

KALPATARU
EXQUISITE[®]
WAKAD



YOUR **ABODE** AWAITS.


The first glimmer of dawn sneaks into your home, gently awaking you. You step onto your private terrace and feel the gentle caress of the breeze as it fills your living spaces with a delightful freshness. From your vantage point, you gaze upon the urban diaspora spread out beneath you, slowly waking up to another day.

Soon, it will be abuzz with the liveliness of a city. You smile, knowing that the chaos and din will fade away long before they reach the privacy of your quiet abode.

THE LESSER THE DISTANCE, THE BETTER YOUR ACCESS.

When everything you want is close to you, life feels just right. The quick route gets you to work and back without any hassles, especially if your office is located at the nearby Rajiv Gandhi Infotech Park in Hinjewadi. And when you're in the mood for a quick getaway, there's nothing quite like living close to the Mumbai-Pune Expressway, so your weekend plans always pan out. What's more, you'll find that the perks of this great location don't stop there, with its proximity to key areas like Aundh, University Road and Shivajinagar, nothing will ever be too far away.

 Mumbai-Bangalore Highway – **1.2 km**

 Hinjewadi – **2 km**


 Balewadi High Street – **6.7 km**


 Aundh – **7.4 km**

 University Circle – **9.4 km**

 Shivajinagar – **13.2 km**

 Pune Station – **15.9 km**

 Pune Airport – **19.6 km**

 Mumbai – **135 km**



Indira Institute of Management
Ginger Hotel

Sayaji Hotel
BU Bhandari Car Care Centre

KALPATARU SPLENDOUR
Life Point Hospital

EuroSchool

KALPATARU EXQUISITE

Wisdom World School

KALPATARU HARMONY

Datta Mandir

G-O Square

TO HINJEWADI, IT PARK

Sadanand Resort

Holiday Inn

Balewadi Sports Complex
Orchid Hotel

NICMAR Campus

D-Mart

Vibgyor School

Sadanand Resorts

Orchid School
BANER

Pancard Club
KALPATARU JADE RESIDENCES

Manik Baug

Sapling School

Source⁵

Kalewadi

Pimprigaon

KASARWADI STN.

KALPATARU ESTATE

Kalewadi Rahtani Road

Pimple Saudagar

Alfa Laval India Ltd.

Atlas Copco

Sandvik Asia Ltd.

Pimple Gurav

Pimple Nilakh

Rakshak Society

Rakshak Chowk

Aundh Chest Hospital

Pimple Nilakh

College of Military Engineering, Dapodi

Baner Balewadi Road

Balewadi

Old Sanghvi

KHADKI STN.

Botanical Garden

Aundh IT Park

Aundh

Aundh Road

Shiv Sagar

Parihar Chowk

UNIVERSITY ROAD

University of Pune

Baner Road

Bio-Diversity Park

Baner Road

MUMBAI - PUNE BY PASS ROAD

KALEWADI MAIN ROAD

OLD MUMBAI - PUNE ROAD

CENTRAL RAILWAY

OLD MUMBAI - PUNE ROAD

JUST AROUND THE CORNER FROM EVERYTHING.

Not far from the quiet and private living spaces at Kalpataru Exquisite, is an abundance of choice when it comes to educational institutions, hospitals, shopping, dining and entertainment zone. And everything's in a 5 km radius.



EDUCATIONAL INSTITUTIONS

SCHOOLS

- Wisdom World School
- Euro School
- Akshara International School
- Indira National School
- The Good Samaritan School
- Blossom Public School

COLLEGES

- Indira Group of Institutes
- Sri Balaji Society
- Dr. D. Y. Patil Institutes
- Symbiosis Centre for Management and Human Resource Development
- Institute of Business Management and Research
- MITCON Institute of Management
- National Institute of Construction Management and Research
- Genba Sopanrao Moze College of Engineering



HOTELS

- Lemon Tree Hotel, Hinjewadi
- Holiday Inn, Pune-Bangalore Highway
- Courtyard by Marriott, Hinjewadi
- The Orchid Hotel, Balewadi
- Sayaji Hotel, Pune-Bangalore Highway



