



KALPATARU  
**RESIDENCY**  
SANATH NAGAR, HYDERABAD

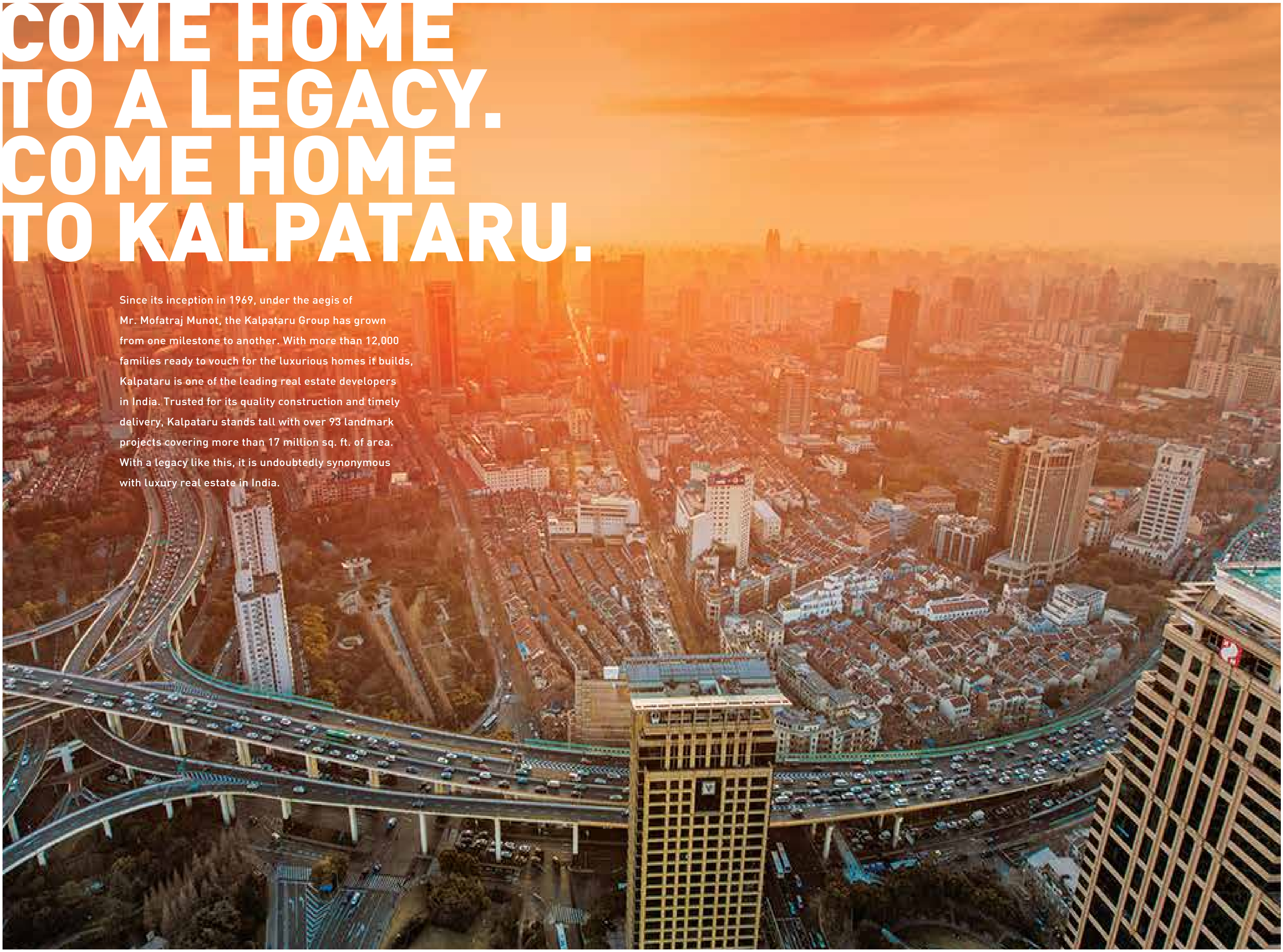
# HOMES ALL ABOUT YOU.

