

WHAT MAKES SOMETHING **TRULY** PRECIOUS?

KALPATARU

A V A N A

KALPATARU, ONE OF INDIA'S MOST RESPECTED DEVELOPERS PRESENTS AVANA -  
**THE GLITTERING NEW LANDMARK ON MUMBAI'S SKYLINE** STRATEGICALLY LOCATED IN THE RESURGENT  
ENCLAVE OF PAREL, EVERY FACET HERE, BIG OR SMALL, IS POLISHED TO ABSOLUTE PRECIOUSNESS.

Luminous spaces abound - from the vast living rooms, to the huge bedrooms, to the expansive landscaped green areas. With majestic views of Mumbai's virgin Eastern seaboard - perfectly framed by the massive bay windows - and the thoughtful East-West layout, each 5 bedroom duplex and 3 & 4 bedroom residence at Kalpataru Avana reflects a magnificent obsession with creating timeless value.

For a deeper understanding of why Kalpataru Avana will be the most precious address for Mumbai's cognoscenti, read on.



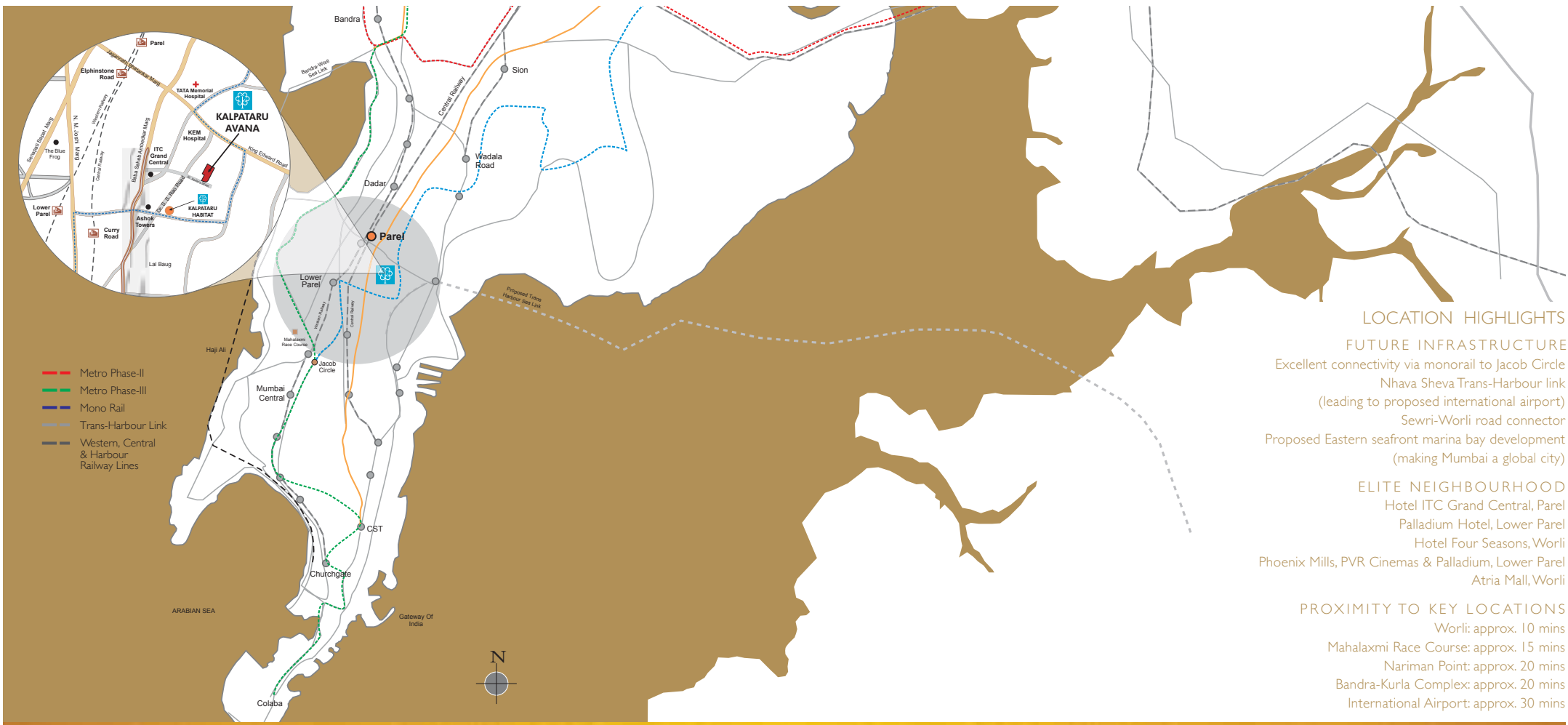
## THE HIGHLIGHTS

- Extravagantly designed tower
- Grand double-height entrance lobby
  - 1st residential floor around 97 feet\* above ground level
- Lavish, fully air-conditioned 3 plus and 4 plus bedroom residences and 5 bedroom duplexes
- East-West apartment layout with 12'10"\* floor-to-floor height ensures ample light and ventilation
  - Sprawling, 6 feet\* wide sun decks overlooking the Eastern seaboard and cityscape
    - Clubhouse with a stunning swimming pool, open-air Jacuzzi and exotic spa
- Designer sky gardens with rooftop gymnasium, party lounge and landscaped walkways at terrace level
  - Beautiful, landscaped podium dedicated to leisure and recreational facilities
    - 5-tier advanced and integrated safety and security system
  - Pre-certified for Platinum rating from IGBC (Indian Green Building Council)



## A BACCARAT PAPERWEIGHT'S THROW AWAY FROM JUST ABOUT **EVERYTHING**

Parel enjoys the ambience of a timeless past while embracing the dizzying present. With new businesses and financial institutions, and artists and musicians setting up chic hangouts here, this posh locale has transformed, from being a hub of textile mills in Mumbai, to the destination-to-be. It is also increasingly the focal point of luxury residential development, with easy connectivity to both the central and western suburbs.



### LOCATION HIGHLIGHTS

#### FUTURE INFRASTRUCTURE

- Excellent connectivity via monorail to Jacob Circle
- Nhava Sheva Trans-Harbour link (leading to proposed international airport)
- Sewri-Worli road connector
- Proposed Eastern seafront marina bay development (making Mumbai a global city)

#### ELITE NEIGHBOURHOOD

- Hotel ITC Grand Central, Parel
- Palladium Hotel, Lower Parel
- Hotel Four Seasons, Worli
- Phoenix Mills, PVR Cinemas & Palladium, Lower Parel
- Atria Mall, Worli

#### PROXIMITY TO KEY LOCATIONS

- Worli: approx. 10 mins
- Mahalaxmi Race Course: approx. 15 mins
- Nariman Point: approx. 20 mins
- Bandra-Kurla Complex: approx. 20 mins
