER
- 18. PODIUM ENTRANCE WITH LIFT
- 19. MULTIPURPOSE HALL
- 20. KITCHEN FOR MULTIPURPOSE HALL
- 21. TOILETS FOR MULTIPURPOSE HALL
- 22. IN-OUT SEPARATE RAMP FOR BASEMENT
- 23. ELECTRICITY BACKUP
- 24. CCTV CAMERA
- 25. ELECTRIC METER ROOM
- 26. ALLOTTED 2 CAR PARKING
- 27. CABLE TV WIRING
- 28. GAS LINE
- 29. FIRE SAFETY SYSTEM
- 30. WATER SOFTENER
- 31. FREE WIFI ZONE
- 32. VIDEO DOOR PHONE
- 33. 24 X 7 SECURITY



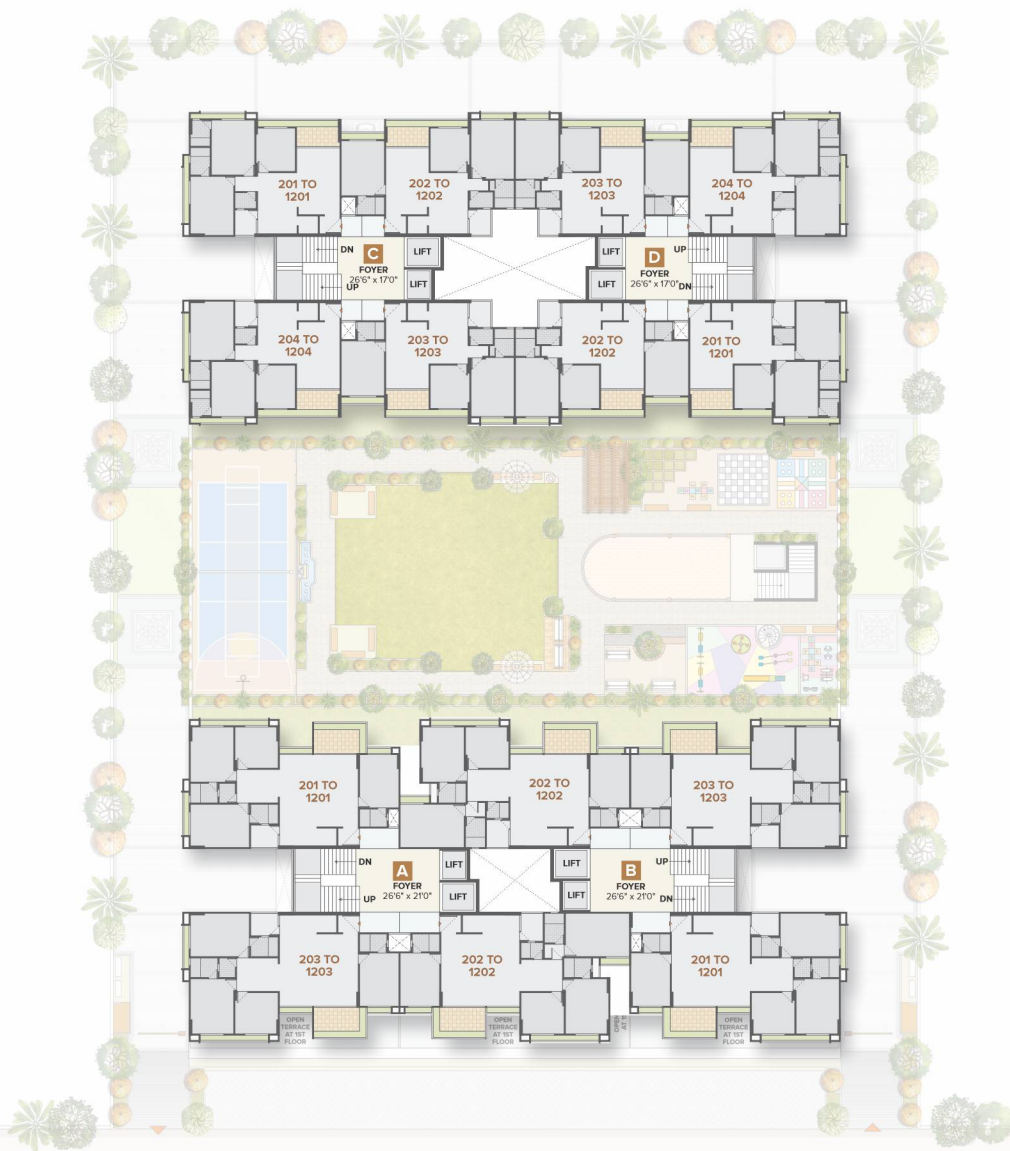
18.00 MT. WIDE T.P. ROAD

**FIRST FLOOR PLAN**

**Keshav elitus**  
4 & 3 BHK EXOTIC LIVING