Imagine opening the door to a home that understands you. A home that knows how much you love the lush outdoors, and gives you a themed landscape garden. A home that appreciates how you start your day with a prayer to the sun and helps you lead a ritualistic life and comply to Vastu. A home that recognises your every small and big 'must have', be it a separate washing area, a grand clubhouse, or even a jogging track. A home that comes from a legacy of 46 years of building smiles. Now, imagine living in one. Presenting Kalpataru Residency in Sanath Nagar, homes with a sea of amenities that have been thoughtfully curated and designed keeping you in mind. Here's a preview to these homes tailor-made only for you.



# COME HOME TO A LEGACY. COME HOME TO KALPATARU.

Since its inception in 1969, under the aegis of Mr. Mofatraj Munot, the Kalpataru Group has grown from one milestone to another. With more than 12,000 families ready to vouch for the luxurious homes it builds, Kalpataru is one of the leading real estate developers in India. Trusted for its quality construction and timely delivery, Kalpataru stands tall with over 93 landmark projects covering more than 17 million sq. ft. of area. With a legacy like this, it is undoubtedly synonymous with luxury real estate in India.



# 46 YEARS OF BUILDING TRUST.

It has almost been 5 decades since Kalpataru began a promising journey that is now marked by a rich legacy. Along the way, it has bagged several accolades and accreditations from premium institutions and managing bodies in India and abroad.



Mr. Mofatraj P. Munot  
NDTV Property  
Awards 2015



Mr. Parag Munot  
Construction Week  
Awards 2014



Amoda Reserve  
The Realty Plus Excellence  
Awards 2015



Kalpataru  
Construction World Architect  
& Builder Awards 2014



Kalpataru Riverside  
The Realty Plus Excellence  
Awards 2014



Kalpataru Sparkle  
Asia Pacific Property  
Awards 2014



Kalpataru Pinnacle  
CNBC Awaaz Real Estate  
Awards 2014



Kalpataru Harmony  
CNBC Awaaz Real Estate  
Awards 2013



KORUM Mall  
The Realty Plus Excellence  
Awards 2013



Kalpataru Pinnacle  
The Real Estate Awards 2012  
by Stars of the Industry Group



Mr. Parag Munot  
The Future Herald  
Awards 2012 by Star Realty



Kalpataru  
7<sup>th</sup> Construction World  
Architect & Builder  
Awards 2012



Kalpataru  
The Realty Plus Excellence  
Awards 2012



Kalpataru Aura  
Asia Pacific Property  
Awards 2012



KORUM Mall  
DSK Artist in Concrete  
Awards 2011



Kalpataru Square  
Property Awards 2011



Kalpataru  
The Realty Plus Excellence  
Awards 2011



Kalpataru Aura  
Construction Week  
Awards 2011

# KEY MILESTONES



## KSHITIJ

1975 - Mumbai's first and tallest skyscraper.



## SRISHTI

1985 - First 200-acre township in Mira Road.



## KALPATARU HEIGHTS

1999 - The then tallest residential tower in Mumbai.



## KALPATARU HABITAT

2003 - Mumbai's first rooftop golf putting green and tennis court.



## KALPATARU HORIZON

2006 - Trend-setting innovation with the first residential floor starting from the 14<sup>th</sup> level.



## KALPATARU SQUARE

2008 - The only commercial property outside the US with Platinum LEED certification.



## KALPATARU PINNACLE

2014 - Awarded the Luxury Project of the Year at the Real Estate Awards by the Stars of the Industry Group.



# OUR KEY PROJECTS.

One of the most trusted real estate companies in India, Kalpataru has reaffirmed that trust with each project. At a time when architecture is mainly utilitarian, the group has found its niche by combining the functional aspects with a signature aesthetic style, and polishing each facet of living to its highest standards. Over the past 46 years, Kalpataru has created several landmark developments in Mumbai, Thane and Pune, and is now building its presence in Jodhpur, Indore and Hyderabad.