- International Airport: approx. 30 mins

## LOCATION MAP

A QUIET, TUCKED AWAY NEIGHBOURHOOD.  
 STUNNING VIEWS OF THE EASTERN SEABOARD.  
 EFFORTLESS CONNECTIVITY TO THE REST OF THE CITY.  
 OH, AND WE LEFT OUT THE BREATHTAKING TWILIGHT SKY.



IT'S WHERE THE **SMART** MONEY IS MOVING IN.

The Parel micro-market has grown over 10% year-on-year consistently for the last 5 years and has performed better than any of the other key micro-markets of South Mumbai. And with a landmark luxury property like Kalpataru Avana, very soon such opulent spaces and amenities will become a thing of dreams at such prices.

ALL THE **INDULGENCES** YOU EXPECT. NOW, ON A **SILVER** PLATTER.



TENTATIVE ARTIST'S IMPRESSION



A world of indulgence and privilege, Kalpataru Avana is designed to create a living experience the likes of which you'll rarely see. Nothing less than what you'd expect from a place meant for the crème de la crème of the city.

#### A COLLECTOR'S DELIGHT.

Everything about the residences at Kalpataru Avana exudes opulence. A grand entrance welcomes you into massive apartments. The largest-in-class living and dining rooms, offer the perfect setting for soirees that are the talk of the town. The first apartment here begins around 97 feet\* above ground level, treating you to panoramic views you can enjoy from the sprawling sun decks. With only two residences to a floor, in each wing, and five elevators to a wing, it's only a matter of seconds before you reach home and soak in all it has to offer.

#### A LITTLE EXTRA. ACTUALLY, MAKE THAT A LOT.

At the heart of Kalpataru Avana, is a design that creates a feeling of immense space. The East-West layout of the apartment lets ample natural light in, and ensures optimum ventilation. The 12'10"\* floor-to-floor height, makes for grand living spaces. Moreover, the sprawling amenities and their well-thought-through layout, only enhances the sense of grandeur. Then, there are the little touches, which you'll find aplenty here. The swimming pool, for instance, is temperature-controlled, so you can enjoy a dip even when there's a nip in the air. Whether you're relaxing at home, or indulging in one of the many leisure choices here, the amount of thought that has gone into every detail will elevate every day by several notches.

#### THE SKY IS NOT THE LIMIT.

You know you've arrived, when you find yourself raising a toast far, far above everyone else. Approx. 640 feet\* above the ground, on the terrace level, is an exclusive banquet area, a party lounge and private terrace dining, that features dramatic 360° degree views of the city. On the rooftop, you'll also find a well-equipped gymnasium, a designer sky garden, stunning water features and terrace decks, should you feel like star-gazing the evening away. Life at the top has never looked better.

