



KASU
ZIRA

Reis Magos

BY

KASU



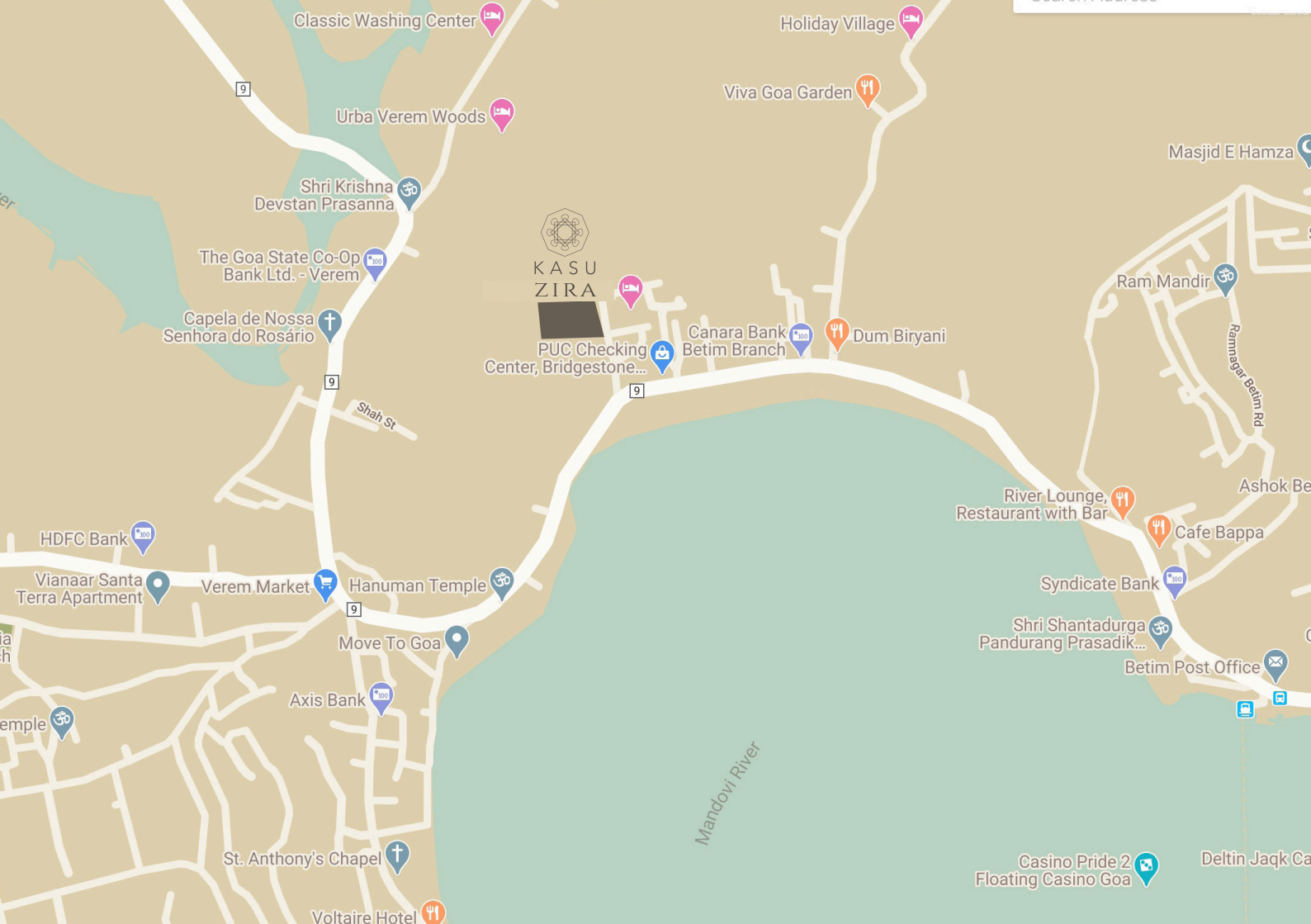


KASU



Kasu Zira is an exclusive development of apartments in the coastal village of Reis Magos. The homes are located in a quiet road that is a stone's throw from the river mandovi.