## MUMBAI

### Residential

Kalpataru Horizon  
Kalpataru Habitat  
Kalpataru Heights  
Kalpataru Sparkle  
Srishti  
Kalpataru Solitaire  
Primus Residences  
Kshitij  
Kalpataru Avana  
Kalpataru Pinnacle

### Commercial

Kalpataru Square

## THANE

Siddhachal  
Project Sunrise

## PANVEL

Kalpataru Riverside

## LONAVALA

Amoda Reserve

## PUNE

Kalpataru Jade Residences  
Project Crescendo  
Kalpataru Serenity  
Kalpataru Harmony  
Kalpataru Splendour

## CHENNAI

One Crest

## INDORE

Kalpataru Grandeur

# INTRODUCING SANATH NAGAR

A home in one of the most rapidly growing locations in Hyderabad means choosing a life close to the pulse of the city. Sanath Nagar is that booming neighbourhood of choice today. With its municipal parks and wide open spaces, this bustling commercial and residential belt is an eclectic mix of such breathing spaces, and the busiest markets. Well-connected by TSRTC buses, close to the railway station and with upcoming metro stations at Bharat Nagar and Erragada, life doesn't get more convenient. With the metro stations connected to HITEC City, those working at the top corporations there have more than one reason to be a part of this community. Sanath Nagar has seen a fascinating trajectory from housing peaceful communities and SRT office quarters in the past, to becoming a modern, developed and a rapidly growing commercial and residential hub.




# AT THE CENTRE OF EVERYWHERE YOU NEED TO BE.

When you find a home in Kalpataru Residency, Sanath Nagar, you are eased into a life that is comfortably at the centre of everywhere you need to be. An enviable location with great connectivity to prominent areas such as Banjara Hills, Begumpet and Ameerpet ensures that commuting is never a hassle. Add to this its adjacency to the Mumbai-Hyderabad highway, and no place seems too far away. With upcoming metro stations just a walk away from home, everyday commute will get even simpler. Its proximity to the booming HITEC City brings the best of corporations like Microsoft, Oracle, Deloitte, Google and Dell well within your radar. Now, work-life balance won't remain an elusive dream.

- Upcoming Bharat Nagar Metro Station – 300 mts.
- Upcoming Erragadda Metro Station – 300 mts.
- Begumpet Railway Station – 12 km
- NH9 – 0.5 km
- MMTS – 0.5 km
- Ameerpet – 3 km
- Jubilee Hills – 5 km
- Banjara Hills – 7 km
- HITEC City – 10.5 km







# A SHORT DRIVE WILL DRIVE AWAY ALL BOREDOM.

You'll find all your favourite destinations move closer to you. This is thanks to the enviable connectivity that will be at your disposal. Which means, you'll never have to wonder whether venturing out is a good idea, peak hour or not. You'll find it happily convenient to drop your kids to school and head to work on time, neither would you complain about the long grocery list to attend to. With the best of schools, hospitals and entertainment within a comfortable radius, setting out will never need much thought, only which place to pick. Here, you'll discover a new way of living, one where you're connected to the heart of an exciting city life.

#### RESIDENTIAL AREAS:

- Ameerpet - 15 mins
- Begumpet - 15 mins
- Banjara Hills - 20 mins
- Moosapet - 5 mins
- Motinagar - 5 mins

#### HITEC CITY:

- Microsoft - 35 mins
- Oracle - 20 mins
- Deloitte - 25 mins
- Mindspace - 25 mins

#### HOSPITALS:

- Yashoda Hospital - 20 mins
- Asian Institute of Gastroenterology - 20 mins
- Omni Hospital - 15 mins
- NIMS - 20 mins
- Leela Hospital - 5 mins

#### SCHOOLS:

- Hyderabad Public School - 15 mins
- Gitanjali School - 15 mins
- Little Scholar - 5 mins
- Sister Nivedita Public School - 15 mins

#### MALLS:

- D-mart - 5 mins
- GVK One Mall - 20 mins
- Hyderabad Central Mall - 20 mins

#### HOTELS & RESTAURANTS

- Taj Vivanta - 15 mins
- ITC Kakatiya - 20 mins
- Ohri's - 20 mins
- Chutney's - 20 mins
- Paradise - 20 mins

# INTRODUCING KALPATARU RESIDENCY.

When we welcome you to Kalpataru Residency, we are welcoming you to a life of lavish comfort, where every tiny detail is paid attention to. The 2 and 3 BHK residences are designed keeping in mind optimum utilisation of area, ensuring no void spaces. This means that all your interior décor plans for the house will find their space. And they will be completely Vastu compliant. You'll see the thoughtful design right from the grand entrance driveway to the car park, which is handicap friendly and has a unique car wash facility. But you'll find yourself confused, often, whether the day should be spent indoors, or outdoors. Because on the other side of the door, you'll find a world of amenities that will leave you spoilt for choice. Here, you'll find a lifestyle that has been tailor-made for you.