A LIFE LESS ORDINARY BEGINS WITH A PLACE THAT'S LIKE NO OTHER.

ACTUAL WEST VIEW



IT'S **PERFECTLY** NORMAL TO FEEL LIKE YOU'RE ABOVE EVERYONE ELSE, HERE.



**PALATIAL RESIDENCES. GRAND 12'10" FLOOR-TO-FLOOR HEIGHT.  
SPRAWLING SUNDECKS. A STATELY MANSION, IF YOU WILL.**

The moment you step inside, you're awestruck by the sheer grandeur that the space exudes. And the majestic view of the Eastern seaboard from the sundeck only adds to the feeling, that this is a place meant for a life that's a far cry from the ordinary.



## THE RESIDENCE

- Luxurious 3 plus and 4 plus bedroom residences and 5 bedroom duplexes with a grand entrance area
- Unparalleled privacy, with only two apartments to a floor in each wing
  - Designed with emphasis on natural lighting and wind channeling
    - Grand 12'10"\* floor-to-floor height
  - 6 feet\* wide spacious sundecks overlooking the Eastern seaboard
- Imported marble flooring adorning the living rooms and dining area
  - Engineered wooden flooring in bedrooms
- Elegant 8 feet\* tall, veneer finished entrance & internal doors



SINCE YOU'RE SO ACCUSTOMED TO THOSE **GOURMET** BISTROS, WE WHIPPED UP A KITCHEN THEY'D READILY APPROVE.

Whether you're tossing up a Waldorf salad or simmering that risotto quattro formaggi, you'll appreciate that your kitchen reflects the same finesse your recipes do. The kitchen's contemporary finish is sure to please the aesthete in you.



## THE KITCHEN

- Quartz-based marble flooring, platforms and dado
- Scratch-resistant stainless steel, twin bowl sink & drain board
  - Food waste disposer in sink
  - TV point in kitchen



## THE BATHROOM

IF BATHROOMS WERE SIMPLY MEANT FOR SHOWERS, WE WOULDN'T HAVE SUGAR SCRUBS AND EFFERVESCENT BATH SALTS, WOULD WE?

The fine imported marble gracing the floor and the array of exquisite faucets and bath fittings, invite you to spend more than a few moments to soak in the luxury.

- Imported marble flooring and glass partitions in all bathrooms
- Imported marble/European designer tile dado up to door height
- Premium international sanitaryware and bath fittings
- Hot & cold water mixer in wash basins
- Naturally ventilated bathrooms
- Storage water heater and exhaust fan
- European drainage system
- TV point in master bathroom



A SWANKY CLUBHOUSE WITH A SUPER-SIZED POOL AND PARTY LAWN.





FOR THOSE FLEETING MOMENTS WHEN YOU AREN'T PAMPERING YOURSELF AT THE **SPA**

In the mood to let your hair down? Or play your favourite sport? Or have a leisurely massage, perhaps? Well, the clubhouse at the podium level will take care of it all. But of course, we've ensured that the amenities live up to (and perhaps even exceed) the high standards you're used to.



## LEISURE ON THE **PODIUM**

- Lavishly appointed, Wi-Fi enabled clubhouse around 78 feet\* above ground level
- Outdoor party lawn
  - Large, ozonated, temperature-controlled swimming pool and kids' pool with decks
  - Open-air Jacuzzi in a garden setting
- Amphitheatre
- Seating plaza for the elderly
- Jogging track
- Multi-sport / Outdoor play lawn
- Chess court
- Cabanas for quiet seating



IF YOU TIRE OF THE PAINTINGS ON THE WALLS, THERE'S ALWAYS THE ONE **OUTSIDE** THE WINDOWS.

In a city that's known to be cramped for space, expanses of lush landscaping is a luxury only the privileged few get to enjoy. Over 200 trees and palms spread over 1 acre on the podium alone. The designer sky garden adds to the delight. And the beautifully manicured greens across the podium, ground and terrace level make for a soothing sight, perfect for those tired eyes at the end of a long day.



A LITTLE MOTIVATION FOR THAT 6 AM **WORKOUT** ON A BUSY DAY.

If you take your fitness targets as seriously as your business goals, we have just the place for you. If you like to hop on the treadmill first thing in the morning, the state-of-the-art gymnasium overlooking the Eastern seaboard adds that little extra to every workout.



A WHITE CHOCOLATE STRAWBERRY TRUFFLE MASSAGE. A ROSE-PETAL SOAK. **ANYTHING** ELSE, YOUR HIGHNESS?

We've all wished our resort stays lasted longer. Well, how about getting to enjoy those little luxuries every day of the week? Slip on a bath robe, quiet your mind and blow off some steam at the luxurious spa. This vacation, you don't ever need to return from.



