

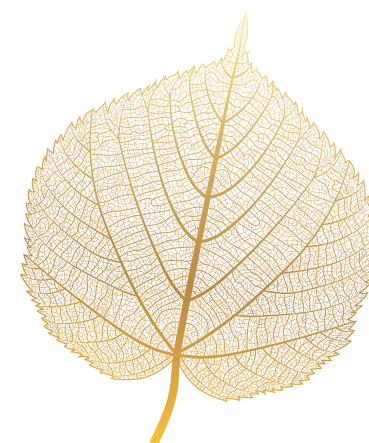
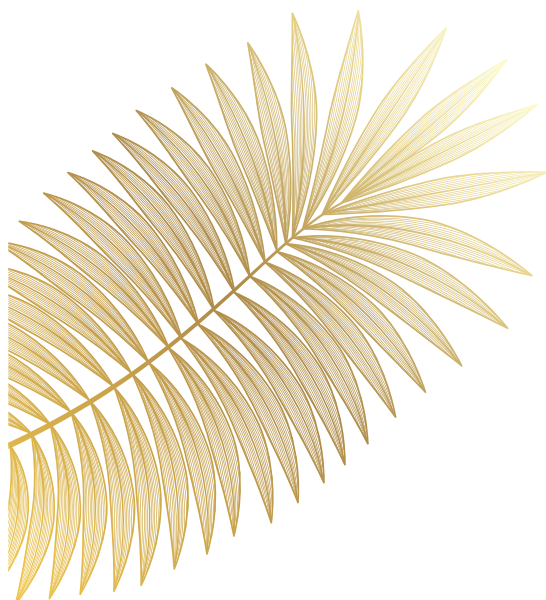
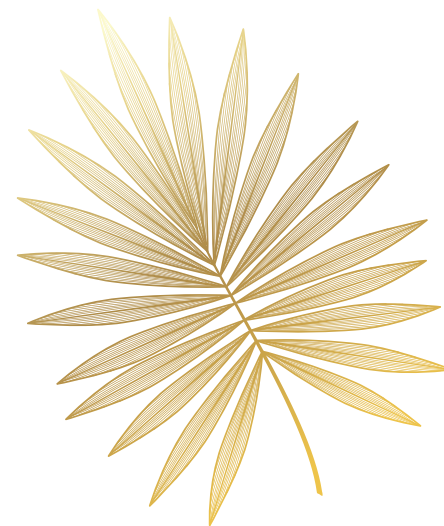
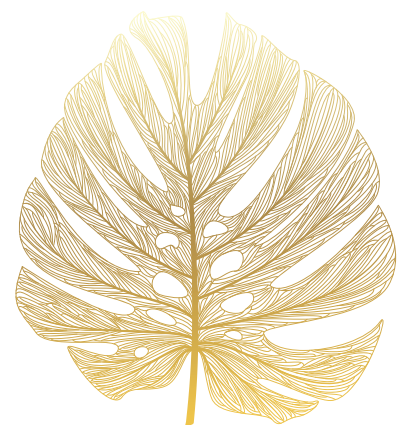
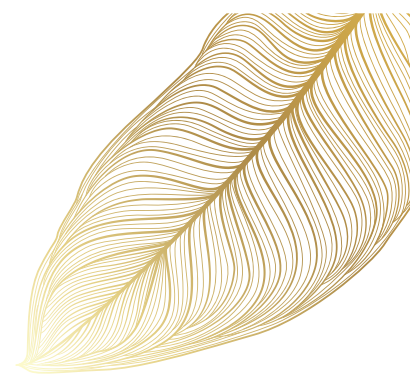


KALPATARU
AURUM
BANER

Site Address: Kalpataru Aurum, Baner, Pune – 411 045. Call: 1800 3000 0114 | www.kalpataru.com

Kalpataru Aurum is registered with MAHARERA bearing **P52100033791** available on <https://maharera.mahaonline.gov.in>.