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## Project Highlights

- 5.47 acres of development with two towers
- 2 and 3 BHK Vastu compliant homes
- Grand entrance gate with designed canopy and an entrance feature
- 1 main entrance to the complex and 2 entrance lobbies to each tower
- High-speed elevators
- Two grand drop-off areas designed for each tower
- Clubhouse with world-class amenities
- Expansive landscaped gardens designed by an international architect
- Pre-certified Platinum Rated by IGBC



\*Take advice from your Vastu consultant.


ARTIST'S IMPRESSION

# LAYOUT PLAN

## LEGEND

1. ENTRANCE PLAZA AND ENTRY GATE
2. ENTRANCE FEATURE
3. CLUBHOUSE
4. ENTRY/EXIT TO BASEMENT PARKING
5. OUTDOOR CHESS COURT AND BOARD GAMES
6. GREEN TERRACED AMPHITHEATRE
7. SITOUT PAVILION
8. CENTRAL LAWN WITH SCULPTURAL MOUNDS AND SHADE TREES
9. CHILDREN'S PLAY AREA WITH SOFT FALL PAVING
10. ENTRY TO PEDESTRIAN FRIENDLY CENTRAL GARDEN
11. CLIMBING WALL
12. OUTDOOR FITNESS AREA
13. MULTIPURPOSE SPORTS COURT
14. CRICKET PITCH
15. SEATING ALCOVE
16. LONG STRETCH OF WALKING/JOGGING TRACK
17. BUILDING DROP-OFF WITH A FEATURE CANOPY
18. PLAY MOUNDS FOR KIDS
19. PARTY LAWN ATTACHED TO MULTIPURPOSE HALL
20. YOGA AND MEDITATION DECK AMIDST LUSH PLANTATION





# THESE WALLS DON'T COME WITH A PAIR OF EARS.

The most priceless luxury one can expect here is that of privacy.

An abundance of it. It starts with the two towers that are approximately 35 mts. to 45 mts. apart. Added to this, is the conscious decision to have no common walls between most apartments and the care taken to ensure that no two entrance doors face each other. This intuitive design follows you into your homes, in the way the bedrooms are placed at the corners of the flat, away from the living room and dining area. This is complemented by the impeccable architecture that allows ample amount of light and ventilation. When you move into Kalpataru Residency, you will discover a home that gives you a lifetime of precious moments.

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- There are no common walls between most apartments to ensure privacy
  - No two entrance doors face each other
  - An approximate 35 mts. to 45 mts. distance between 2 towers

# EVERY CORNER OF YOUR IMAGINATION WILL COME TRUE.

The beautiful curtains for your windows, the tall bookshelf that sits in a cozy corner, the hanging lamp you picked up from the flea market, and the elegant dining table you've had your eyes on, they will all find a place here. The intelligent space utilisation ensures that there are no void spaces, and the sprawling sunlit living room is your canvas to paint on, as you'd imagined your dream home to be. To top it, the natural cross ventilation and the sundecks will ensure that you lead a breezy life at Kalpataru Residency.

- Most apartments are open on 3 sides providing stunning views
- Intelligent space optimisation for spacious living
- Thoughtfully designed for ample natural light and cross ventilation
- Sprawling sunlit living room
- Balconies with full-height French windows
- Synchronised lights at the main door

# WAKE UP TO THE DREAM, EVERY DAY.

It goes without saying that the space you start and end your day in, has to reflect your lifestyle and taste. At Kalpataru Residency, your bedroom will be the perfect retreat, designed to your taste. Such that, your ritualistic routine is never deprived of the comfort it deserves.

# YOU'LL BE TEMPTED TO WEAR THE APRON AND THE CHEF'S HAT.

Here's a kitchen that is equipped with important features that help you dish out some fine culinary delights. Complete with a granite platform and a convenient service area, the kitchen's practical design will make your daily exploits as hassle-free as possible. Thoughtfully placed next to the dining area, you'll walk out to be greeted by eager, hungry faces, and you'll serve your feast with equal relish.

