



Pimple Gurav, Aundh Annexe



Site Address: Kalpataru Estate, Javalkar Nagar, Near Hotel Srushti, Pimple Gurav, Aundh Annexe, Pune- 411 027. Tel.: +91 20 6410 0000

Kalpataru Constructions (Pune): 3rd floor, Plot No. 2, Galaxy Garden, North Main Road, Next to Café Mocha, Koregaon Park, Pune 411 001. Tel.: +91 20 2605 3234 / 5 / 6

Head Office : 101 Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai - 400 055. Tel : +91 22 3064 3065 Fax: +91 22 3064 3131. E-mail: sales@kalpataru.com Visit: www.kalpataru.com

Note: This brochure is purely conceptual and is designed in good faith to give you a fair idea and overall view of the project and is not a legal offering nor will it be deemed to be a part of any agreement. Photographs are not necessarily comprehensive and actual, unless mentioned. Nothing mentioned in this brochure will take precedence in the final agreement. Number of buildings, areas, amenities, floor specifications, etc., may be revised. Promoters reserve the right to amend layout plans, elevations, specifications, amenities and open spaces, etc., without prior notice.



Kalpataru Group is a name synonymous with commitment. A commitment to understand, interpret and realize the desire of every being, to make life a journey of moments filled with satisfaction and fulfillment.

Launched in 1969, the journey onwards has seen the group flourish in a wide spectrum of activity. The Kalpataru Group has earned itself a prestigious reputation in setting the benchmark for quality and success. Their areas of expertise include Real Estate and Property Development, Property Management, Power Transmission Towers, Infrastructure, Oil and Gas Pipeline, Biomass Power Plant, Rural Electrification, Telecom Infrastructure, Logistics and Warehousing, International Trading and Office Supplies.

Their rise as leaders in today's competitive world is a result of adherence to the credo of 'No Compromise'. It is a result of their overwhelming commitment to highest standards of excellence and ethics.

Kalpataru Properties Pvt Ltd, the hallmark company of the Kalpataru Group, started off as one of the largest Civil Contracting firms in the Middle East, based in the UAE during the period 1974 – 1982, employing over 6000 people.

Today, Kalpataru has made a concrete presence in the world of lifestyle construction through its innovative offerings of housing and commercial complexes.

Kalpataru has developed the following projects in Pune

- Kalpataru Regency I, Kalyani Nagar
- Kalpataru Regency II, Kalyani Nagar
- Kalpataru Enclave, Aundh
- Kalpataru Habitat, Koregaon Park
- Kalpataru Gardens, Boat Club Road
- Kalpataru Apartments, Modikhana
- Kalpataru Plaza, Bhavani Peth
- Kalpataru Arcade, M.G Road



Kalpataru Horizon, Mumbai

Winner- CNBC Awa CRISIL Real Estate Award 2007



Experience Estate

Welcome to Kalpataru Estate, an experience by Kalpataru which delivers life at its comfortable best.

Located at Pimple Gurav, Aundh Annexe and situated strategically close to Hinjewadi- the IT hub of the city, it has peaceful surroundings free of the chaos of traffic and everyday rush. The proposed 45 mtr road alongside Kalpataru Estate will also provide effortless connectivity to the Old Pune-Mumbai Highway and Wakad, making it just minutes away from the new Expressway.

The presence of a railway station just a few kilometers away establishes easy accessibility, while the proximity to the esteemed University of Pune, adds to the benefits of this strategic location.

Experience Kalpataru Estate as it should be - a calm, poised property surrounded in eternity.



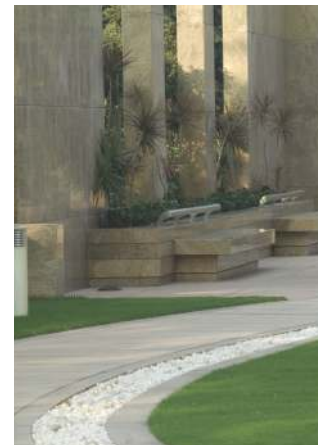
Experience Comfort

It is not just the location but also the presence of convenience which makes everyday experience in your home a comfortable reality.

A wide variety of facilities that live up to this comfortable experience includes Club House designed with international flair, a decorative entrance lobby, a swimming pool, plush landscaped gardens, high-speed elevators, generator back up and many more.

To ensure a safe and worry-free life for you, we incorporate high-end technology, quality materials and good engineering ensuring the highest levels of safety and security in all our projects.