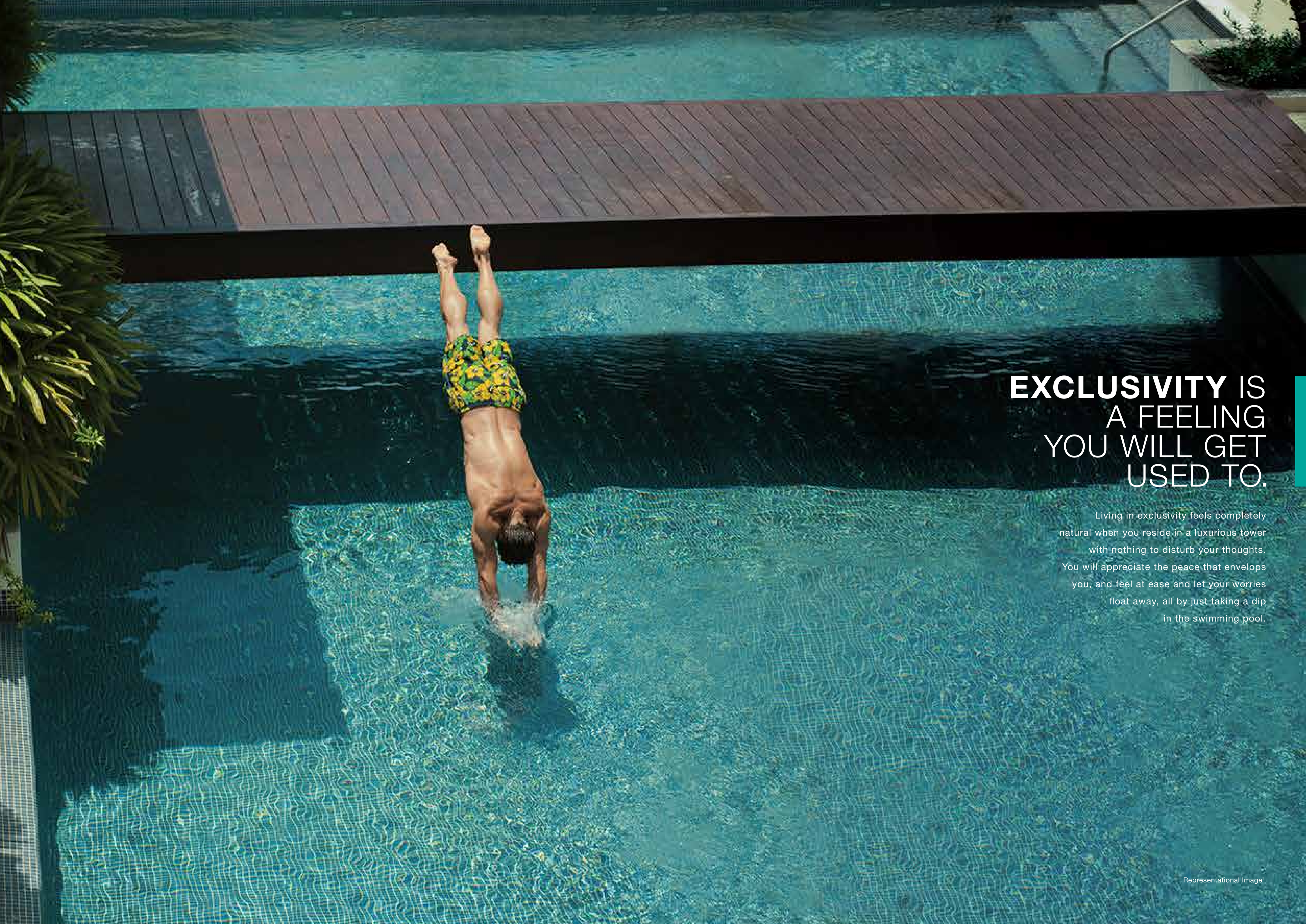
HOSPITALS

- Aditya Birla Memorial Hospital
- Jupiter Hospital
- Life Point Multispeciality Hospital



MALLS & HYPERMARKET

- XION Mall, Hinjewadi
- Westend Mall, Aundh
- Spot 18 Mall, Pimple Saudagar
- Pimpri Central
- City One Mall, Pimpri



EXCLUSIVITY IS A FEELING YOU WILL GET USED TO.