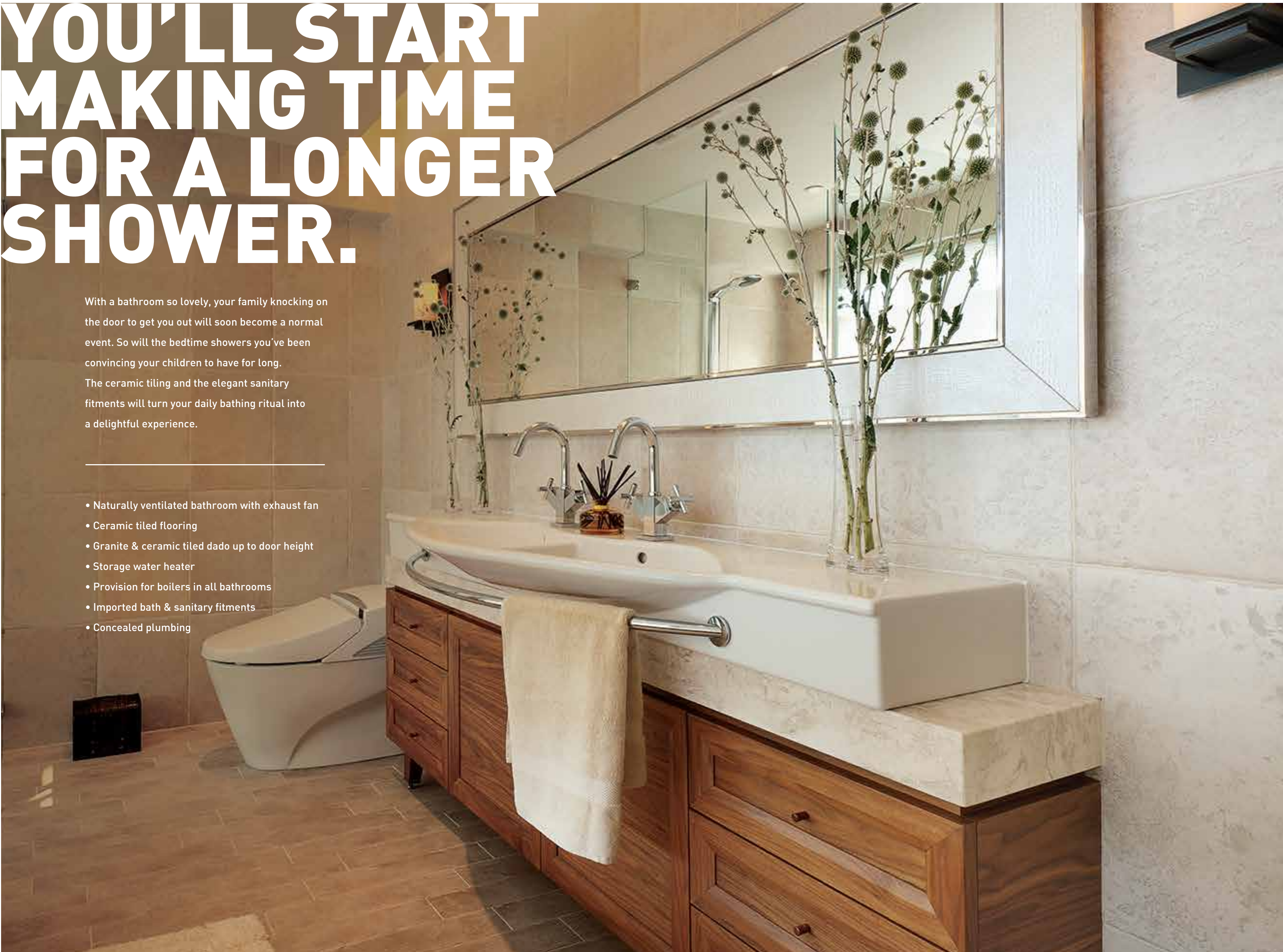
- Granite platform
- Stainless steel sink & drain board
- Tiled dado above platform
- Provision for water purifier
- Provision for hob and chimney
- Piped gas supply



# YOU'LL START MAKING TIME FOR A LONGER SHOWER.

With a bathroom so lovely, your family knocking on the door to get you out will soon become a normal event. So will the bedtime showers you've been convincing your children to have for long. The ceramic tiling and the elegant sanitary fittings will turn your daily bathing ritual into a delightful experience.