Classic Washing Center

Holiday Village

Urba Verem Woods

Viva Goa Garden

Shri Krishna
Devstan Prasanna

The Goa State Co-Op
Bank Ltd. - Verem

Capela de Nossa
Senhora do Rosário

KASU
ZIRA

PUC Checking
Center, Bridgestone...

Canara Bank
Betim Branch

Dum Biryani

Masjed E Hamza

Ram Mandir

Ramnagar Betim Rd

Ashok Be

River Lounge,
Restaurant with Bar

Cafe Bappa

Syndicate Bank

Shri Shantadurga
Pandurang Prasadik...

Betim Post Office

HDFC Bank

Vianaar Santa
Terra Apartment

Verem Market

Hanuman Temple

Move To Goa

Axis Bank

St. Anthony's Chapel

Voltaire Hotel

Casino Pride 2
Floating Casino Goa

Deltin Jaqk Ca

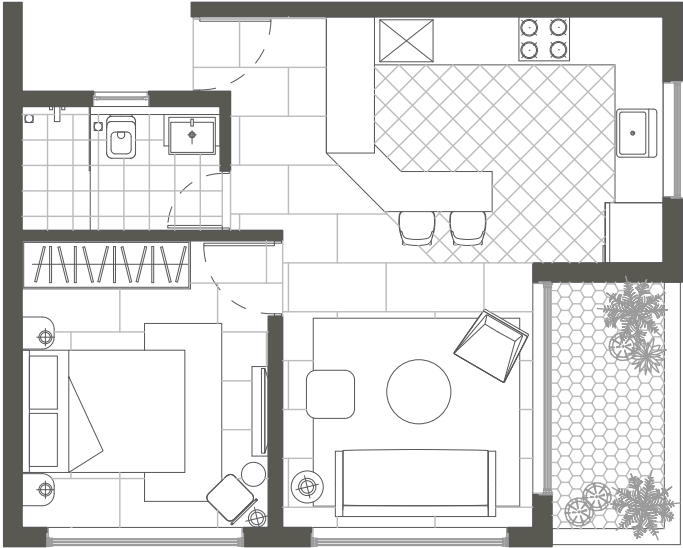


KASU
ZIRA

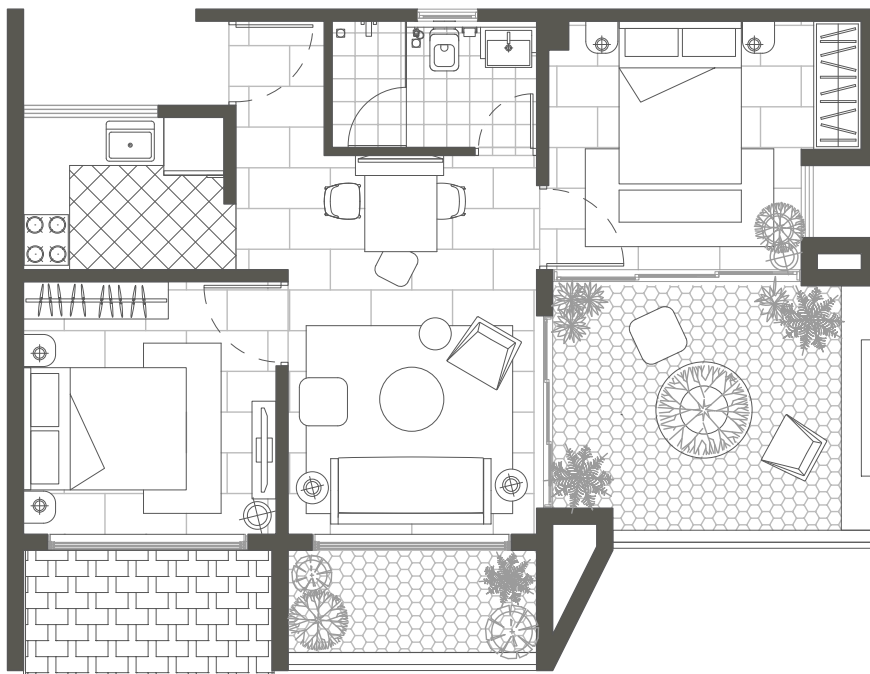


Kasu Zira-Road view

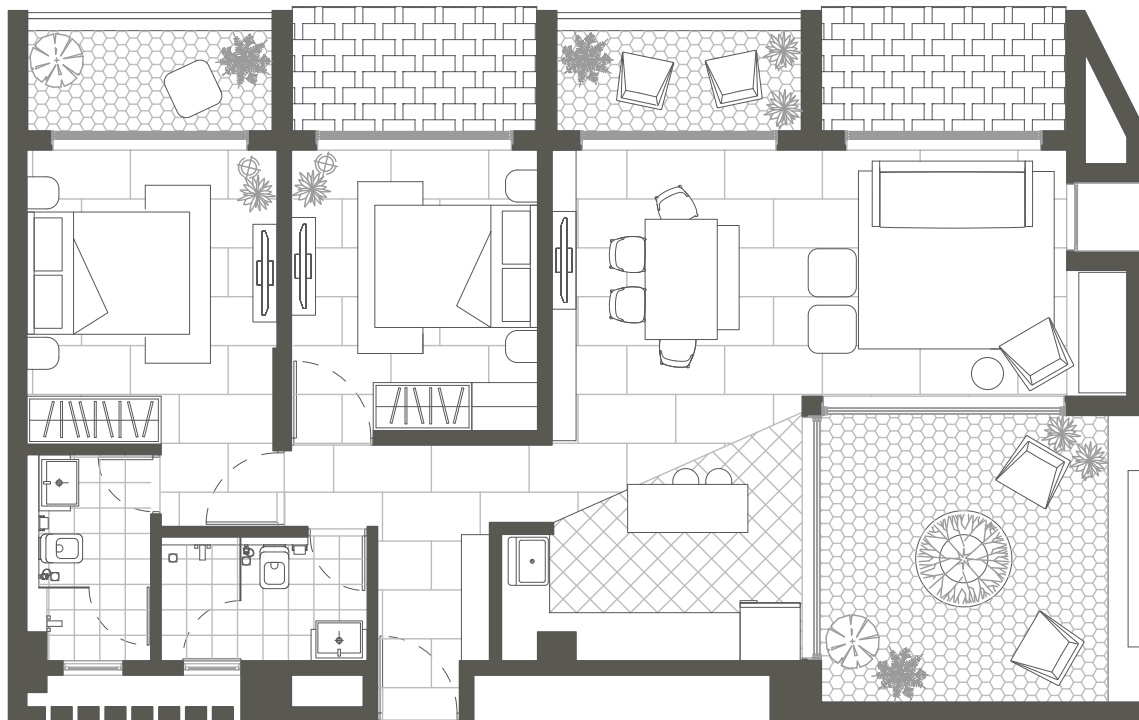




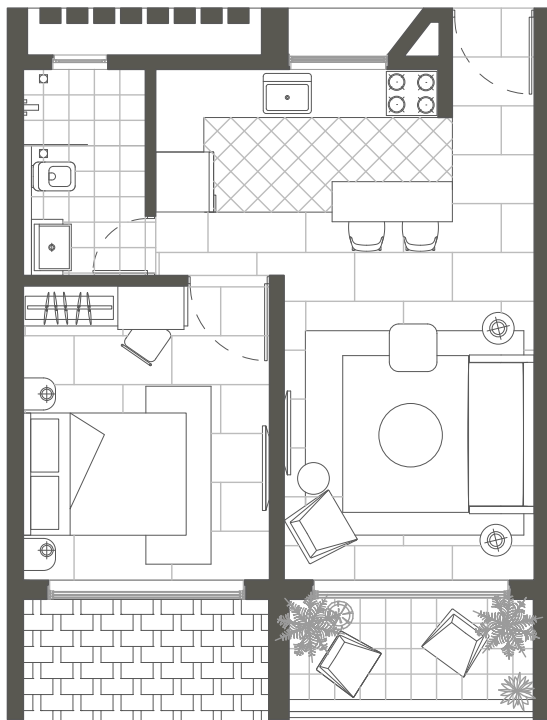




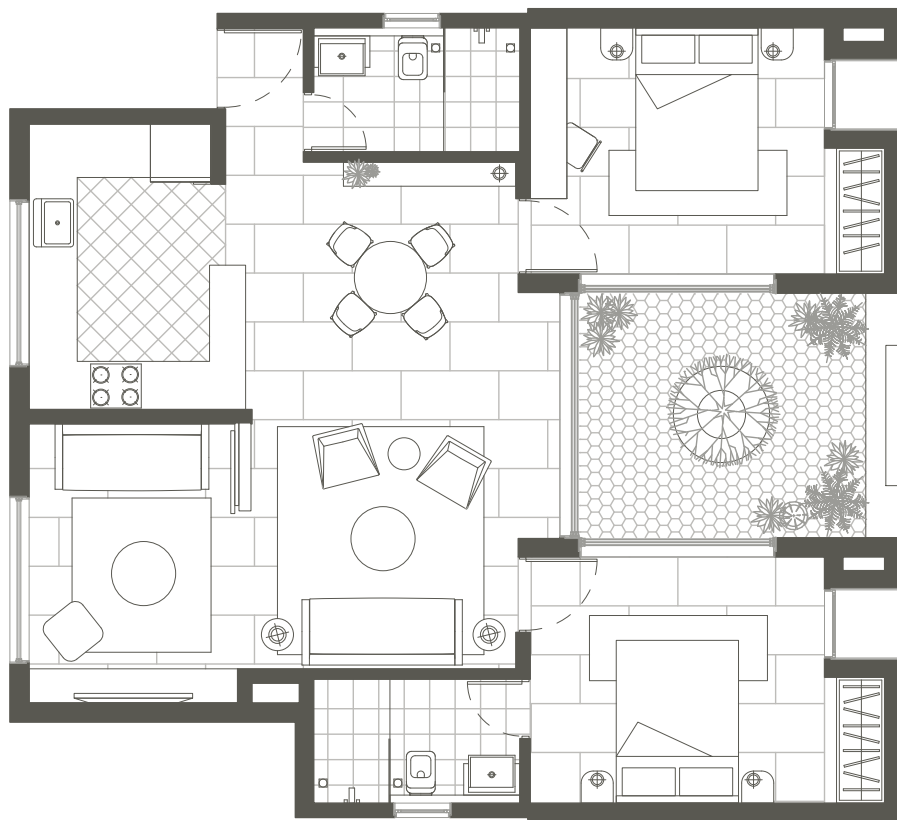




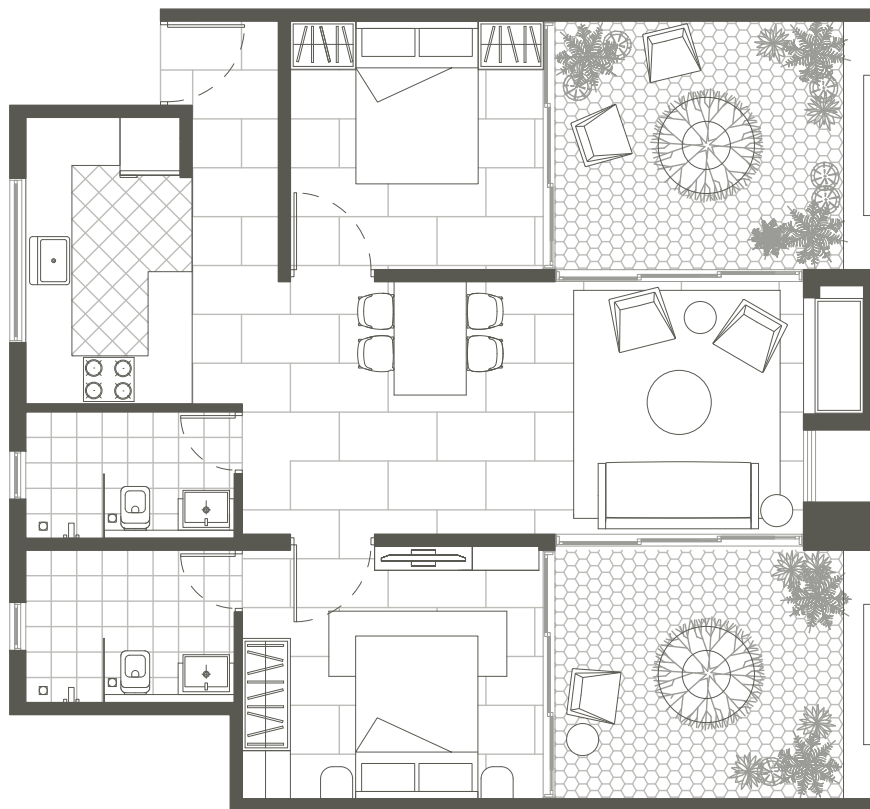


















*Slow down to enjoy the simple pleasures
in life*



K A S U

Each project at Kasu is PASSIONATELY designed and executed like it was our own home.