Living in exclusivity feels completely natural when you reside in a luxurious tower with nothing to disturb your thoughts. You will appreciate the peace that envelops you, and feel at ease and let your worries float away, all by just taking a dip in the swimming pool.

THE SUNSHINE, BREEZE AND YOUR WAY OF LIFE.

Right from the architecture to the landscaping, careful touches ensure that natural light and air play important roles in the design. Each residence comes with a long terrace that connects the living room and one of the bedrooms, which enhances the view and ventilation. Even the car parking areas are well lit with natural sunlight that permeates through special light wells. Everything is designed to encourage a bright, fresh and cheerful way of life.





A DISTINGUISHED ADDRESS TO CALL YOUR OWN.

Living in a tower has its own distinct aura of privilege that is only accentuated by the project's unique design and excellent location. On top of it, the proximity to the best infrastructure makes it an even more coveted address.



YOU CAN **ADMIRE** THE OUTDOORS OR **EXPERIENCE IT.**

When your evenings are spent strolling through beautiful, landscaped greenery, every day will seem like a walk in the park. Saunter your way to better health along the reflexology path or leave behind the stress of the day at the rejuvenating yoga deck. Where there's nature, there's a place that's fun for everyone – with family gardens and barbecue areas to help you relax, while your kids experience the joys of growing up alongside landscaped greenery and enjoy a host of outdoor activities. And, as you spend your days in this lush paradise, you'll find that there's nothing more relaxing than a little time away from it all.

A serene spa treatment room with a massage table, candles, and traditional decor. The room features warm wood paneling, a massage table with red towels and bamboo tools, and a corner shelf with lit candles. The lighting is soft and ambient, creating a relaxing atmosphere.

TURN A **LEISURELY** DAY INTO AN **UNFORGETTABLE** ONE.

One can get used to a life of luxury with so many options to unwind. There are many spaces to sit back and relax, but the clubhouse is the place to truly let go of the stress. A refreshing evening at the spa or the outdoor Jacuzzi, followed by a gentle massage, can put anyone in a pleasant mood.

WHERE THE POSH AND THE PERSONAL MEET.

Personal spaces are important in today's world, so privacy is built into the very design of the towers. None of the residences within the building face each other; they face outwards in a unique fan-shaped design. Not only that, the entrance to each residence is planned in such a way that they are not directly visible once one gets off from the elevators. These thoughtful touches ensure that all the residents can enjoy their own private world.