- Naturally ventilated bathroom with exhaust fan
- Ceramic tiled flooring
- Granite & ceramic tiled dado up to door height
- Storage water heater
- Provision for boilers in all bathrooms
- Imported bath & sanitary fittings
- Concealed plumbing





# WATCH BLISSFUL INDULGENCE TRANSFORM INTO A DAILY HABIT.

A short walk to the exclusive clubhouse can turn an ordinary day into an extraordinary one. The clubhouse lets you relax and rejuvenate, with a little something for everyone. Set your pulse racing as you play a game of badminton or run the extra mile at the state-of-the-art gymnasium. On other days, reward yourself to a soothing steam bath and Jacuzzi. You could also take the indulgence notches higher by spending a few hours at the rooftop of the clubhouse or at the swimming pool, and let the refreshing water and the views calm you into bliss. Choose your luxury and every day you spend relaxing here, you'll know what it means to live your dream.

- Clubhouse with a world-class gymnasium
- Swimming pool with pool decks
- Indoor badminton court
- Table tennis
- Pool table & foosball
- Indoor games room
- Relaxing spa with salon, massage & steam room
- Yoga/Aerobics room

# THE FRONT DOOR WILL OPEN TO THE GREENER SIDE OF LIFE.

When you move into Kalpataru Residency, dull, monotonous days move out of your life. The lush outdoors, designed by an international landscape architect will ensure you spend more time enjoying the weather rather than talking about it. Here, you can host an impromptu party for your friends and family or spend a Sunday night under the beautiful sky. On a breezy day, you'll find yourself choosing between a game of chess at the lawns, or a stroll through the aromatic seasonal garden. The beautiful, central, open-air theatre forms the perfect stage for fun evenings. There is enough and more under the sun, to keep everyone happily preoccupied.

- More than 1.5 acres of lush greenery, designed by renowned international landscape architect
- Beautifully designed aromatic garden for every celebration
- Pedestrian-free central park
- Feature walls and screens creating an interesting backdrop

# EVEN THE MOST COMFORTABLE RECLINER WON'T TURN YOU INTO A COUCH POTATO.

Being lazy will be a task at Kalpataru Residency. Here, you'll find something for every mood. On the days that you want to skip the gym, the walking track will make you put on your running shoes. There's nothing like sweating it out under the sun. Have you been planning to take up good old yoga? Our yoga pavilion will help you cross it off your resolutions list, finally. Here, with everything right at your doorstep, it will be hard to find an excuse for not leading an active life. And with the options available, fitness will no longer be just a routine.

- Yoga and meditation deck amidst lush green plantation
- Amphitheatre
- Party lawn
- Outdoor chess court
- Outdoor fitness area
- Long stretch of walking/jogging track

# ACRES DEDICATED TO PLAYING OUT OF THE BOX.

The pedestrian-friendly park that spreads across 0.75 acres of central space with its lush greens can only mean one thing - your children will live the carefree childhood you still fondly remember. You'll no longer have to stop a game, or move aside to let an impatient car pass. In fact, you might end up spending more than one weekend reliving your childhood too, as you join them for a game of cricket and feel the familiar thrill of your seasoned strokes at the practice pitch. With the play area, multipurpose sports court and the rock climbing wall waiting for them to get back from school, gadgets will no longer need to be kept away. Here, the lack of open spaces will no longer restrict your child's imagination.