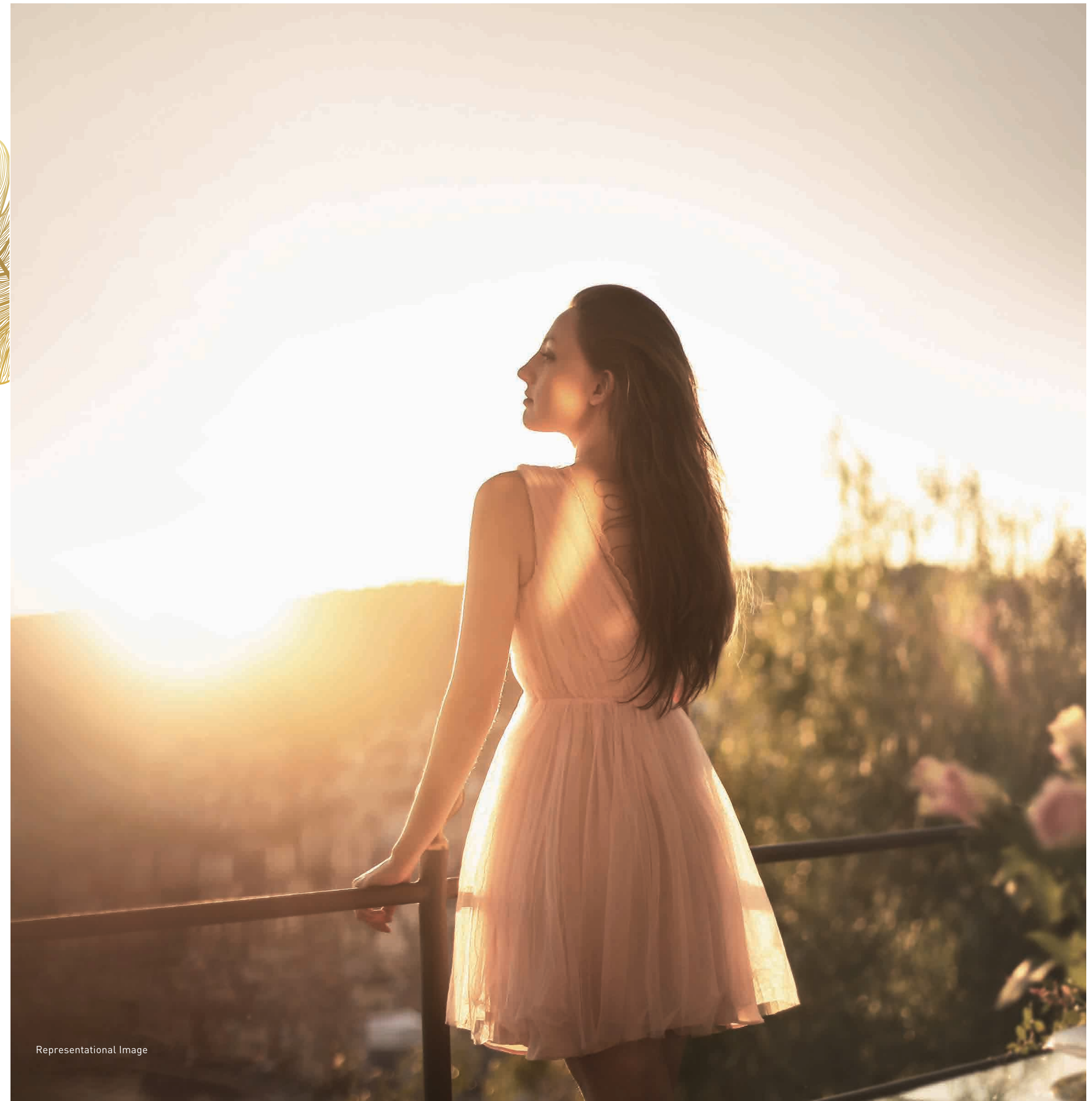

Disclaimer: All specifications, images, plans, designs, facilities, amenities, dimensions, elevations, any other information contained herein are in respect of the complex Kalpataru Aurum. The same may be subject to changes / revisions / alterations in accordance with the approvals, orders, directions and / or regulations of the concerned / relevant authorities and / or for compliance with laws / regulation in force from time to time. In view of the above, and in line with our customer policies, we may change / alter the above in consonance with approvals, orders, directions, applicable laws, regulations, etc. Unless otherwise stated, all the images, visuals, materials and information contained herein are purely creative / artistic concepts and may not be actual representation of the product and / or any amenities. None of the above may be construed to form any basis of, and / or serve as an inducement or invitation for payment of any advance and / or deposit, to be made by a prospective customer under the relevant provisions of law or otherwise. Solely the amenities / specifications, features mentioned in the agreement for sale (if any) shall be final. (Refer: <https://maharera.mahaonline.gov.in/>). For private circulation only. This property is secured with Vistra ITCL (India) Limited, the no objection certificate would be issued at the relevant time, if required.