Quality, transparency, design and customer relationships is what drives us- to set a new market standard in the real estate industry.

OUR VALUES:

"FORM FOLLOWS FUNCTION" : Design is one of the most important aspects of our work. Design to us, is not just aesthetic but is practical. A home must inspire and relax the dweller, not only with its spacial beauty but also must be easy to maintain.

"THINGS OF QUALITY HAVE NO FEAR OF TIME": Quality speaks for itself. This is a value that is we live and work by.

"IF YOU LOVE WHAT YOU DO, YOU'LL NEVER WORK A DAY IN YOUR LIFE" : Each and every one of us is dedicated to achieving the very best in what we do- work is fun and fun is work.

"GOOD SERVICE IS GOOD BUSINESS" : All our effort is to ensure a happy customer. As we said good service and good business go hand in hand.

"HONEST HEARTS PRODUCE HONEST ACTIONS" : Being open and honest is as important to us as it is to you.





*The simplest of pleasures with just a
hint of the unexpected*

GENERAL SPECIFICATIONS :

- * RCC framed structure.
- * Internal walls in Laterite/blockwork masonry.
- * External walls in Laterite/blockwork/ random rubble stone masonry/ stone cladding/ cement plaster with paint or equivalent.
- * Common Sewage Treatment plant
- * Drip irrigation
- * Entrance gate with security cabin

FLOORING & CLADDING :

- * Natural Stone flooring or equivalent in living room and dining area
- * Natural Stone/vitrified tiles for kitchen
- * Natural Stone floor or equivalent for all bedrooms
- * Anti skid ceramic/vitrified tiles/Natural stone flooring for bathrooms.

COMMON AREA :

- * Landscaped garden

- * Paved drive way
- * Ambient lighting

KITCHEN :

- * Modular Kitchen
- * Polished granite slab/or equivalent of 2 ft width for counter 2 ft height ceramic tiles Dado with SS sink
- * Exhaust fan

ELECTRICAL :

- * Electrical modular switches of legrand make or equivalent
- * Fire resistant electrical wires of reputed brand
- * Sufficient power outlets with concealed wiring,PVC insulated copper wires and modular switches
- * Basic light and power sockets are provided.
- * Tv points for living room and all bedrooms



PLASTERING AND PAINTING :

- * Internal walls with cement plastering
- * Internal painting with plastic emulsion
- * Exterior walls with cement plaster with paint or equivalent

DOORS AND WINDOWS :

- * All solid doors
- * All glass doors will be using UPVC or aluminium frames.
- * Windows will be clear glass with UPVC or aluminium frame.

BATHROOM FITTINGS AND ACCESSORIES :

- * CP fittings and sanitary wares (Kohler or equivalent)
- * Hot & cold mixer for wash basins (Kohler or equivalent)
- * PVC ventilators for bathrooms with exhaust fan

- * Water heaters for all bathrooms.

GENERATOR BACKUP :

- * 100% power backup provided for all apartments and common area



DISCLAIMER

1. The contents/ pictures/ images/ renderings/maps (collectively referred to as "advertisement") are purely indicative in nature and are artist's conception and not actual depiction of buildings/landscapes etc. and shall not be considered as our offer/promise/commitment of any nature in respect of the project.