- Separate kids' pool
- Kids' play area with soft fall finishing
- Rock climbing wall for kids
- Multipurpose sports court
- Cricket practice pitch
- Play mounds for kids

# THOUGHTFULLY DESIGNED LIVING SPACES FOR A BETTER LIFE.

We have always strived to grow in synergy with the ecosystem. No wonder, our every project is built keeping in mind global green standards. The Indian Green Building Council (IGBC) is one of the leading green-rating bodies across the world. And Kalpataru Residency has Pre-certified Platinum rating from the IGBC. The IGBC has some very thoughtful, albeit strict key parameters. Some of the key parameters that we strive to achieve are:



## 1) SOCIAL EQUITY

ENSURING EQUAL OPPORTUNITY TO ALL BY PROVIDING FACILITIES FOR EVEN THE DIFFERENTLY ABLED:

- A) Wider parking spaces near lobbies for the differently abled.
- B) Ramp access to lobbies at all levels, including the ground as well as cellar and sub-cellar levels.
- C) Audio assistance and braille assistance in both the passenger and stretcher elevators.
- D) Specially designed toilets for the differently abled.



## 2) REDUCING CARBON EMISSIONS

- A) Promoting the use of non-polluting vehicles by providing facilities for electric car parking on site.
- B) Providing several amenities on site, like a café, a gymnasium, a play area, a supermarket, etc., and preventing the need for people to leave the premises, thereby reducing vehicular movement and subsequently reducing carbon emissions.



## 3) WATER SAVING

- A) To increase the ground water level, rain water harvesting pits have been built.
- B) Treating and reusing domestic waste, thereby reducing water consumption.
- C) Water efficient plumbing fixtures to minimise water consumption.



## 4) ENERGY SAVING

- A) Solar water heating systems to reduce the use of electricity.
- B) Energy efficient lighting in common areas.
- C) Designed for optimum ventilation, thereby reducing energy consumption.



## 5) INDOOR ENVIRONMENT QUALITY

- A) Paints and adhesives with low VOC (Volatile Organic Compounds) are used to improve indoor air quality and reduce adverse effects on the residents' health.

# HERE, PROSPERITY AND WEALTH ABOUND IN EVERY CORNER.

Indian tradition understands science unlike any other. Taking from our ancient scriptures that throw light on the power of stars and other celestial bodies, here, every residence has been designed according to Vastu, such that, positivity abounds in every corner of the house. Here, each time you enjoy the sunlight or the breeze streaming in, you'll be welcoming wealth and prosperity with it.

- Vastu compliant homes\*
- All entrances are east-west oriented
- Master bedroom located in the south-west corner
- Kitchen in the south-east corner of the house and hob facing the east
- No toilets in the north-east corner
- All rooms are in clean rectangles without any offsets
- Clockwise winding staircases
- Well planned apartments to make the most of the available space
- Mostly three-sided open apartments

\*Take advice from your Vastu consultant.

# THE COAST WILL ALWAYS BE CLEAR HERE.

At Kalpataru Residency, you can leave your worries behind as we take care of every little precaution that needs to be taken. The seismic-resistant structure and the advanced fire-fighting systems will give you the protection you need from natural calamities. High-speed elevators with Auto Rescue Device (ARD) and power back-up will put your lift nightmares to rest. We understand a good home is one that makes you feel the most secure, hence, all apartments are equipped with 3-tier security.

- Seismic-resistant structure
- Intercom and video door phone
- Advanced fire fighting system
- Fire hydrants provided at all parking levels
- Sprinklers for apartment, car parking and other common areas
- High-speed elevators with Auto Rescue Device (ARD), audio assistance and braille assistance
- DG backup in common areas and in all apartments [except ACs and boilers]



# OUR PROJECT AMENITIES

## PROJECT HIGHLIGHTS

- Vastu compliant, contemporary design multi-storeyed towers and apartments\*
- Designed for Green Building Certification - Pre-certified Platinum Rating
- Designed with emphasis on natural lighting and optimum cross ventilation
- Spacious 2 and 3 BHK residences with premium finishes
- Well-designed entrance lobbies
- Themed landscape designed by international landscaped architect
- Clubhouse with a world-class gymnasium and state-of-the-art equipment
- Swimming pool, with separate kids' pool, complemented with pool decks

## COMPLEX & BUILDING FEATURES

- High-speed passenger elevators with Auto Rescue Device (ARD), audio assistance and braille assistance
- Stretcher elevators provided
- Adequate car parking space including special slots planned for the differently abled
- Basements designed with effective ventilation and signage for efficient traffic circulation
- Access ramp provided at all areas for the differently abled
- Ample space for two-wheeler parking
- Charging provision for battery operated cars
- DG power backup for all common areas with acoustic enclosure
- Eco-friendly design with Rain Water Harvesting and Sewage Water Recycling Plant (SWRP)
- Solar water heating system with supply to common toilet in apartments
- Covered waiting area for residents and children at the entrance gate