BANER – THE PULSE OF PUNE

Pune's trendiest locale is poised for the high life with its perfect balance of natural scenic beauty and well planned urban infrastructure. Home to over 500 acres of Baner-Pashan Biodiversity Park, a bevy of business and technology hubs, commercial centres and top-of-the-line lifestyle, fine dining and retail establishments, Baner is the ideal place to call home. Haven to those who enjoy a private yet connected life.





Representational Image

LIFESTYLE AND LANDSCAPE

With its beautiful natural features giving way to a bustling youthful city, Baner brings a perfectly balanced modern lifestyle to homeowners. The locale offers a wide choice of premium lifestyle establishments, making it a hotbed for the city's eclectic mix of social and commercial activity.



HYPERSOCIAL

Luxury hotels, boutique cafes, fine cuisine - it's no wonder the city's most vibrant people set Baner abuzz with a colourful social life. This is what makes it the ideal lifestyle destination for any personality.

With hotels like JW Marriott and Holiday Inn just a few minutes away from home, and Baner Road that has several upscale, modern cafes and fine-dine restaurants, the locale bears a vibrant yet chic urban ambience. Still looking for more? Well, then you must know about the string of places in the Balewadi Highstreet like The Urban Foundry, Apache and so many more outlets that provide a unique dining experience.

Balewadi Highstreet 8 mins

Holiday Inn, Hinjewadi 15 mins

The Orchid 10 mins

Sayaji 12 mins

J W Marriott 15 mins

Courtyard by Marriott 15mins

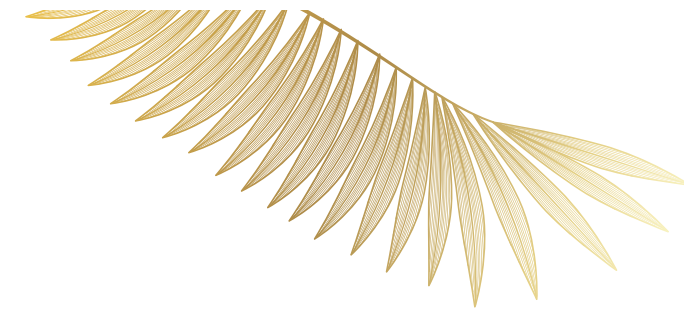
The Oxford Golf and Country Club 20 mins



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CONVENIENCE AND CONNECTIVITY

The infrastructure and development in Baner provide the optimum setting for a life of convenience and comfort. All the newest hypermarkets and essential delivery services make your basic and exclusive household needs as easy as breathing. Within reach of reputed schools & hospitals, Aurum gets to be the perfect lifestyle space for you.



MALLS & HYPERMARKETS

Farmers' & Grocers': 3 mins
Reliance Smart: 6 mins
Dorabjee's: 8 mins
Godrej Nature's Basket: 9 mins
Westend Mall: 10 mins



HOSPITALS

Jupiter Hospital, Baner: 5 mins
Medipoint, Baner: 7 mins
Kotbagi, Aundh: 10 mins
Oyster & Pearl, Aundh: 20 mins
Metro Hospital, Baner: 20 mins



ACADEMIC LIFE

Eurokids Preschool: 4 mins
The Learning Curve Preschool & Daycare: 4 mins
The Orchid School: 5 mins
Seedlings Preschools & Daycare centre: 5 mins
Vibgyor International School: 10 mins
NICMAR: 10 mins
Symbiosis International University: 18 mins
Vidya Valley World School: 20 mins
D.Y. Patil Management Institute: 25 mins





CONNECTED FOR ALL OF LIFE

Tucked a bit away, yet seamlessly connected to the pulse of the city, Baner's infrastructure allows easy access to Pune's key destinations. Baner is also connected to the Mumbai-Pune Expressway with an 18m wide proposed road on the south side, a 24m wide road on the north and a 12m wide internal road on the north-west side, making for easy road travel both within and outside Pune.



CONNECTED WITH
EVERYTHING

A full-page photograph of two women laughing and holding wine glasses in a garden. The woman on the left is wearing a black dress with a white floral pattern and sunglasses. The woman on the right is wearing a white blouse and light-colored trousers, also wearing sunglasses. They are standing on a grassy lawn next to a small, ornate stone fountain. In the background, there is a large, manicured hedge and a cloudy sky. A large, bright pink triangle is on the left side of the image, partially overlapping the text.

