



KALPATARU®



WAGHERE
PROMOTERS

A Kalpataru - Waghare Joint Development





Project Highlights

- A complex of multi-storeyed towers
- 2 BHK and 3 BHK apartments with terrace
- Clubhouse with well-equipped gymnasium and spa
- Multi-function room and indoor games room
- Infinity swimming pool and shaded toddlers' pool
- Landscaped garden and children's play area
- Senior citizen corner
- Gazebos
- Jogging track
- Water cascades
- Lily pond
- Amphitheatre
- Separate health spa for men and women
- Six pocket gardens

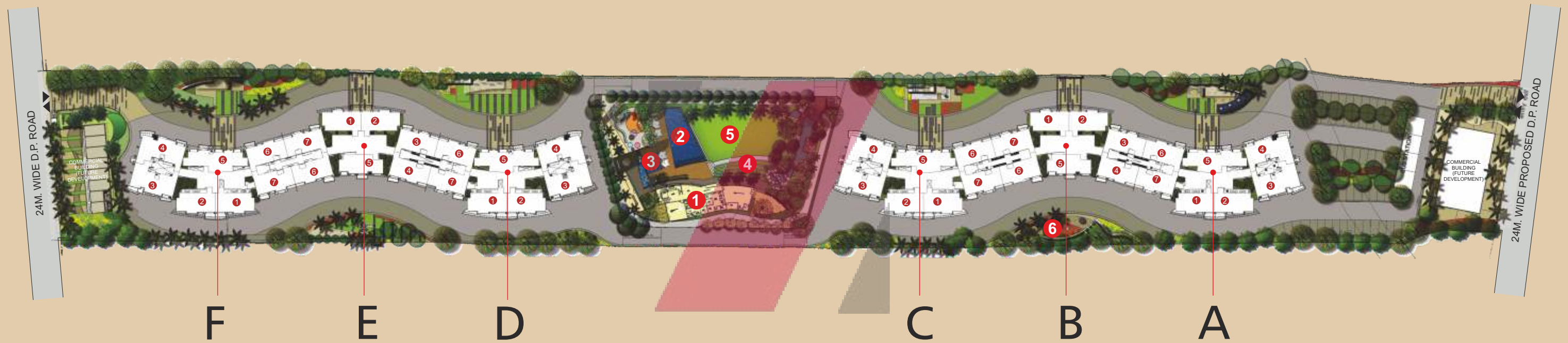


Location Highlights

- Situated in close proximity to Hinjewadi IT Park and easily accessible from Mumbai-Pune Expressway
- Distance from Kalpataru Harmony to:
 - Mumbai-Pune Expressway - 1 km
 - Wakad police station - 1 km
 - Dange chowk - 2 km
 - D Mart (Mall) - 2 km
 - Hinjewadi (Phase I) - 3.5 km
 - Birla hospital - 3.5 km
 - NICMAR campus - 3.5 km
 - Chinchwad railway station - 6.5 km
 - Aundh - 6.5 km