At Kalpataru Estate, we encourage you to leave the ordinary behind and soak yourself in the bliss of well-appointed amenities. We invite you to a new experience called Comfort.



Experience Space

Let yourself free as you indulge in the luxury of space of your very own home. Designed with care and thoughtfulness, the smart layouts ensure cross ventilation. Enjoy the crisp freshness of the westerly winds, as they breeze in through the windows; turning every room into a spacious delight.

Breathe in sheer indulgence as you stroll along the reflexology track. The track sports its own unique atmosphere as it is surrounded by serene water cascades and fringed with paths of trees.

Don't dream or merely wish... Step into Kalpataru Estate to experience Space.





Experience Elegance

Kalpataru Estate is a reflection of your fine personality. Your sense of taste and elegance come to life in every facet of the development.

From the exquisitely designed lobby in marble to the well planned space of your home, every detail is crafted to suit your preference. The French windows in the living room, the spacious kitchen finished with

Granamite and Granite platforms, the bathrooms, fitted with superior quality fixtures,

Every element is sculpted to be a part of a larger design, and carefully planned to give your home a sleek elegance.

At Kalpataru Estate your home has no walls, it has a personality.



Experience Club House



At the end of a long hard day, all you really need is a peaceful place to unwind. Welcome to the Club House at Kalpataru Estate.

The Club House experience at Kalpataru Estate comprises of two distinct combinations. The opulent Dry Club House is equipped with an open-to-sky garden, reflection pool, meditation area, reading room and squash court.



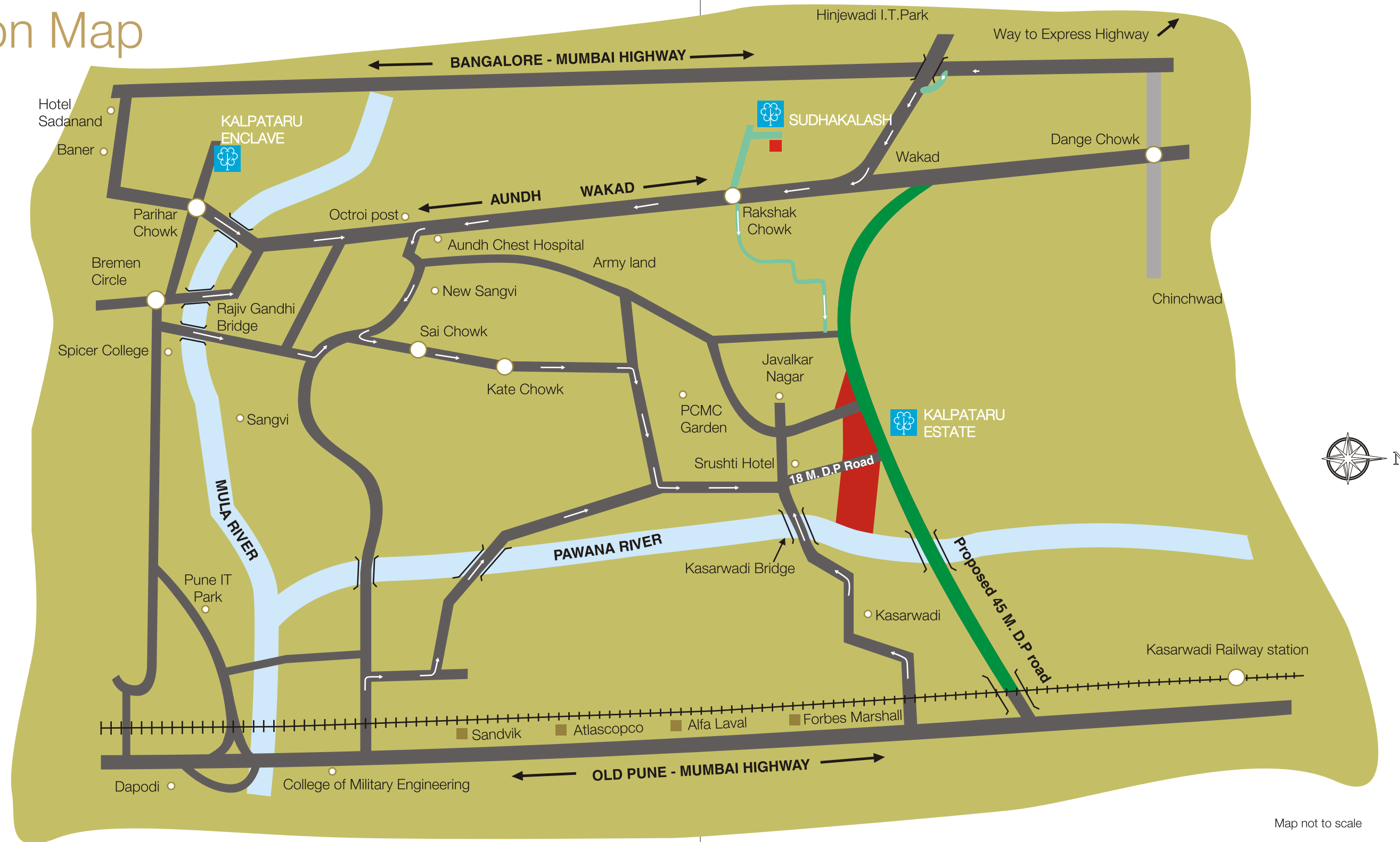
The Wet Club House consists of an elegant pool, with a separate kids pool and an adult pool. A Designer Lounge and a well equipped Gymnasium along with a Party Hall complete the package.