LIFE HAPPENS HERE

When your home caresses the hillside to create stunning vistas, life is more beautiful each day. Introducing the finest 2 bed homes located in the most upbeat locale in Baner. Tucked away in nature's quiet embrace, yet mere minutes away from all the city's bustling hotspots, loaded with the choicest rooftop amenities for a life that's both private and social, just as you need it. Every element of your home is designed for a richer, fuller life, so you can live it your way.

Representational Image



INTRODUCING AURUM PREMIUM 2 BED HOMES DESIGNED FOR THE NEW

Artist's Impression



IT'S LIKE LIVING IN A PAINTING

Be it a quiet evening with the family on the balcony or a weekend indulgence with the friends, life's moments are more picturesque with a gorgeous hillside as a backdrop. At Aurum, these moments are nothing short of artistry.



A modern kitchen interior featuring dark wood cabinetry, a marble backsplash, and a woman sitting on a stool at a bar counter. The scene is lit with warm, ambient lighting, creating a sophisticated and elegant atmosphere. The woman is wearing a black dress and high heels, looking out of the frame. The floor is made of light-colored wood in a herringbone pattern. The overall design is minimalist and contemporary.

LIFE HAPPENS HERE

Representational Image



Representational Image

UTILITARIAN WITH A LUXURIOUS TWIST

When we speak of a finer life at Aurum, we mean the choicest global standard amenities laid out on the top floor in a carefully designed, themed landscape that accentuates each activity with views of the rich natural surroundings. Even a simple stroll in the park is an experience to cherish when you live here.

THE DOUBLE CLUB LIFE

Two clubhouses designated for two sides of life. The Double Club Life at Aurum features one club for personal moments like sports, fitness and family and another one for social and community moments like barbeque parties, leisurely gala's and life's big celebrations.

CLUBHOUSE 1
Social

Party lawn
Mini amphitheatre
Multipurpose hall
Co-working Spaces

CLUBHOUSE 2
Residents

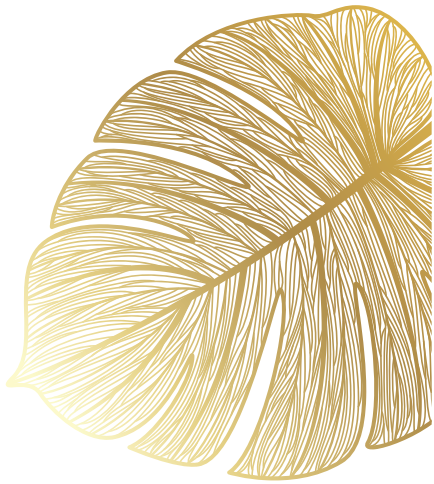
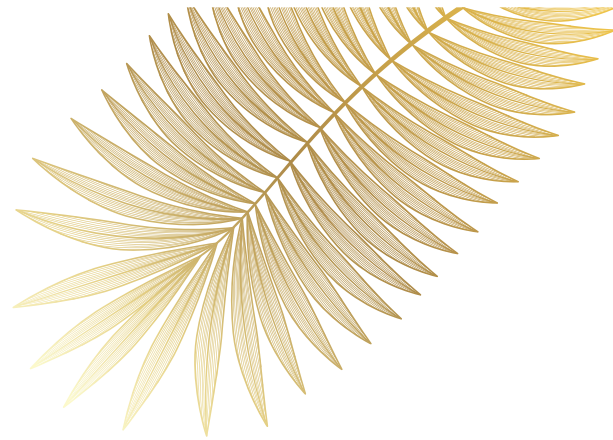
Senior citizen area
Wi-Fi enabled zones
Multi-purpose sports court
Play areas
Indoor games room
Creche



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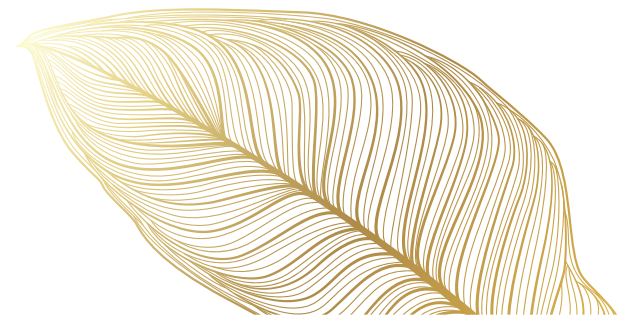
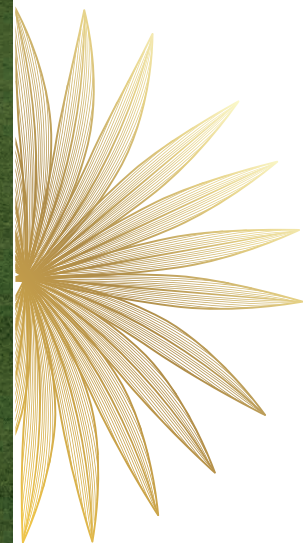


