

Sai Kalyan

Builders & Developers Pvt. Ltd.

Winst

www.saikalyanbuilders.com



Winst

Approved by Leading Banks





2 BHK NORTH (001)
1115 SQ FT



2 BHK NORTH (002)
1115 SQ FT



2 BHK NORTH (003)
1115 SQ FT



2 BHK NORTH (004)
1115 SQ FT



2 BHK NORTH (005)
1115 SQ FT



2 BHK NORTH (006)
1090 SQ FT



2 BHK NORTH (007)
1192 SQ FT

6'7" WIDE PASSAGE

6'7" WIDE PASSAGE

6'7" WIDE PASSAGE

CHILDREN'S
PLAY AREA



3 BHK NORTH (016)
1585 SQ FT



2 BHK EAST (017)
993.25 SQ FT



2 BHK NORTH (018)
1024.50 SQ FT



2 BHK EAST (019)
1068 SQ FT



2 BHK WEST (020)
984.50 SQ FT



3 BHK NORTH (015)
1670 SQ FT



2 BHK EAST
(014)
1211 SQ FT



2 BHK NORTH (013)
1137.50 SQ FT



2 BHK EAST
(012)
1211 SQ FT



2 BHK NORTH (011)
1137.50 SQ FT

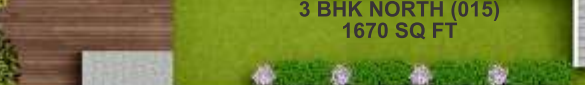


2 BHK EAST (008)
1146 SQ FT



2BHK EAST (009)
1146 SQ FT

CHILDREN'S
PLAY AREA



3 BHK EAST (010)
1652.50 SQ FT

ENT

EXIT

4' WIDE ROAD

4' WIDE ROAD

4' WIDE ROAD



| | | |
|--------------------------------|---|-------------|
| Unit 007, 8, 9 & 19 | : | 2 BHK |
| Area | : | 1192 Sft |
| Facing | : | East |
| Living / Dining | : | 13.9 X 16.0 |
| Master Bed Room | : | 11.0 X 13.0 |
| Second Bed Room | : | 11.0 X 11.6 |
| Kitchen | : | 9.6 X 9.0 |
| Utility | : | 4.0 X 6.0 |
| Attached Toilet | : | 4.6 X 8.2 |
| Common Toilet | : | 4.6 X 7.11 |
| Pooja | : | 4.0 X 3.0 |
| Balcony - M. Bed Room | : | 4.6 X 13.0 |
| Balcony - Second Bed Room | : | 4.6 X 11.6 |

Unit 001 to 006

| | | |
|-----------------------|---|-------------|
| Area | : | 1115 Sft |
| Facing | : | North |
| Living | : | 13.6 x 16.0 |
| Dining | : | 11.6 x 8.0 |
| Master Bed Room | : | 11.0 x 13.6 |
| Second Bed Room | : | 11.0 x 11.4 |
| Kitchen | : | 8.8 x 10.0 |
| Utility | : | 4.0 x 8.8 |
| Attached Toilet | : | 4.6 x 8.6 |
| Common Toilet | : | 7.0 x 4.6 |
| Pooja | : | 4.0 x 3.0 |
| Balcony - M. Bed Room | : | 4.0 x 11.0 |





| | | |
|----------------------------|---|--------------|
| Units 012 & 014 | : | 2 BHK |
| Area | : | 1211 Sft |
| Facing | : | East |
| Living | : | 13.9 X 18.0 |
| Dining / Kitchen | : | 9.0 X 10.6 |
| Master Bed Room | : | 11.6 X 14.0 |
| Second Bed Room | : | 11.6 X 12.0 |
| Utility | : | 3.9 X 4.6 |
| Attached Toilet | : | 4.6 X 8.0 |
| Common Toilet | : | 7.6 X 4.6 |
| Pooja | : | 4.0 X 3.0 |
| Balcony - Second Bed Room | : | 4.6 X 11.6 |
| Balcony - living | : | 4.6 X 13.9 |