A BEAUTIFULLY LANDSCAPED SKY GARDEN, GLASS-WALLED GYMNASIUM AND PARTY LOUNGE.  
THINK OF IT AS YOUR OWN **PRIVATE** OBSERVATORY OF THE CITY.

If you're looking for breathtaking views of the cityscape, the rooftop is really the place to be. What's more, here you could also amble in the garden, or perhaps even workout. Then there's also a party lounge and a barbecue area, making for the perfect leisure zone.

#### ROOFTOP RECREATION

- Dramatic 360° views of the city
- Designer sky garden on the terrace
- Approx 640 feet\* above ground level
- Rooftop barbecue patio
- Yoga deck

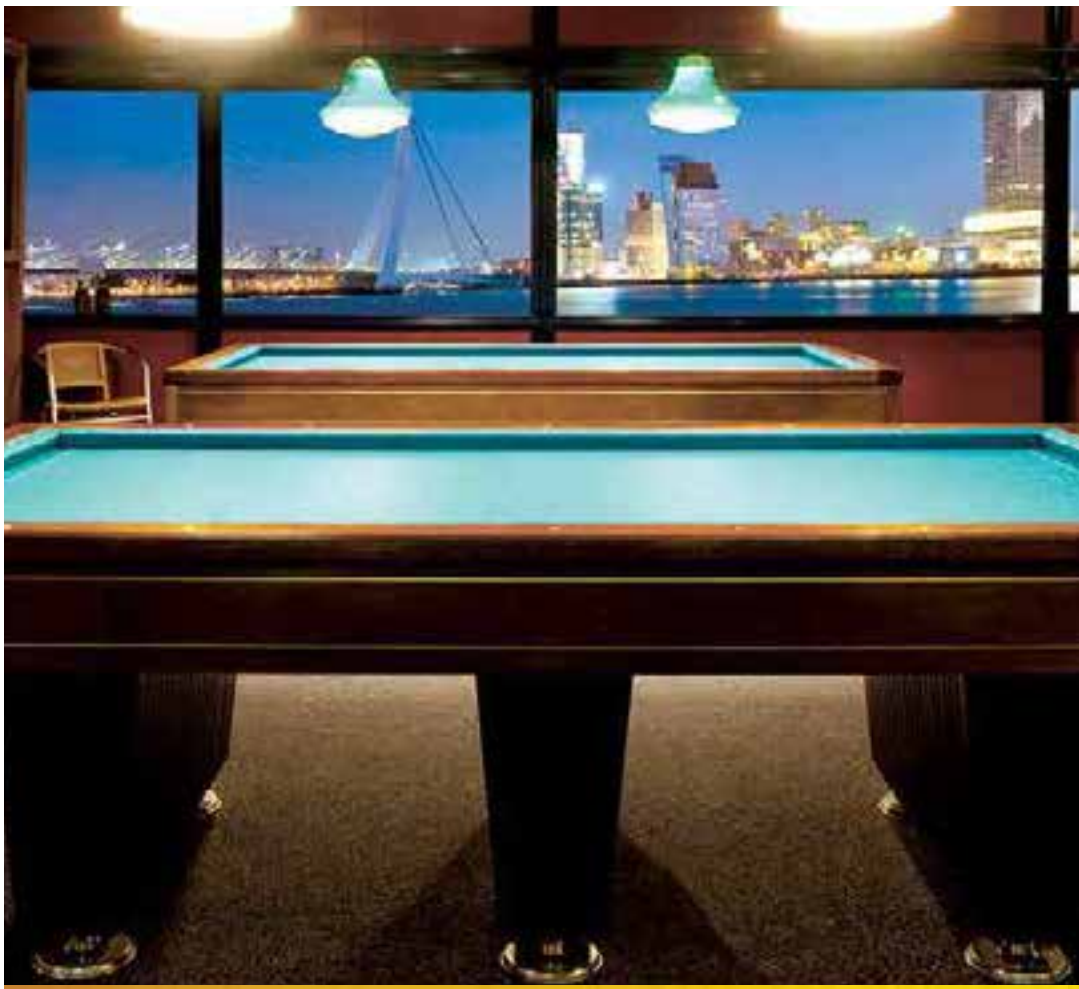


YOU CAN'T BLAME THE **KIDS** IF THEY DON'T WANT TO COME BACK INSIDE.

There's no toy, app or video game that beats the feeling of playing outdoors, without a care in the world. A lively play zone, invites the little ones in. Which leaves you with one problem - how do you get them back in time for dinner?