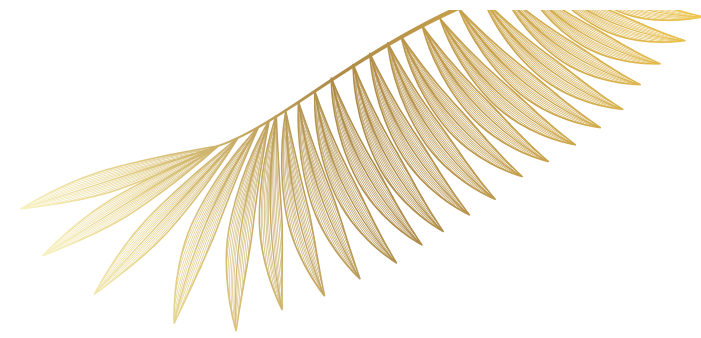
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THE ROOFTOP LIFE BECKONS

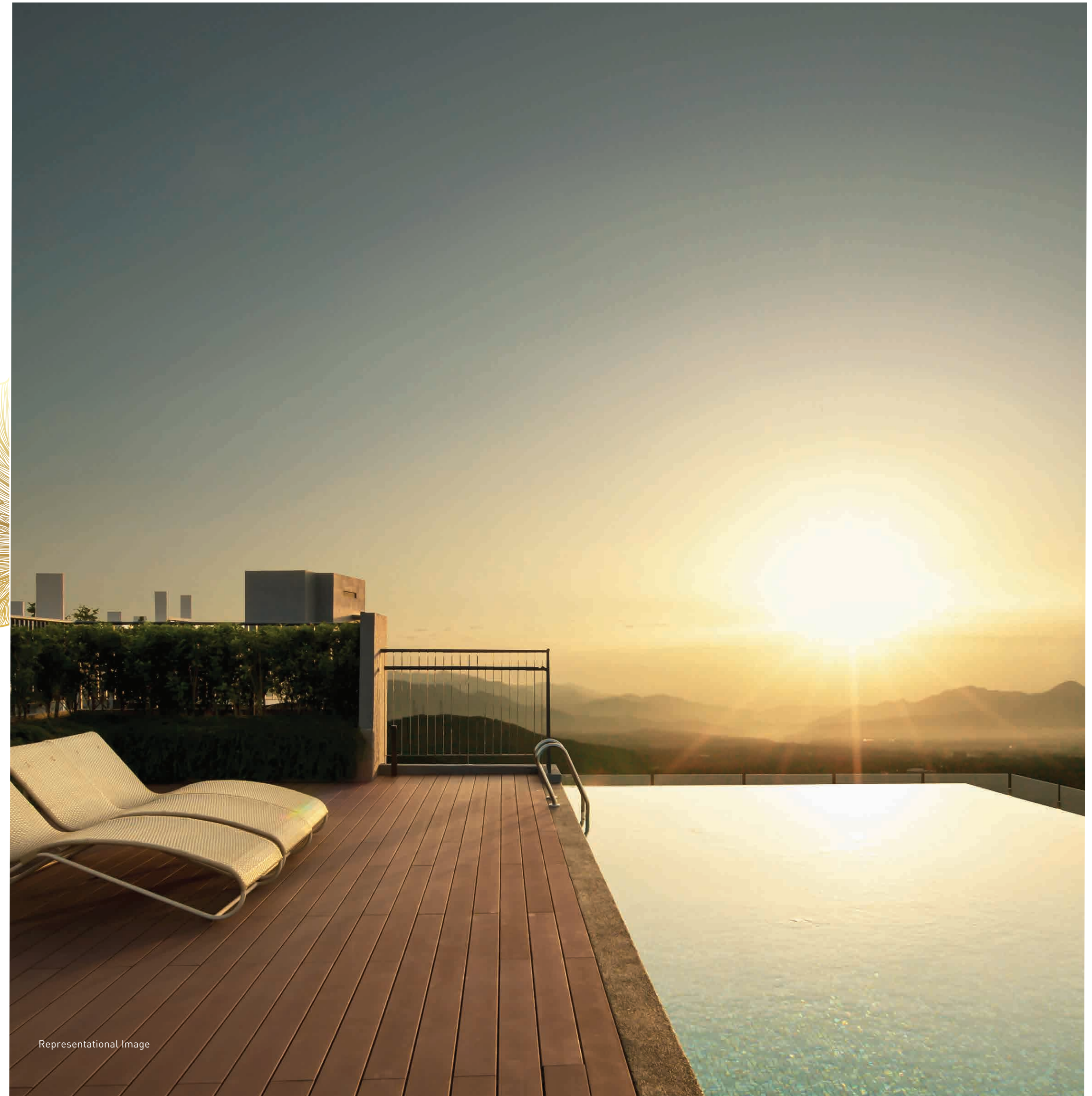
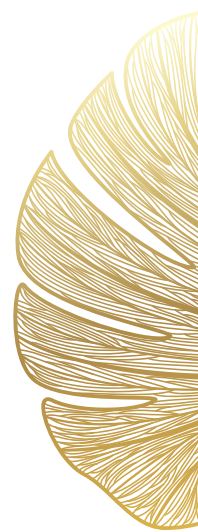
On the 21st floor and terrace of Aurum is a world of activities designed to make life more soulful and days more eventful. Divided into 3 specific zones, the rooftop is equipped to enhance and elevate every activity, be it work, play or relaxation.