Layout Plan

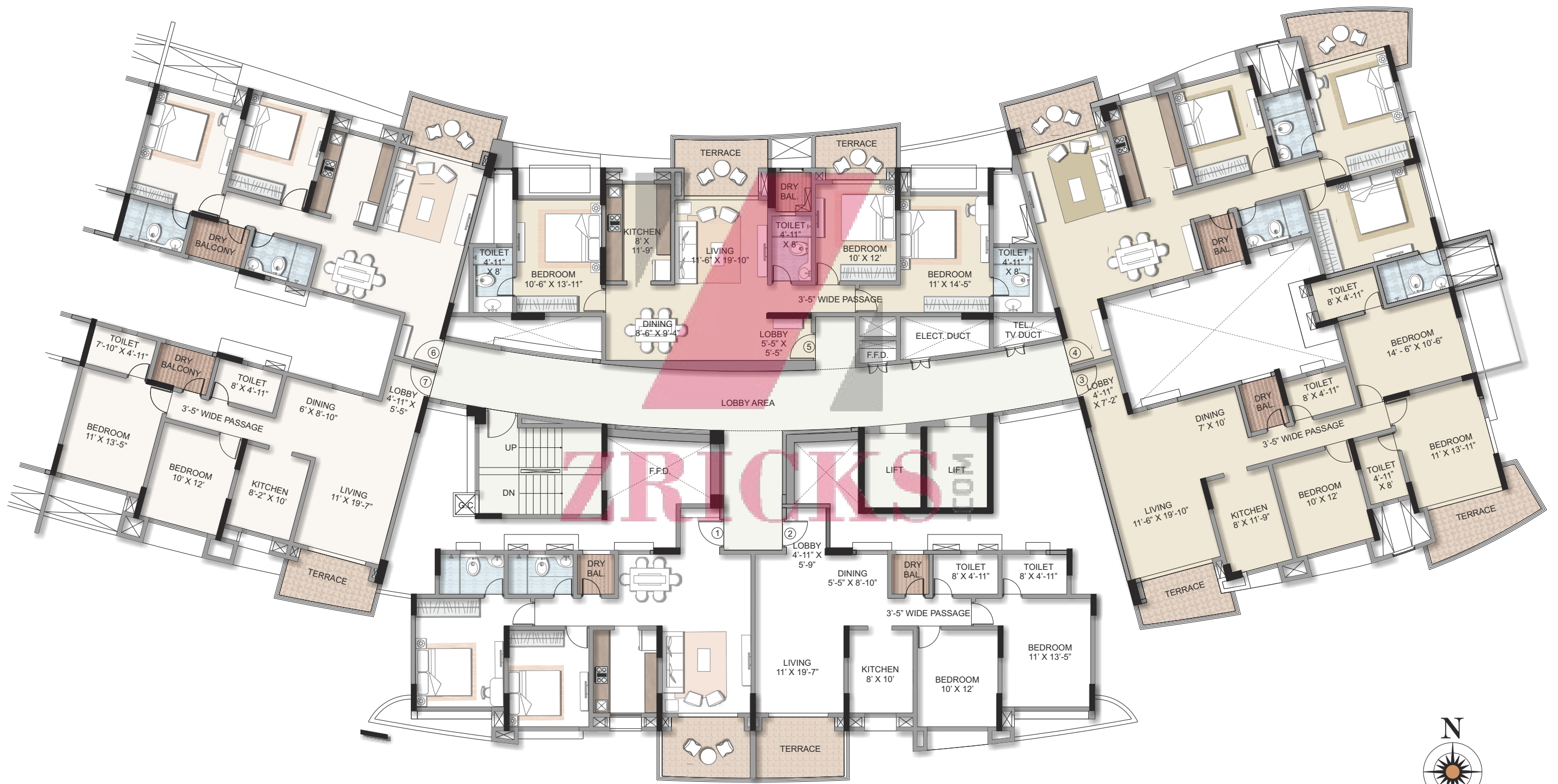


- 1 Clubhouse
- 2 Infinity swimming pool
- 3 Toddlers' pool
- 4 Amphitheatre
- 5 Multi-purpose court
- 6 Reflexology area