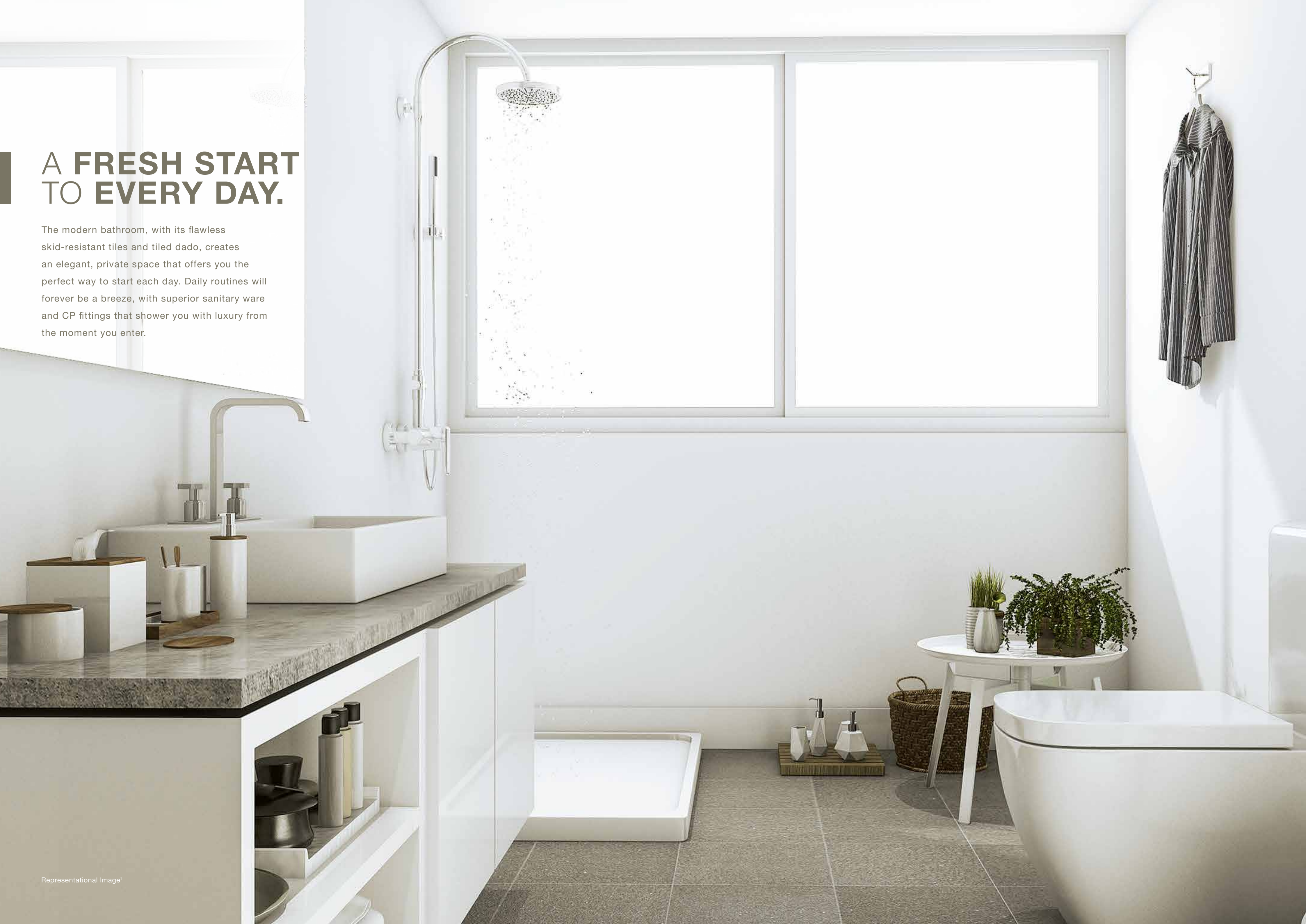


AS DELIGHTFUL AS THE AROMAS IT INSPIRES.

A modern kitchen is not just about convenience, it's about style and personality. An evocative space that inspires, your kitchen is ideally crafted with intelligent design that helps bring your culinary skills to life. The polished granite platform makes your kitchen an exquisite space to be in, while the CNG/LPG leak detector ensures safety. Needless to say, with a kitchen so divine, the meals you prepare will truly be heavenly.

A FRESH START TO EVERY DAY.

The modern bathroom, with its flawless skid-resistant tiles and tiled dado, creates an elegant, private space that offers you the perfect way to start each day. Daily routines will forever be a breeze, with superior sanitary ware and CP fittings that shower you with luxury from the moment you enter.

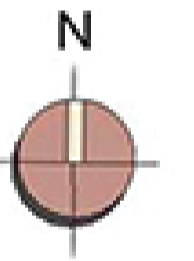


YOUR ASSURANCE IS WELL-FOUNDED.

It's easy to live a life that's free of worry when you reside here. With security systems at every turn, you'll find yourself less stressed out about the safety of your loved ones, and more involved in their fun. Your home is always protected with an advanced multi-tier security system, including video-door phones and an intrusion alarm system, to help safeguard your family and bolster the levels of security around you. So, your concerns about safety are a thing of the past.