| | | |
|----------------------------|---|--------------|
| Units 011 & 013 | : | 2 BHK |
| Area | : | 1137.50 Sft |
| Facing | : | North |
| Living | : | 15.6 X 12.0 |
| Dining / Kitchen | : | 10.2 X 15.3 |
| Master Bed Room | : | 11.0 X 13.2 |
| Second Bed Room | : | 10.6 X 12.0 |
| Utility | : | 3.6 X 10.2 |
| Attached Toilet | : | 4.6 X 8.0 |
| Common Toilet | : | 5.4 X 5.6 |
| Pooja | : | 4.6 X 3.6 |
| Balcony - Second Bed Room | : | 4.6 X 10.6 |





| | | |
|------------------|---|-------------|
| Unit 018 | : | 2 BHK |
| Area | : | 1024.50 Sft |
| Facing | : | North |
| Living | : | 15.9 X 11.5 |
| Kitchen / Dining | : | 10.0 X 17.3 |
| Master Bed Room | : | 11.0 X 12.0 |
| Second Bed Room | : | 10.0 X 12.0 |
| Utility | : | 3.6 X 10.0 |
| Attached Toilet | : | 4.6 X 8.0 |
| Common Toilet | : | 4.6 X 8.0 |
| Pooja | : | 4.0 X 3.0 |

| | | |
|---------------------------|---|-------------|
| Unit 017 & 20 | : | 2 BHK |
| Area | : | 993.25 Sft |
| Facing | : | East |
| Living / Dining | : | 14.4 X 15.6 |
| Kitchen | : | 10.0 X 8.6 |
| Master Bed Room | : | 10.6 X 12.6 |
| Second Bed Room | : | 10.6 X 11.2 |
| Utility | : | 4.0 X 5.6 |
| Attached Toilet | : | 4.6 X 8.2 |
| Common Toilet | : | 4.6 X 7.6 |
| Pooja | : | 4.0 X 3.0 |
| Balcony - Master Bed Room | : | 3.6 X 10.6 |





| | | |
|---------------------------|---|-------------|
| Unit 010 | : | 3 BHK |
| Area | : | 1652.50 Sft |
| Facing | : | East |
| Living | : | 12.6 X 16.0 |
| Dining / Kitchen | : | 12.6 X 14.7 |
| Master Bed Room | : | 11.6 X 14.3 |
| Second Bed Room | : | 11.6 X 13.6 |
| Third Bed Room | : | 10.0 X 11.0 |
| Utility | : | 4.8 X 9.8 |
| Attached Toilet 1 | : | 5.0 X 8.6 |
| Attached Toilet 2 | : | 6.6 X 4.6 |
| Common Toilet | : | 4.8 X 6.6 |
| Pooja | : | 4.0 X 4.0 |
| Balcony - Master Bed Room | : | 4.0 X 9.5 |
| Balcony - Second Bed Room | : | 4.0 X 10.0 |

| | | |
|--------------------------|---|-------------|
| Unit 015 & 16 | : | 3 BHK |
| Area | : | 1670 Sft |
| Facing | : | North |
| Living | : | 12.6 X 17.4 |
| Dining / Kitchen | : | 11.0 X 19.0 |
| Master Bed Room | : | 13.6 X 13.9 |
| Second Bed Room | : | 11.3 X 12.6 |
| Third Bed Room | : | 11.0 X 12.6 |
| Utility | : | 4.6 X 8.0 |
| Attached Toilet 1 | : | 5.0 X 8.0 |
| Attached Toilet 2 | : | 6.0 X 4.6 |
| Common Toilet | : | 5.0 X 7.0 |
| Pooja | : | 4.0 X 4.0 |
| Balcony - Third Bed Room | : | 4.6 X 12.6 |
| Balcony - Dining | : | 4.6 X 11.0 |



Specifications

NO COMMON WALLS

Structure:

- Framed RCC Structure (designed for seismic zone 2).