#### **KIDS' PLAY AREA**

- Rock climbing wall with fall arrest safety matting
- Shaded toddlers' play area
- Maze garden
- Outdoor kids' play area



SQUASH COURT. POOL LOUNGE. INDOOR **GAMES** ROOM. GENTLEMEN HAVE A NEW PORT OF CALL.

Now, indulge in your favourite hobbies without stepping out of the premises. And needless to say, in style.  
You'll find that the squash court and pool tables are world-class. And the indoor games room is the perfect place to spend relaxing evenings with friends.





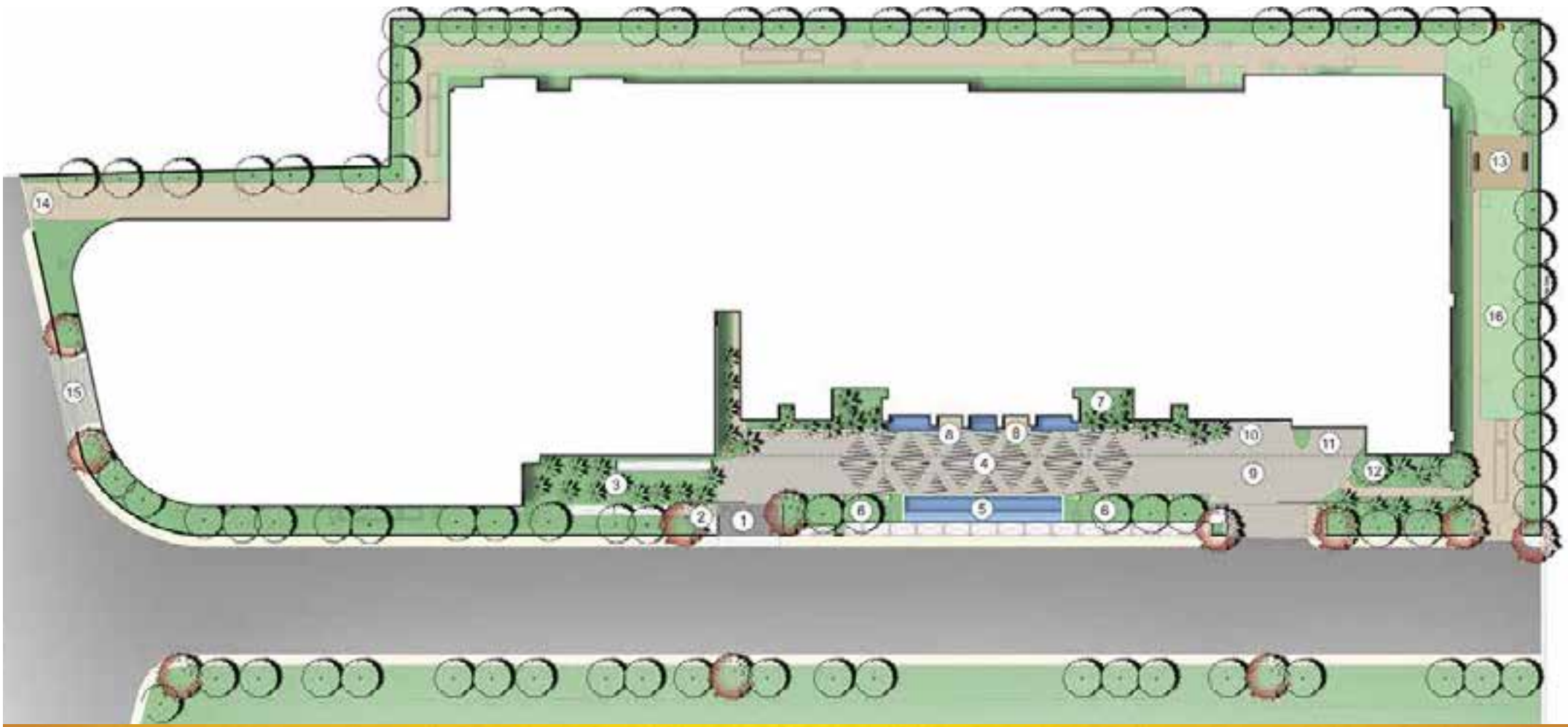
## CCTV SURVEILLANCE. ADVANCED FIREFIGHTING SYSTEMS YOUR NET WORTH REALLY DEMANDS IT.

When it comes to security at Kalpataru Avana, we've left nothing to chance. Which is why you'll find a slew of sophisticated systems across the complex, ensuring that your mansion also doubles up as a fortress.