- Energy efficient lighting in common areas
- Car wash facility in the basement
- Dedicated drivers' room
- Separate washrooms for facilities team and the differently abled
- Organic waste compost to recycle waste
- Dedicated laundry room
- Facility manager, administration office and enquiry counter

## KITCHEN FEATURES

- Well-designed kitchen layout
- Vitrified flooring with granite platform
- 2'0" high tiled dado above platforms
- Stainless steel sink with drain board
- Provision for water purifier
- Exhaust fan
- Provision for hob and chimney
- Water efficient plumbing fixtures
- Piped gas supply

## SECURITY & SAFETY FEATURES

- Seismic-resistant structure
- Advanced secure fire-fighting systems with fire alarm, sprinklers as per fire regulatory norms
- Sprinkler system for car parking area, apartments and common areas
- Fire hydrants provided at all parking levels
- Public address system
- Intercom facility
- Video door phone for all apartments

## APARTMENT FEATURES

- Vastu compliant apartments\*
- Spacious and well-designed 2 & 3 BHK apartments with emphasis on natural lighting and optimum cross ventilation
- Vitrified tiled flooring adorning the apartment
- Two side laminated main door and painted internal doors
- Synchronised light at the main door
- Internal walls finished in gypsum with plastic paint
- Living room with French windows
- Balcony in living room provided with acid resistant & anti-skid ceramic tiled flooring, MS railings and well-planned surface drainage
- UPVC sliding windows with provision for mosquito net
- DG backup for whole apartment except for ACs and boilers
- Concealed copper wiring with modular switches of a reputed make
- Television points for living room and all bedrooms

## BATHROOM FEATURES

- Naturally ventilated bathrooms with an exhaust fan
- Acid resistant ceramic tiled flooring
- Granite, ceramic tiled dado in bathrooms
- Granite counter tiled platform in all bathrooms
- Premium CP fittings and sanitary ware
- Provision for boilers in all the bathrooms
- Water efficient plumbing fixtures

## LEISURE FEATURES

- Grand entrance gate with designed canopy and entrance feature
- Each tower has individual drop-off separated from the main driveway with a feature shade canopy
- Fire tender access with grass cells in central landscape
- Kids' play area with soft fall finishing
- Rock climbing wall for kids

- Amphitheatre
- Party lawn
- Yoga and meditation deck amidst lush green plantation
- Outdoor chess court
- Senior citizens' corner
- Outdoor fitness area
- Aromatic garden
- Multipurpose sports court
- Cricket practice pitch
- Play mounds for kids
- Seating pavilion along kids' play area
- Long stretch of walking/jogging track

## THE CLUB

- Clubhouse with a world-class gymnasium and state-of-the-art equipment
- Party hall with pantry and toilets with attached large party lawn
- Indoor badminton court
- Table tennis
- Pool table and foosball
- Indoor games room
- Senior citizens' card room
- Yoga/aerobics room
- Kids' learning centre
- Doctor's room
- Library
- Guest rooms
- Relaxing spa with salon, massage and steam room
- Swimming pool with separate kids' pool along with pool decks, changing rooms, showers, toilets etc.
- Cafe
- Supermarket

\*Take advice from your Vastu consultant.





**KALPATARU**<sup>®</sup>

**Developers: Abacus Real Estate Pvt. Ltd.**

**Site Address:** Kalpataru Residency, 8-4-300/1/A, Mumbai - Hyderabad Highway,  
Sanath Nagar, Erragadda, Hyderabad - 500 018. Telephone: 040 2381 1150

**Head Office:** 101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai - 400 055.

Telephone: +91 22 3064 3065 | Fax Number: +91 22 3064 3131 | **Email:** sales.hyderabad@kalpataru.com  
www.kalpataru.com

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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 Residency is secured with Kotak Mahindra Prime Ltd. The No Objection Certificate/Permission would be provided, if required. The dimensions mentioned on floor plans are in feet. They can be made available in metric scale, on request. Conditions apply.