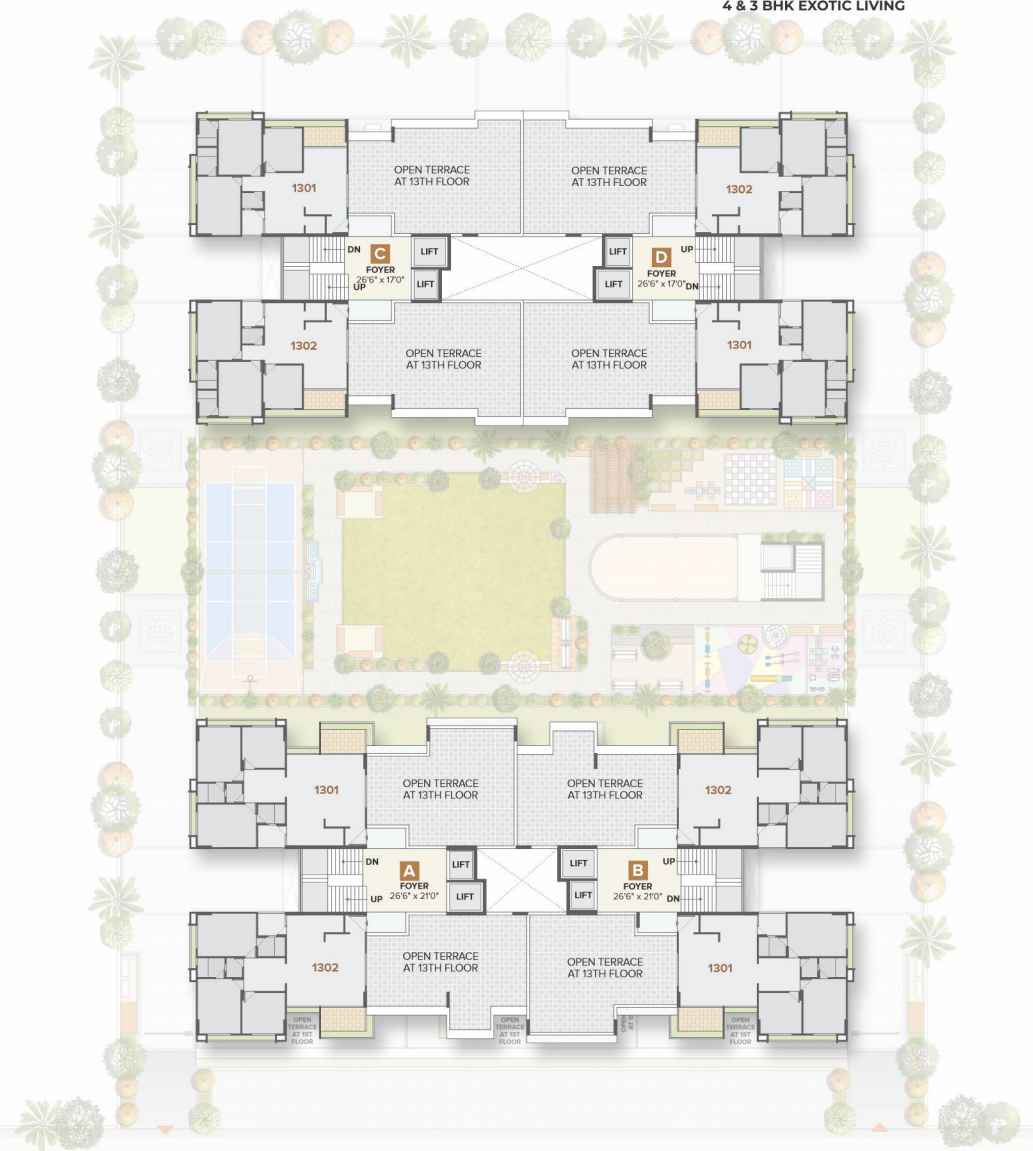


N  
2nd-12th  
FLOOR PLAN



N  
13th  
FLOOR PLAN | PENTHOUSE  
PLAN

Keshav  
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**4 BHK**  
UNIT FLOOR PLAN



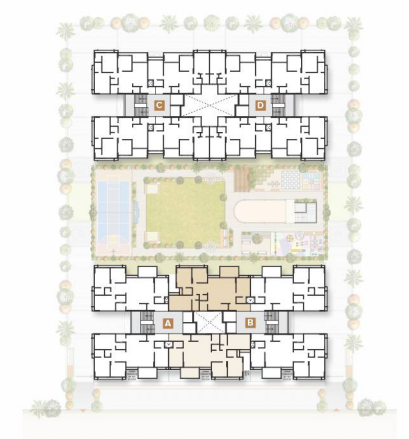
TYPE A  
BLOCK A B  
UNIT NO.  
101 TO 1201  
103 TO 1203



**4 BHK**  
 UNIT FLOOR PLAN



TYPE B  
 BLOCK A B  
 UNIT NO. 102 TO 1202





A SUMPTUOUS SETUP FOR  
**LUXURIOUS  
LIVING**

Luxurious in every sense of the word, these impressive apartments truly showcase the exquisiteness of space, style and sophistication.