### SAFETY AND SECURITY

- Video door phone and integrated intrusion alarm system
- Kitchen equipped with CNG, LPG and heat/smoke detector
- Sprinkler system in every apartment
- Seismic-resistant structure
- 24-hour CCTV surveillance in designated common areas, including children's play area, parking and entrance lobby
- Sophisticated fire detection and emergency evacuation fire chute
- Sprinkler system for all parking levels and common areas of the building
- Emergency public address system
- Equipped with IBMS (Integrated Building Management System)

PLANS



## GROUND LEVEL

- |   |  |
|---|--|
| 1. Main residential entry                         | 9. Vehicular driveway                  |
| 2. Guard house                                    | 10. Ramps to car park                  |
| 3. Feature palm planting                          | 11. Car lift access                    |
| 4. Porte cochere                                  | 12. Feature palm garden                |
| 5. Arrival water feature with water wall backdrop | 13. Courtyard with seating arrangement |
| 6. Feature planting                               | 14. Entry to MCGM parking              |
| 7. Porte cochere feature planting zone            | 15. Exit to MCGM parking               |
| 8. Residents' entry                               | 16. Pet park/Dog run area              |





## PODIUM LEVEL

- |                             |   |   |   |
|-----------------------------|---|---|---|
| 1. Lift/Lobby access        | 13. Walking/jogging path                              | 25. Lush tropical planting                                | 37. Palm at pool deck                                   |
| 2. Refuge lounge            | 14. Lush tropical planting                            | 26. Shaded waiting area at clubhouse                      | 38. Shaded kids' pool with water spouts                 |
| 3. Planting area            | 15. Shaded kids' play area on synthetic grass surface | 27. Multipurpose room/party hall                          | 39. Kids' splash pad                                    |
| 4. Entry to refuge lounge   | 16. Reflective pool                                   | 28. Squash court at lower level                           | 40. Pet park/Dog run area                               |
| 5. Art/Mural wall           | 17. Shaded tot-lot                                    | 29. Spa   | 41. Shaded parents relaxation area with parasol shading |
| 6. Putting lawn             | 18. Seating cabanas                                   | 30. Feature spiral staircase to upper deck                | 42. Rock climbing wall                                  |
| 7. Outdoor lawn seating     | 19. Synthetic grass lawn for multi-sports activities  | 31. Function lawn   | 43. Climbing boulder with fall arrest safety matting    |
| 8. Feature palm garden      | 20. Basketball hoop with screen wall                  | 32. Half Olympic size family pool with infinity edge view | 44. Flower garden                                       |
| 9. Shaded seating area      | 21. Shade trellis over stepped amphitheater seating   | 33. Pool deck with chaise lounges                         | 45. Shaded seating                                      |
| 10. Shaded kids' play area  | 22. Service access path                               | 34. Jacuzzi in a garden setting                           | 46. Fitness area  |
| 11. Fabric shaded structure | 23. Link-way with trellis                             | 35. Shallow lounge pool with feature LED lighting         | 47. Outdoor chess area                                  |
| 12. Maze garden             | 24. Feature palm planting                             | 36. Frangipani planters at pool deck                      |   |





### TERRACE LEVEL - A WING, 41ST FLOOR

1. Shaded lounge
2. Sunrise yoga/stretching deck
3. Day bed
4. Reflective pool
5. Lush planting
6. Sunset yoga/stretching deck

### TERRACE LEVEL - B WING, 41ST FLOOR

1. Shaded BBQ area
2. Party terrace
3. Skyline view lounge seating area
4. Shaded sunset view pavilions
5. Walkway





## TERRACE LEVEL - 42ND FLOOR

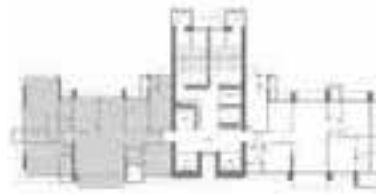
1. Party terrace
2. Bar counter
3. Lounge & dining seating
4. Lush tropical planting
5. Lounge pavilions for skyline view
6. Landscaped lawn
7. Walkway
8. Reflective Pool