NO LONGER JUST A QUICK DIP

Your evening swim is made extraordinary in the first zone - the rooftop infinity swimming pool with a breathtaking view of the surrounding hillside. A kids splash pool comes side by side for those more holistic family moments under the open sky.

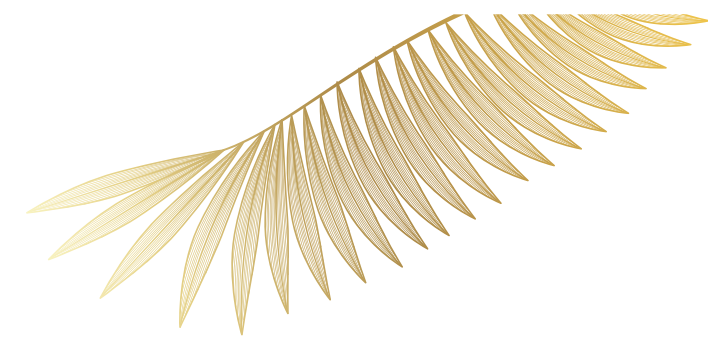




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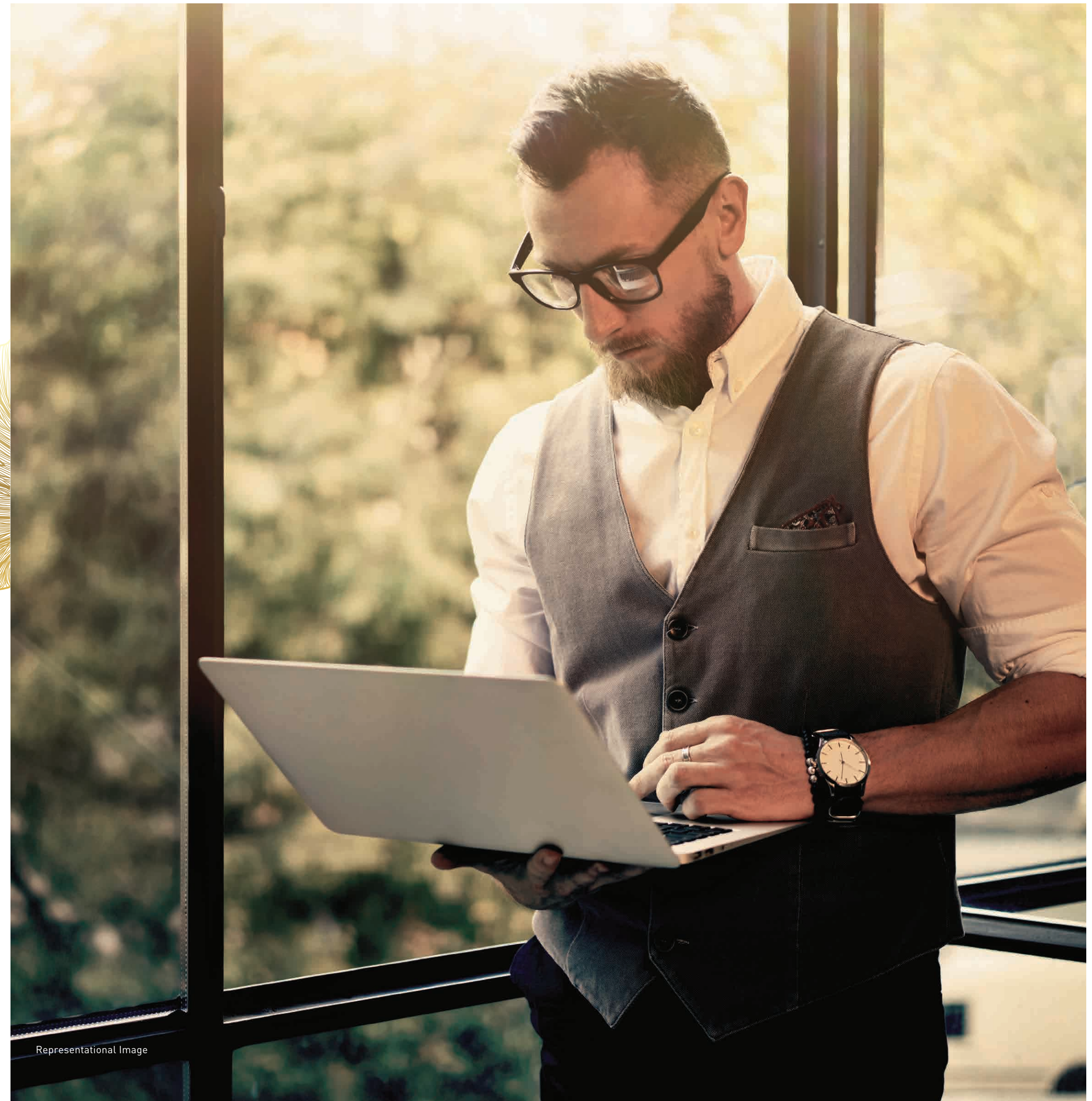
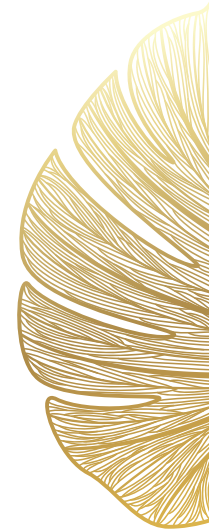
SURYANAMASKAR UNDER THE MORNING SUN

The second rooftop zone features a blissfully serene yoga and meditation centre. Elevate your mind and body as you take in the fresh air and bright sunlight.



WORK OR STROLL AMIDST LUSH GREENERY

The third rooftop zone features a long well planted walkway for those soul searching walks as well as cosy seating facing the hillside for those easy workdays.



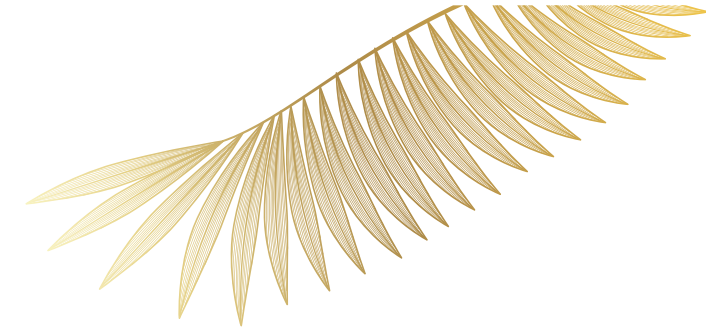


LIFE HAPPENS HERE

Representational Image



Representational Image



THE AURUM HOME-

**MODERN CONVENIENCE AND CLASSIC
COMFORT IN HARMONY**

Each 2 bedroom apartment at Aurum is cleverly designed to efficiently utilise space and is equipped with the finest modern conveniences to make your home safer and life comfier. Either east or west facing, these apartments come with a spacious living room balcony and a dry kitchen balcony. From the finely crafted flooring to the toughened glass balcony railings, every detail is chosen to enrich life at home.





INDULGE YOUR LOVE FOR COOKING

Every kitchen is crafted to make cooking a truly fulfilling activity with top-of-the-line countertops, exquisite flooring, stainless steel sink and more.

Features:

Vitrified tile flooring

Granite platform with stainless steel sink

Tiled dado above the platform

Kitchen equipped with PNG cum heat detector

Provision for Water purifier

Provision for Piped Gas connection



Representational Image



Representational Image

RESTROOMS SO REFRESHING

Each of the bedrooms comes with an attached bathroom that is designed for ultimate comfort. Life's most private moments require the most pristine spaces. This is why the restrooms of Aurum homes are fitted with state-of-the-art fixtures.