Redefine luxury as you submit yourself to the tender pamperings of the Club House at Kalpataru Estate.

Some of the features of the lavish club house are:

- Open-to-sky-garden
- Meditation Area
- Squash court
- Amphitheater
- Reading room
- Designer Lounge
- Swimming Pool with separate Kids pool
- Party Hall
- Gymnasium

Location Map



Map not to scale



Experience **Developments** MUMBAI

Kalpataru Horizon



Kalpataru Heights



Kalpataru Habitat



Kalpataru Gardens



Experience Developments PUNE

Kalpataru Regency



Kalpataru Arcade



Kalpataru Enclave



Kalpataru Plaza



Property Solutions (India) Pvt. Ltd (PSIPL)

Founded in 1998, a Business Division of the Kalaptaru Group, PSIPL today is one of the leading integrated faculty management companies in India. At PSIPL, the in-house teams of professionals offer a comprehensive array of consulting and management expertise that includes the entire gamut of services related to property and faculty management. Our goal is to add value to it, resulting in long term gains to our clients.

PSIPL is currently managing approximately 8 million sq.ft. of area with its operations in the western and southern region. In Mumbai city, it has a strong presence in Bandra & Kurla complex, the most preferred business destination. It provides services to the corporate offices of Bank of India, State Bank of India, Bank of Baroda and Reliance Industries.

PSIPL manages Kalpataru's high-tech state of the art corporate building with an area of 3.5 lac sq.ft and the only one in the city with three levels of basement below ground

level. PSIPL other clients include large residential complexes, townships, clubhouses etc.

Service expansion programmes, quality assurance standards, focused recruitment and most importantly, customer satisfaction are some of the key aspects that ensure PSIPL's position as a forerunner in the industry

Services Provided by PSIPL:

- General upkeep
- Operation & maintenance (Electrical, plumbing HVAC operation, BMS operation, carpentry, operation of STP (sewage treatment) and water treatment plants.
- Security and safety
- Horticulture
- Pest control
- Fire safety

Amenities

General Amenities

- Earthquake resistant structure
- Solar water heating system
- Internal roads finished in tremix well lit with street lights
- Anti termite treatment for foundations
- Decorative entrance lobby
- Mailbox room
- Security cabin
- Common toilet in parking
- High speed elevator
- Intercom system and CCTV
- Adequate electrical points
- Generator back up for common area
- Rain water harvesting
- Fire fighting system
- Water management system

Interiors

- Attractive main door finished with laminate
- French windows in the living area
- Anti skid ceramic tiles in terraces
- Main door with safety lock, night latch arrangement, tower bolt & magic eye for entrance door & synchronised lighting
- Internal doors in 32mm thick flush door finished with

laminate

- Internals walls finished in gypsum plaster
- Superior quality paint on interior walls
- Vitrified tiles in apartment- living room and bedroom
- Anodized sliding windows with mosquito net & M.S Grill

Kitchen

- Granite kitchen platform with stainless steel sink
- Exhaust fan in kitchens
- Provision of water purifier & geyser
- Dado tiles upto 2ft in kitchen above platform
- Separate space for washing machine

Bathroom

- Designer dado tiles up to door height
- Granite flooring in bathroom
- Operable louvered toilet windows
- Exhaust / storage geyser in bathroom

Electrical

- Two way switches
- Concealed copper wiring with modular switches
- Provision of telephone & cable point in living & master bedroom
- MCB & ELCB for each flat
- Provision internet Point



KALPATARU
ESTATE