COMPLEX LAYOUT



NOT TO SCALE

LEGENDS

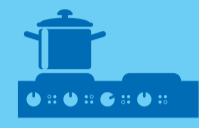
- | | | | |
|------------------------------------|----------------------------|---|--------------------------------|
| A. ENTRANCE FEATURE | H. NET CRICKET | P. KIDS' POOL | W. FAMILY GARDEN WITH BBQ AREA |
| B. TREE-LINED AVENUE | I. SEATING AREA | Q. KIDS' PLAY AREA | X. SCULPTURE COURT |
| C. BOARDWALK WITH TREE CLUMP | J. MULTI SPORTS COURT | R. KIDS' PLAY MOUND | Y. PEDESTRIAN PATHWAY |
| D. OUTDOOR PARTY LAWN AREA | K. OUTDOOR PARTY DECK | S. AMPHITHEATRE | Z1. SUBSTATION WITH DG |
| E1. TRELLIS | L. SWIMMING POOL | T. BUILDING DROP-OFF AREA | Z2. STP |
| E2. CHESS COURT | M. POOL DECK | U. FEATURE WALL | Z3. DG SET |
| F. OUTDOOR FITNESS STATION | N. SWIMMING POOL PAVILLION | V. PEDESTRIAN ACCESS TO / FROM LOWER GROUND PARKING | |
| G. YOGA DECK WITH REFLEXOLOGY PATH | O. JACUZZI | | |

AMENITIES⁷



PROJECT HIGHLIGHTS

- Well-designed building with entrance lobbies and drop-off area
- Elevators
- Double height terraces
- Rain water harvesting system
- Sewage water treatment & recycling plant
- Organic waste converter within the complex
- Garbage chute and garbage collection room



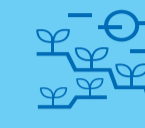
THE KITCHEN

- Dry terrace
- Vitrified tiled flooring
- Granite platform with stainless steel sink & drain board
- Additional granite service platform
- Tiled dado above the platform
- Equipped with gas leak detector
- Provision for water purifier



THE CLUB

- Clubhouse with entrance lobby & reception lounge
- Well-equipped Gymnasium
- Indoor games
- Spa and Massage room
- Multi-purpose hall with attached pantry and toilets
- Swimming Pool with pool deck
- Outdoor Jacuzzi
- Kids pool



COMPLEX & LANDSCAPE AMENITIES

- Main entrance gate to the complex with Security cabin and CCTV surveillance
- Landscaped gardens
- Family garden and BBQ area
- Outdoor seating alcoves
- Amphitheatre
- Outdoor lawn area
- Multi-purpose play court
- Outdoor fitness station
- Kids play area
- Boardwalk with tree clump
- Reflexology path
- Yoga deck



THE APARTMENT

- Vitrified tile flooring in living room, dining, passages, and bedrooms
- Ceramic Tile flooring in terrace and dry terrace
- AC provision for Living/Dining and all bedrooms
- Laminate finish main door shutter
- All internal door shutters with laminate finish
- Powder coated aluminium sliding windows with mosquito net
- Gypsum finished internal walls with plastic paint