SOCIETY OFFICE SPACE



ENT. FOYER + WAITING LOUNGE



2 LIFT WITH STRETCHER LIFT



GANPATI IDOL IN FOYER



ELECTRICITY BACKUP



FREE WI-FI ZONE



ELECTRIC METER ROOM



ALLOTTED 2 CAR PARKING



GAS LINE FITTINGS



FIRE SAFETY SYSTEM



VIDEO DOOR PHONE



WATER SOFTNER





**3 BHK**  
UNIT FLOOR PLAN

Keshav  
**elitus**  
4 & 3 BHK EXOTIC LIVING

TYPE A  
BLOCK C D  
UNIT NO.  
101 TO 1201  
104 TO 1204



**3 BHK**  
 UNIT FLOOR PLAN



TYPE B  
 BLOCK C D  
 UNIT NO.  
 102 TO 1202  
 103 TO 1203





MAIN HIGHWAY  
03.00 Min.



24X7 HOSPITAL  
04.00 Min.



GIFT CITY  
10.00 Min.



MALL & MOVIE  
10.00 Min.



RAILWAY STATION  
16.00 Min.



INT. AIRPORT  
22.00 Min.

**keshav**  
**elitus**  
4 & 3 BHK EXOTIC LIVING

Site : Keshav Elitus, Survey No: 233/234, Paiki 23, FP No:107,  
Near Shubh Arambh, Randesan, Gandhinagar: 382007

For more information +91 94575 60006

ARCHITECT  
**URBAN SENSE**  
ARCHITECTS

STRUCTURE  
**Blue Skyz**  
Engineers

MEP CONS.  
**SJP**  
ENGINEERING CONSULTANTS

## SPECIFICATIONS

### ■ STRUCTURE

- Quality Controlled, Earthquake-Resistant, RCC Framework Structure
- Ample Parking Facility on Ground & Basement Level

### ■ PLUMBING AND SANITATION

- Pressurized water-supply in each unit
- Premium quality sanitary ware & fittings in all toilets (Jaquar, Kohler, Plumber, Cera or equivalent)
- Hi-quality concealed CPVC/PVC plumbing lines

### ■ ELECTRICAL

- 3-phase concealed copper wiring
- Distribution board with MCB & ELCB to ensure maximum safety
- Premium quality modular switches
- Sufficient electric point in all rooms
- Electric Geyser points in all toilets
- A/C points in all rooms

### ■ KITCHEN

- Premium quality granite platform & S. S. Sink & R.O. Point provision
- Storeroom with polished Kota/Marble/Granite Stone shelves
- Designer tiles dado up to lintel level

### ■ PLASTER WORK

- Polymer textured external walls with premium acrylic paint
- Smooth finished plastered internal walls with white cement based putty

### ■ FLOORING & TILING

- Premium quality digital / vitrified tiles in all rooms
- Premium quality tiles up to lintel level in all bathrooms & kitchen with different designs

### ■ DOORS & WINDOWS

- Decorative polished veneer main entrance door with high quality locking arrangement
- Both side matte finish oil painted internal flush doors with wooden frames with premium hardware & handles
- Anodized aluminum windows with granite jambs for all windows

### ■ FIRE SYSTEM

- Government approved fire safety system

Legal Notes ● Stamp Duty, Registration Charges, Legal Documentation Charges, Advance Maintenance, Fix Maintenance Charges, GUDA Charges and Electrical Co. Charges including cable and sub - station cost shall be borne by the purchaser. ● GST or any additional charges, tunes, cess or duties levied by the government / local authorities prior, during or after the completion of the scheme will be borne by the purchaser. (Changes / Alteration of any nature, including the elevations, exterior colour scheme of the apartments or any other change affecting the overall design concept and outlook of the scheme are strictly not permitted during or after the completion of the scheme. ● All elements, objects, treatments, materials, equipments and colour schemes shown are artist's impressions. Actual may be different as per architect's designs. ● All dimensions shown here are unfinished to unfinished wall. ● The brochure is intended only to convey the essential design and technical features of the scheme.





DEVELOPER

## KESHAV REALTY

Site : Keshav Elitus, Survey No: 233/234,  
Paiki 23, FP No: 107, Near Shubh Arambh,  
Randesan, Gandhinagar: 382007

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