2. The Real Estate (Regulation and Development) Act, 2016 ("RERA") has come into force from 1st May, 2017 and has brought many changes to the real estate sector. The Developer is fully committed to the face the changes due to RERA, many compliances are required to be complied within a period of 90 days from 1st May, 2017 on or before 31st July, 2017 like registration of phases, calculation of carpet area etc. The Developer is in the process of complying with the various compliances under RERA however, it will take some time for the said compliance.

3. As per RERA, Developers are not allowed to advertise unregistered future phases of a project after a period of 90 days from 1st May, 2017. However, the advertisements available on the website were created prior to the RERA came into force and thus contains/may contain promotional material related to future phases of the project. The offerings outlined in those advertisements in whatever form may not be a part of the initial phase of the project and may be delivered in later phases or on completion of Project.

4. The common areas and amenities that have been shown in any advertisement, audio visuals and/or any type of communication in any form whatsoever is/are for the entire Project and not specific for any particular building or phase of the Project and that the common areas and amenities

will not be available on completion of the first phase of the Project or later phases. The common areas and amenities shall be available for the entire project and will be developed in a Phase-wise manner, over a period of time and will be completed and handed over after all phases are completed and we have no objection for the same.

5. We are in process of reviewing and revising all the communications/ advertisements and/or any promotional material in any form whatsoever in view of the provisions of the RERA Act, 2016 and Rules made thereunder. Hence, the contents presently reflecting on the website shall neither be deemed to be any sort of advertisement/marketing/promotional activity etc. in respect of the project and/or Kasu Assets Development Pvt. Ltd nor shall be relied upon, for any information in respect of the project and/or any Kasu Assets Development Pvt. Ltd, to be submitted to the concerned authorities setup under RERA.

6. Goa government has yet to notify the RERA Act, 2016 and is yet to legislate on it. It is expected that they discuss the implications of RERA for Goa and notify it in due course of time. Since there is no clarity in what the Goa government will notify and the provisions thereunder Kasu Assets Development will not be able provide that desired details about RERA, 2016. Any issues arising out of the notification of RERA, 2016 shall be solely at the cost and consequences of the buyer and Kasu Assets Development Pvt. Ltd and or its directors, employees, are not liable for any consequence of any action taken by the viewer relying on such material/information on this website or brochure while it is in process of being notified.



7. You/Viewers are requested to contact our Sales Team to understand the current details regarding the project and only after thorough understanding about the same, make a decision to book the apartment/s in the project. Any decision regarding booking of the apartment/s in the project by you, until the project is registered under RERA, relying upon the contents of this website or brochure, shall be solely at your costs and consequences. Kasu Assets Development Pvt. Ltd and or its directors, employees, are not liable for any consequence of any action taken by the viewer relying on such material/information on this website while it is in process of being updated till 31st July, 2017.

8. The Floor plans, furniture layout and fittings are indicative only and subject to change. The furniture / fittings are representational and are not part of the standard offering. The information herein, i.e. specifications, designs, dimensions, areas, illustrations etc. are subject to change without notification, as may be required by the relevant authorities or the Architect and cannot form part of an offer or contract. Whilst every care is being taken in providing this information, the owners, developers and managers cannot be held liable for variations. All illustrations are artist's impressions only, and do not form part of the standard offering.

9. The building specifications and schedule of finishes contain information about the material and finishes to be provided. Should any specified material and/or finish not be readily available at the Contractor's supplier(s) at the required time, then the closest readily

available alternative will be selected and used. The design detailing and finishes are subject to change for reasons of non-availability of materials and/or due design decisions made by the design consultants as the design advances to a fully developed state and/or as the dictates of good design and construction practice demand, provided that such substitution or change adheres to or preserves to the maximum extent practicable the quality and intent as stated in the Plans and this specification.





K A S U

BLR: No 12, Service Rd, Domlur Layout, Bangalore 560071

GOA: 1st Floor, Joia de Souza Building, Chogm Building,

Porvorim, Goa 403501

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