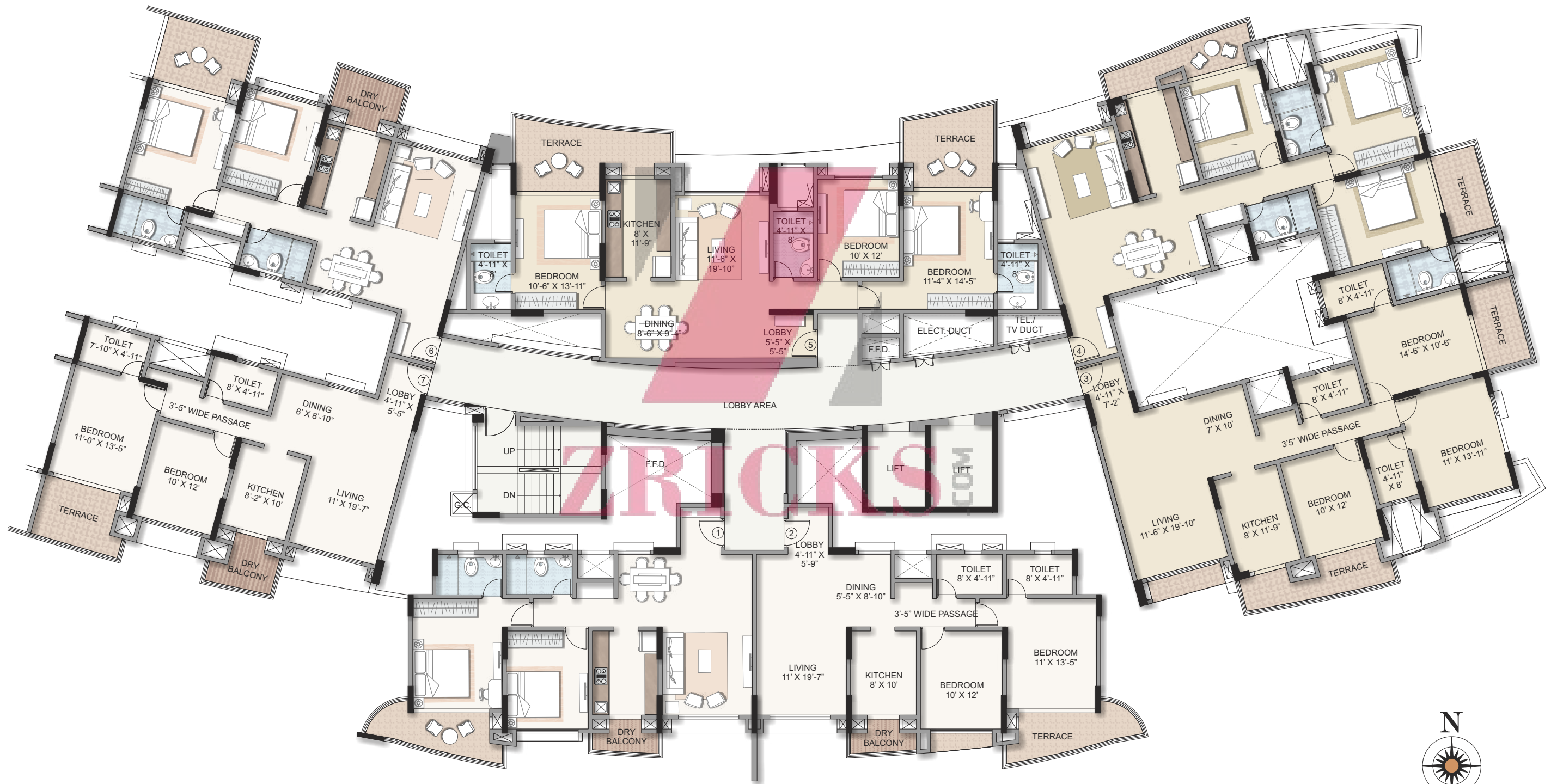
Tentative Complex Layout

Floor Plan - Wing A



2nd, 4th, 6th, 10th & 12th Floor

Floor Plan - Wing A



3rd, 5th, 7th, 9th & 11th Floor

Floor Plan - Wing B



2nd, 4th, 6th, 10th & 12th Floor

Floor Plan - Wing B



3rd, 5th, 7th, 9th & 11th Floor

Floor Plan - Wing C



2nd, 4th, 6th, 10th & 12th Floor

Amenities

General Amenities

- Decorative entrance lobby
- High speed elevators
- Mailbox room
- Security cabin
- Anti-termite treatment to the foundation
- Water heating partially by solar water heating system
- Sewage Water Recycling Plant (SWRP)
- Rain water harvesting system

Flat Features

- Attractive main door finished with laminate
- Main door with safety lock and night latch
- Internal flush door finished in laminate
- Internal walls finished in POP with acrylic paint
- Vitrified tiles in living room and bedroom
- Anti-skid ceramic tiles in the double height terrace
- Powder coated aluminium sliding windows with mosquito net
- Adequate electrical points & two way switches

- Provision for telephone & cable point in living & master bedroom
- Provision for AC and internet point

Kitchen Features

- Modular kitchen with hob & chimney
- Granite platform with stainless steel sink & drain board
- Additional service platform
- Tiled dado above the platform
- Heat detector and smoke detector
- Exhaust fan
- Provision for water purifier

Bathroom Features

- Anti-skid tiled flooring in bathroom
- Superior quality sanitary ware and CP fittings
- Designer dado tiled up to door height
- Water boiler
- Exhaust fan

Safety Features

- Earthquake resistant structure
- Generator back up for designated common areas
- Fire fighting system
- Security cabin
- Video door phone with burglar alarm system
- Concealed copper wiring with modular switches
- MCBs & ELCBs

Leisure Features

- Clubhouse with gymnasium, steam room & indoor games room
- Infinity swimming pool & toddlers' pool
- Multi-function room
- Landscaped gardens & children's play area