Features:

Tiled flooring with
dado up to door height

Premium sanitary
and CP fittings

Exhaust fan

Hot & cold water mixer
in the shower area in
Master toilet

Counter for the basin in
every master bathroom

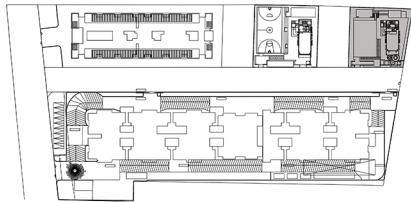
CLUBHOUSE 1



LEGEND

- 1. PARTY LAWN
- 2. MINI AMPHITHEATRE
- 3. BARBEQUE AREA
- 4. SENIOR CITIZEN AREA
- 5. CLUB HOUSE
 - MULTI – PURPOSE HALL
 - CO – WORKING SPACE

CLUB HOUSE 1



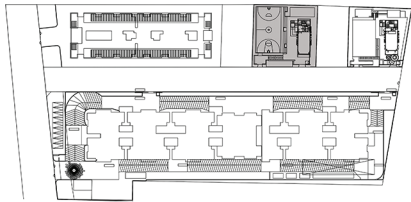
CLUBHOUSE 2



LEGEND

- 1. KIDS PLAY AREA
- 2. MULTI – PURPOSE SPORTS COURT
- 3. MINI AMPHITHEATRE
- 4. CLUB HOUSE
 - INDOOR GAMES
 - CRECHE / TODDLERS ACTIVITY

CLUB HOUSE 2





PROJECT AMENITIES

Project Highlights

Elegantly designed Terrace with Modern Facilities

Well-designed Entrance Lobbies

Balcony in each apartment

Two Clubhouse spaces

Landscape area on Terrace

Complex and Building Amenities

Separate covered drop-off for each tower

DG back up for elevator and designated common areas

Elevators including auto rescue device (ARD)

Rain water harvesting

STP (Sewage treatment plant)

Energy Efficient LED lighting in designated common areas & garden

Vehicle Access Control System with Boom Barrier for Parking Area

Leisure Amenities

Terrace Landscape garden

Swimming pool and Kid’s pool

Pool deck with lounge seating

Open Party Area

Hammock area

Focus Court (Meditation & Yoga)

Reflexology Path

Kids play area

Fitness Court

Gymnasium

Spa for Gents & Ladies

Aerobics & Zumba Room

Jogging / walking track

Clubhouse Amenities

Party lawn

Mini amphitheater

Multipurpose hall

Senior citizen area

Wi-Fi enabled clubhouses.

Multi-purpose sports court

Kids play area

Indoor Games

Barbecue Area

Crèche / Toddlers activity

Co - Working space

Safety and Security

Multi-tier security and firefighting systems

Public address system

Intercom Facility integrated with VDP

D.G Power back up for select common areas

Sprinkler system & mechanical ventilation in the basement

CCTV surveillance in designated common areas

Apartment Amenities

Vitrified tiled flooring in the living/dining & bedrooms

Skid Resistant Tiles in Balcony

Main door with laminate finish

Internal doors with both side laminate finish

Aluminum sliding windows

Video Door Phone (VDP) with inbuilt intercom facility at apartment entrance

Electrical Point Provision for Air Conditioning in Bedrooms

Provision for inverter backup

Toughened glass for balcony railing

Kitchen Amenities

Vitrified tiled flooring

Granite platform with stainless steel sink

Tiled dado above the platform

Kitchen equipped with PNG cum heat detector

Provision for Water purifier

Provision for Piped Gas connection

Bathroom Amenities

Tiled flooring with dado up to door height

Premium sanitary and CP fittings

Hot & Cold water mixer in the shower area in Master toilet

Exhaust fan

Project Location

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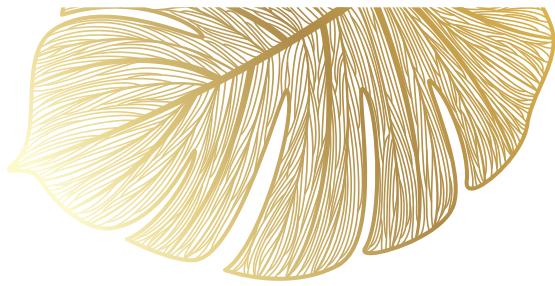
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A LEGACY OF BUILDING ASPIRATIONS.

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. 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.