THE BATHROOM

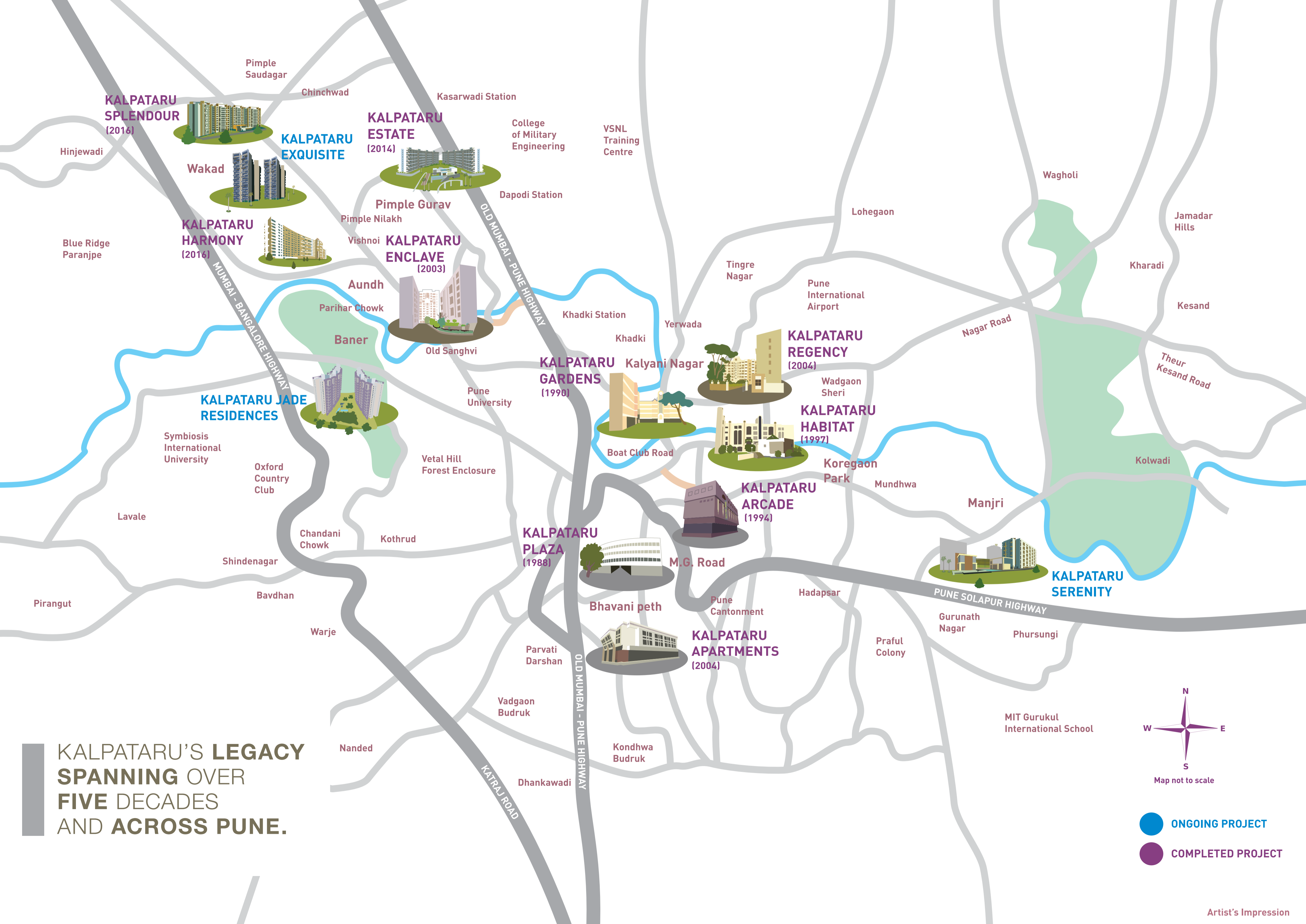
- Vitrified and ceramic tile flooring in all the bathrooms
- Tiled dado up to door height
- Electrical provision for the storage water heater for all toilets
- Solar water heating system (supply for one toilet)
- Premium sanitary ware and CP fittings
- Granite Counter for all wash basins
- Exhaust Fan



SAFETY FEATURES

- Building designed for earthquake loads as per applicable I.S. Code
- Generator backup for designated common areas
- Firefighting system
- Multi-tier security system
- Video door phone
- M.S. grills for the sliding windows

KALPATARU'S LEGACY
SPANNING OVER
FIVE DECADES
AND ACROSS PUNE.



- ONGOING PROJECT
- COMPLETED PROJECT

A LEGACY OF BUILDING ASPIRATIONS.

Established in 1969 and with a strong presence in Mumbai, Thane and Pune, over the last 50 years, Kalpataru has built residential, commercial and retail projects that are today a testimony for impeccable architectural standards. Credited with re-defining the skyline of Bandra East with its luxury project, Kalpataru Sparkle - that has won several acclaimed awards like the Best Luxury Residential Project award at the 11th CNBC AWAAZ Real Estate Awards and the Best Residential Redevelopment Project at the Asia-Pacific Awards 2015, Kalpataru has upgraded the living standards of urban India and pioneered the concept of lifestyle living. Working with the best in the industry, today, the company's success is reflected in the several awards and accolades it has won. But more importantly, Kalpataru's true success lies in the trust that it has earned from millions of Indians. Fulfilling the aspirations of numerous home buyers and ensuring the timely delivery of their dream homes, Kalpataru has become synonymous with trust and quality construction. And it is in this achievement that the company takes most pride in.