TYPICAL FLOOR PLAN - WING A

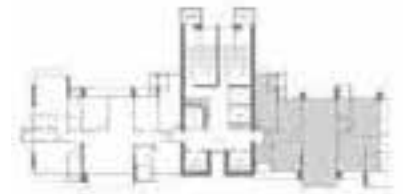




WING - A



TYPICAL 4BHK PLAN - WING A



WING - A



TYPICAL 3BHK PLAN - WING A







TYPICAL FLOOR PLAN - WING B





WING - B



WING - B



TYPICAL 4BHK PLAN - WING B



TYPICAL 3BHK PLAN - WING B





5 BHK SIGNATURE APARTMENT





DUPLEX-LOWER LEVEL - WING A



DUPLEX-UPPER LEVEL - WING A





DUPLEX-LOWER LEVEL - WING B



DUPLEX-UPPER LEVEL - WING B



## PROJECT FEATURES

- Extravagantly designed multi-storey tower
- Grand, double-height entrance lobby
- Lavish, fully air-conditioned 3 plus & 4 plus bedroom residences and 5 bedroom duplexes
- Sprawling, 6 feet\* wide sundecks overlooking the Eastern seaboard and cityscape
- East-West apartment layout with 12'10"\* floor-to-floor height ensures ample light and ventilation
- 1st residential floor around 97 feet\* above ground level
- Pre-certified for Platinum rating from IGBC
- Clubhouse with a stunning, horizon's edge swimming pool, open-air Jacuzzi, exotic spa, decks and barbecue patio at the terrace level
- Designer sky gardens with rooftop gymnasium, party lounge and landscaped walkways, at terrace level, approx. 640 feet\* above ground level
- Beautifully landscaped greens spread across 1 acre on the ground, podium and terrace level, dedicated to leisure and recreational facilities
- 5-tier, advanced, integrated safety and security system
- Wi-Fi system in common areas of the building
- Barbecue patio at the terrace level

## COMPLEX & BUILDING FEATURES

- Grand drop-off porch with entrance lobby
- Multi-level podiums ensure ample space for car parking
- Ramps and car lifts provide easy accessibility to multi-level podium parking
- Spacious, premium-finished typical floor lift lobby with natural light and ventilation
- High-speed elevators including service elevator complemented with 2 hrs, fire-rated door & Auto Rescue Device (ARD)
- Energy-efficient motion sensor LED lighting in designated common areas
- Power backup for elevator and key utility areas
- Garbage chute for easy waste disposal

- Drivers' area with toilet facilities at each parking level
- Car calling facility
- Rainwater harvesting to recharge groundwater table
- Sewage Water Recycle Plant (SWRP)
- 5 high speed elevators per wing
- 3 access elevators from parking podium levels to ground
- Fire chutes on each floor

## THE APARTMENT

- Luxurious 3 plus and 4 plus bedroom residences and 5 bedroom duplexes with grand entrance area
- Designed with emphasis on natural lighting and ample cross-ventilation
- Grand 12'10"\* floor-to-floor height
- Imported marble flooring adorning the living and dining area
- Engineered wooden flooring in bedrooms
- Elegant 8 feet\* tall, veneer finished entrance & internal doors
- 6 feet\* wide spacious sundecks overlooking the Eastern seaboard
- Home automation system
- Synchronised light at the main door

## THE KITCHEN

- Quartz-based marble for flooring, main & service platform and dado
- Scratch-resistant stainless steel, twin bowl sink & drain board
- Water-heater and exhaust fan
- Food waste disposer in sink
- TV point in kitchen
- Provision for water purifier

## THE BATHROOM

- Imported marble flooring and glass partitions in all bathrooms
- Imported marble/European designer tile dado up to door height in bathrooms
- Rain shower with body jet spray in master bathroom
- Premium international sanitary ware and bath fittings
- Hot & cold water mixer in wash basins
- Naturally ventilated bathrooms complemented with exhaust fan
- Storage water-heater
- European drainage system
- TV point in master bathroom

## SAFETY & SECURITY

- Kitchen equipped with CNG, LPG and heat/smoke detector
- Equipped with IBMS (Integrated Building Management System)
- Video door-phone and integrated intrusion alarm system
- Centralized timer controlled basement parking lights
- Monitoring of water level of tanks
- CO sensors in basement parking
- Sprinkler system in every apartment
- Seismic-resistant structure
- 24-hour CCTV surveillance in designated common areas, including children's play area, parking and entrance lobby
- Sophisticated fire detection systems and emergency evacuation fire chute
- Sprinkler system for all parking levels and common areas of the building
- Emergency public address system

## LEISURE & DESIGN FEATURES

- Lavishly appointed clubhouse around 78 feet\* above ground level
- Large ozonated, temperature-controlled swimming pool and kids' pool with decks and open-air Jacuzzi
- Exotic spa and spacious showers
- Multi-function lounge with outdoor party lawn
- Seating plaza
- Squash court
- Wi-Fi enabled clubhouse
- Amphitheatre
- Shaded kids' play area
- Maze garden
- Flower and palm garden
- Jogging track
- Rock climbing wall
- Outdoor chess
- Indoor games room
- Residents' pet park
- Art Gallery

## ROOFTOP RECREATION

- Dramatic 360° views of the city
- Designer sky garden on the terrace levels, approx. 640 feet\* above ground level
- Rooftop barbecue patio
- Aerobics and yoga deck

**COME BACK INSIDE.**

## CONSULTANTS

- DESIGN AND PROJECT ARCHITECT - Hafeez Contractor, Mumbai
  - LANDSCAPE ARCHITECT - Burega Farnell, Singapore
- STRUCTURAL (INTERNATIONAL) - Arup International, Hong Kong
  - STRUCTURAL - Pravin Gala
  - SERVICES - MEP PDA, Mumbai
  - ELEVATOR - Tak Consulting, Mumbai
- FACADE DESIGN & INTERIORS - Orbit, Bangkok
  - LIGHTING DESIGN - LPA, Singapore