Backup Generator:

- Kirloskar / Mahindra or equivalent power generator.
- Stand-by generator for lights in common areas, lifts, pumps & 1KVA for each flat which can cover one TV, One Mixer, lights and fans.

Electrical:

- Fire resistant electrical wires of Havells / Anchor / equivalent.
- Earth Leakage Circuit Breaker for each apartment.
- Electrical Modular switches of Havells / Anchor / equivalent.
- Split A/C power point in master Bed Room.
- TV point in master Bed Room & Living Room, Intercom and Data points in living room.
- Electrical Switches of Anchor Roma or similar.
- Adequate Electrical and Power Points, Connected Power 3KW for all Flats
- Provision of water purifier point in the kitchen.

Doors:

- Main door frames of Teak wood, shutters of teak veneer and melamine polished.
- Internal doors are of hard wood frame with commercial moulded shutter with enamel paint.
- Balcony doors are of powder coated aluminum sliding doors.

Windows:

- Powder Coated Aluminum sliding windows with guard bars and plain glass.

Flooring:

- Vitrified Tiles for living, dinning, bedrooms and kitchen area.
- Ceramic tiles for Toilets, Balcony & Utility areas.
- Common corridors and stairs are of granite flooring

Dado:

- Glazed ceramic tiles for toilets and kitchen.

Painting:

- Putty finished acrylic distemper painting for all interior walls and ceiling.
- MS grills and railings are of enamel paint.
- Approved Weather Proof Paint for External Walls with Combination of Texture Finish.

Kitchen:

- L shaped polished Granite counter Top.
- Standard size Stainless Steel sink.

Toilets:

- Jaguar mixer unit or equivalent with overhead Shower.
- Pressure checked plumbing and drainage lines to ensure total leak proof toilets.
- C.P Fittings of hindware or equivalent.
- White Colored Sanitary Ware of Hindware or equivalent.

Elevators:

- Three automatic 6 passenger lifts of OTIS / Schindler / Johnson make.



SCHOOLS AND COLLEGES

- Jain Heritage School: (0.2km)
- Vidya Niketan School(0.8k m)
- Presidency College (0.6km)
- Siddhartha college of aeronautical engineering and technology (0.7km)
- Sunrise English medium school(0.8km)
- St.Johns School (0.8)
- Kenneth George School (0.8)
- Kensri School (1.0km)
- Sindhi School and college (1.0km)
- Narayana E-techno School(3.0km)
- Sri Chaitanya Techno School (3.0km)
- Hello Kids (1.0km)
- Euro Kids(0.5km)
- Delhi Public School (Kinder garden) (0.7km)

HOSPITALS

- Columbia Asia (1.2km)
- CMC Hospital(1.3km)
- Icon Hospital(0.6 km)
- Baptist Hospital(2km)

SUPER MARKETS

- Family Super market (0.2km)
- Easy day (0.4km)
- Heritage Fresh (0.6km)
- MK Ahmed Mart (0.7km)
- Reliance Fresh (1km)

IT COMPANY ALONG WITH SEZ (Tech parks)