OVER
50

YEARS OF
BUILDING TRUST

MORE THAN
105

LANDMARK PROJECTS
& STILL GROWING

OVER
21

MILLION SQ.FT.
OF DELIVERED AREA

OVER
18,000
HAPPY
FAMILIES

OUR BENCHMARKS

1975



KSHITIJ
NAPEANSEA ROAD

Mumbai's first and tallest skyscraper

1985



SRISHTI
MIRA ROAD

First 200-acre township in Mira Road

1999



KALPATARU HEIGHTS
MUMBAI CENTRAL

The then tallest residential tower in Mumbai

2006



KALPATARU HORIZON
WORLI

Trend-setting innovation with the first residential floor starting from the 14th level

2008



KALPATARU SQUARE
ANDHERI (E)

The first commercial property outside the US with Platinum LEED certification by USGBC.

2009



KALPATARU AURA
GHATKOPAR (W)

Received the 'Best Architecture Award' (Multiple Units) at the Asia Pacific Property Awards

2014



KALPATARU PINNACLE
GOREGAON (W)

'Luxury Project of the Year' at The Real Estate Awards 2012 by the Stars of the Industry Group

2017



KALPATARU SPARKLE
BANDRA (E)

Awarded for Luxury Project of the Year at the Realty Plus Excellence Awards 2017

All images have been shot on location | Kalpataru Pinnacle - Artist's impression²

AWARDS AND ACCOLADES



Kalpataru Jade Residences
Realty Plus Excellence Awards, Pune 2018



Amoda Reserve
Realty Plus Excellence Awards 2017



Kalpataru Avana
Asia Pacific Property Awards 2017



Kalpataru Sparkle
Construction Week India Awards 2017



Kalpataru Yashodhan
Mid-day Real Estate Icon Awards 2017



Kalpataru Solitaire
Times Realty Icon Awards 2017



Kalpataru Solitaire
Golden Brick Awards 2017



Kalpataru Limited
Construction World Architect and Builders Awards 2016



Mr. Mofatraj P. Munot
NDTV Property Awards 2014



Mr. Parag Munot
Construction Week Awards 2014



Kalpataru Pinnacle
CNBC Awaaz Real Estate Awards 2014



KORUM Mall
The Realty Plus Excellence Awards 2013



Kalpataru Harmony
CNBC Awaaz Real Estate Awards 2013



Kalpataru Limited
Asia Pacific Property Awards 2012



Kalpataru Square
Commercial Property Excellence Awards 2011



Kalpataru Square
The Eco-friendly Project of the Year category at the Property Awards 2011



Kalpataru Limited
World Finance Real Estate Awards 2011



Developers: Aura Real Estate Pvt. Ltd.

Site Address: S.No. 255/256, Behind G-O Square, On 24m DP Road, Wakad, Pune - 411 057.

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For more information, call: 1800 3000 0114 or e-mail: sales@kalpataru.com

Disclaimer to read : Kalpataru Exquisite consisting of wings bearing MAHARERA Regn. No P5210000298 (Wing 1 Zenith), P52100001266 (Wing 2 Crescendo), P52100018100 (Wing 3 Sierra), P52100023268 (Wing 4 Elita) . For more details visit: <https://maharera.mahaonline.gov.in/>

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¹Image is not an actual project image and is strictly for representational purposes only. ²The actual image(s)/view(s) have been modified/enhanced for display and creative purposes. ³Google Maps as on 07/2017. This is an approximate estimate as per Google. ⁴For third party equipment(s)/appliance(s): "Warranty/Guarantee of the 3rd party product/amenity is subject to the concerned supplier's/manufacture's corresponding warranty /guarantee terms and conditions. ⁵Depiction of the complex/project/phase of the ongoing project is strictly for representational purposes only with the intention to facilitate an idea of the layout as presently proposed and/or approved, and is subject to changes/revisions by the concerned authorities in consonance with the laws and regulations applicable from time to time. The amenities/specifications, features & landscaping mentioned in the agreement for sale (if any) shall be considered as final. Customers are requested to refer to the sanctioned plans for the project/phase/complex for further details or visit <https://maharera.mahaonline.gov.in/>.