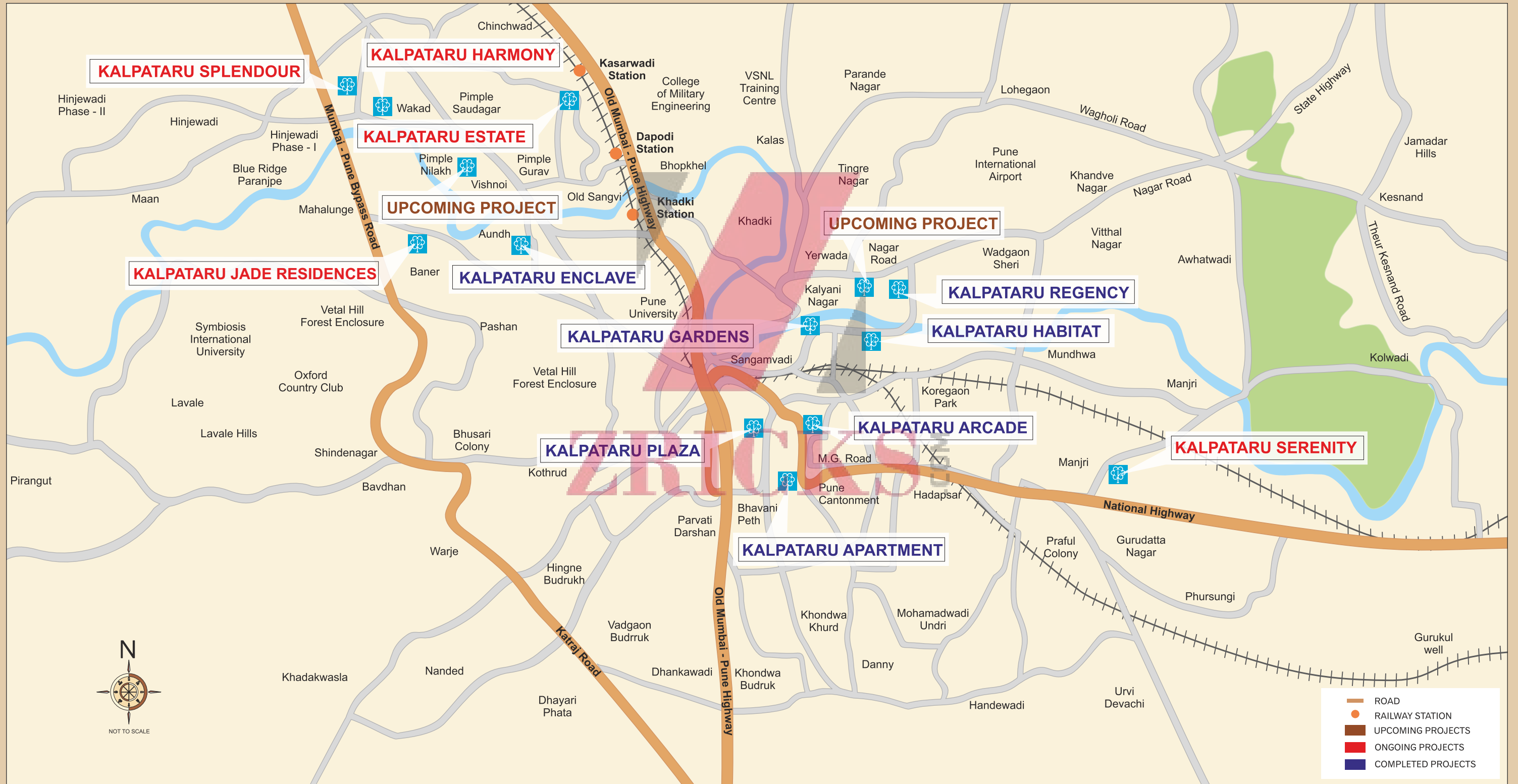






ZRICKS

Projects in Pune





A KALPATARU - WAGHERE JOINT DEVELOPMENT

Promoters: Aura Real Estate Private Limited

Site address: S. No. 253/1, Behind "G-O Square", on 24m DP Road, Wakad, Pune - 411 057, India.

Pune Office: Kalpataru Gardens, 9A, Boat Club Road, Opposite Narangi Baug, Next to HDFC Bank, Pune - 411 001, India.

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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 Promoter reserves the right to alter the layout, plans, specifications or features without prior notice or obligation. The details contained in the leaflets/brochures or any other printed informative 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. This property is secured with Axis Bank Ltd. The No objection Certificate / Permission would be provided, if required.