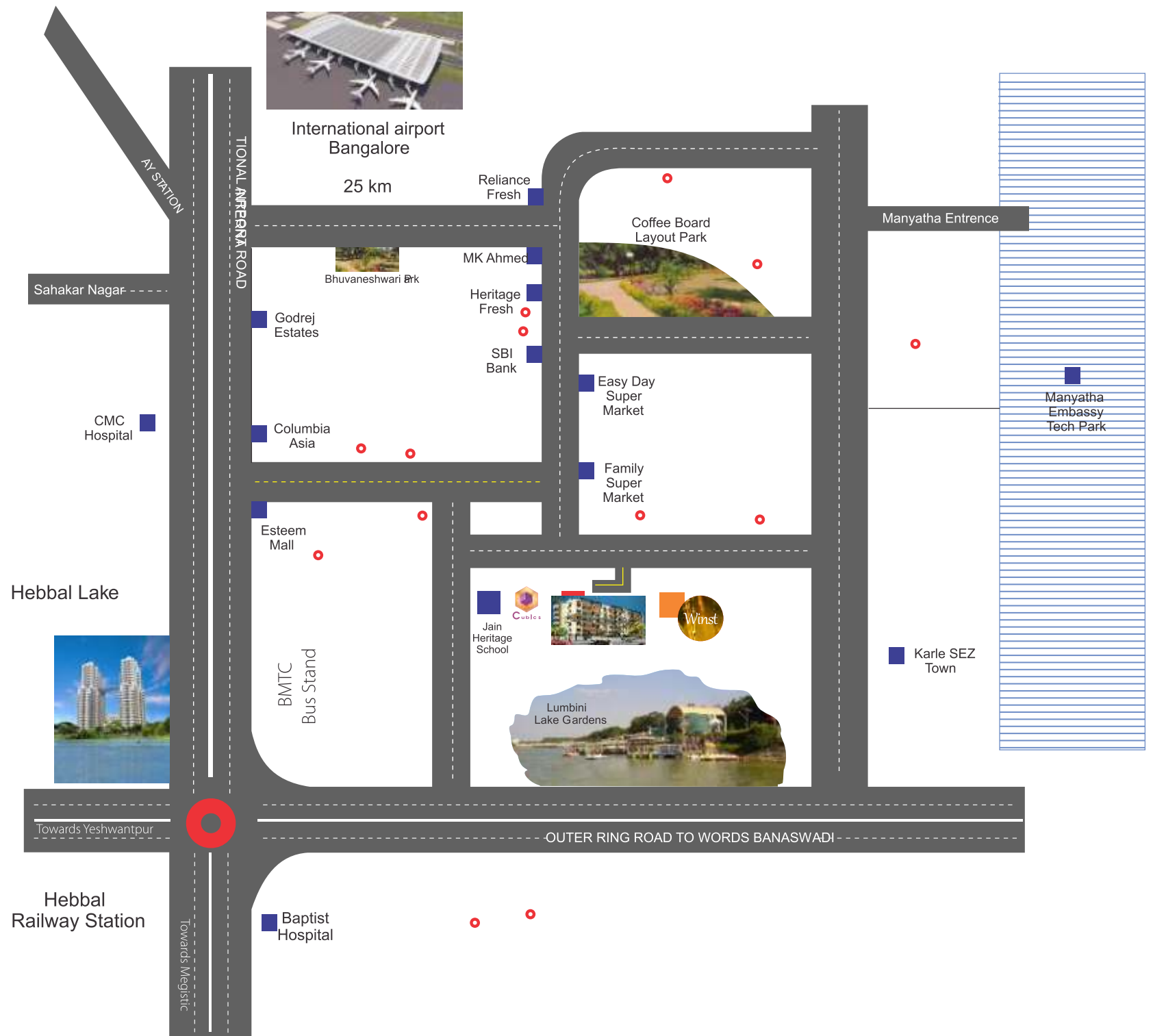
- IBM Private India Pvt Ltd
- CTC
- ANZ
- Target
- Cerner
- Nvidia Graphics
- Manyatha Embassy Tech park
- Karle SEZ
- Kirloskar Tech Park

COMING UP PROJECTS

- Karle Town
- RMZ Property
- Godrej Properties
- Esteem Properties
- Barathi City
- Shoba City

AMUSEMENT PARK

- Lumbini Lake Gardens 1km.



Amenities

- ▶▶ Doctor Consulting Room
- ▶▶ Swimming Pool
- ▶▶ Gym
- ▶▶ Children Indoor Play Area
- ▶▶ Children Outdoor Play Area
- ▶▶ Shuttle Court
- ▶▶ Table Tennis
- ▶▶ Multipurpose Hall
- ▶▶ 24/7 Security
- ▶▶ 24/7 Power Backup
- ▶▶ 24/7 CCTV Surveillance System
- ▶▶ Intercom
- ▶▶ Internet Connectivity
- ▶▶ House Keeping
- ▶▶ Laundry
- ▶▶ Help Desk – Facilities Manager

Winst





Sai Kalyan

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