BEHIND AN IMPOSING ADDRESS, AN IMPRESSIVE VISION





## THE KALPATARU GROUP. AN **INTRODUCTION**

Established in 1969 by the first generation entrepreneur, Mr. Mofatraj P. Munot, the Kalpataru group is a professionally managed conglomerate. The group has diverse interests in Real Estate Development, Engineering, Procurement & Construction (EPC) in Power Transmission, Civil Contracting & Infrastructure, Property & Facility Management and Logistics & Warehousing services with operations in over 32 countries across continents. The group's hallmark is its flagship company - Kalpataru Limited. Kalpataru Limited is one of the leading real estate development companies in India, with a strong presence in western India. Kalpataru has built landmark residential and commercial projects that are today a testimony to their impeccable architectural standards and finest quality. For its significant contribution to the real estate industry, Kalpataru has won several accolades, accreditations and awards from premium institutions and managing bodies such as Construction World, Construction Week India, Realty Plus, CNBC Asia-Pacific, CNBC Awaaz – Crisil, MCHI and Accommodation Times. In an age where architecture is mainly utilitarian, Kalpataru endeavours to combine the functional with the aesthetic and maintains the highest standards of quality in every detail.

## AWARDS



**KALPATARU**  
Construction World Architect  
& Builder Awards 2014



**KALPATARU RIVERSIDE**  
Realty Plus Awards 2014



**KALPATARU PINNACLE**  
CNBC Awaaz Real Estate Awards 2014



**KALPATARU**  
Construction World Architect  
& Builder Awards 2013



**KORUM MALL**  
Realty Plus Excellence Awards 2013



**KALPATARU HARMONY**  
CNBC Awaaz Real Estate Awards 2013



**KALPATARU**  
Realty Plus Excellence Awards 2012



**KALPATARU**  
7th Construction World  
Architect & Builder Awards 2012



**KALPATARU AURA**  
Asia Pacific Property Awards 2012



**KORUM MALL**  
DSK Artist in Concrete Awards 2011



**KALPATARU SQUARE**  
The Eco-friendly Project of the Year  
category at the Property Awards 2011



**KALPATARU**  
The Realty Plus Excellence Awards 2011

**KALPATARU GROUP INNOVATIONS**

We lay strong emphasis on innovation which has culminated in the development of various unique projects.

Kalpataru Square, Mumbai is the first building in Asia and the 6th building in the world to get Platinum Certification LEED (C&S) v.2.0 by US Green Building Council.

Kalpataru Habitat, Mumbai is the first of its kind to have an independent car parking building and sports facilities like a golf putting green, basketball court and a tennis court atop the building.

Kalpataru Heights, Mumbai was one of the tallest contributions of its time.

Kalpataru Synergy, Mumbai is a modern corporate centre and the first of its kind to have a triple basement.

Swapnalok, Mumbai is the first of its kind to have stepped row houses with private terraces being developed in 1975.

Kshitij, Mumbai is a 33-storey building developed in 1974 and was the tallest building in Mumbai, till the development of Kalpataru Heights in 1999.

Kalpataru Horizon, Mumbai is the first of its kind, where the first residential floor starts at the 14th level so that every flat gets a sea view.

Each tower sports a swimming pool at a higher level (26th floor).



Kalpataru Aura - Ghatkopar (W)



Kalpataru Horizon - Worli



Kalpataru Pinnacle - Goregaon (W)



Kalpataru Horizon - Worli



Kalpataru Riverside - Panvel



Kalpataru Gardens - Kandivali (E)



Kalpataru Aura - Ghatkopar (W)



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The above amenities are indicative, based on the construction of the building as is proposed at present and it is issued in good faith, subject to the approval of the authorities or in the interest of the continuing improvement and development of the Complex, the Promoters/Developers reserve the right to alter the layout, plans, specifications or features without prior notice or obligation. The details and images contained in the leaflets/brochures or any other printed material, are only indicative and artistic imagination, may not be exact or accurate, and the same does not form either the basis or part of the offer or contract. Guidelines are enforced for not allowing grills, flower pots, etc., to be fixed outside windows or any changes to be made in external elevations. Kalpataru Avana is secured with Standard Chartered Bank. The No Objection Certificate/Permission would be provided, if required. All sales communication, verbal / written, refer to the carpet area in sq. ft. for ease of reference and as per architectural scale. This area can be calculated in metric scale by conversion ratio of 1 sq. mt. = 10.764 sq. ft. Conditions apply.