



KALPA-TARU®



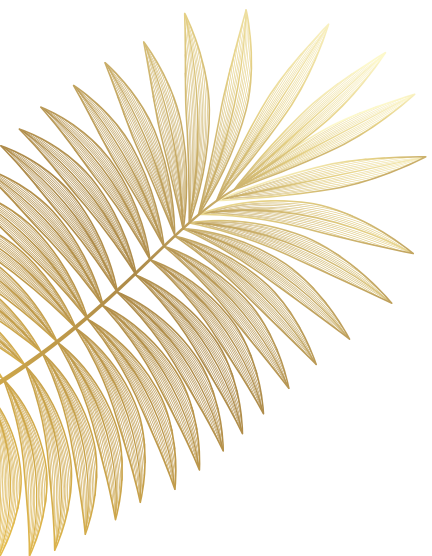
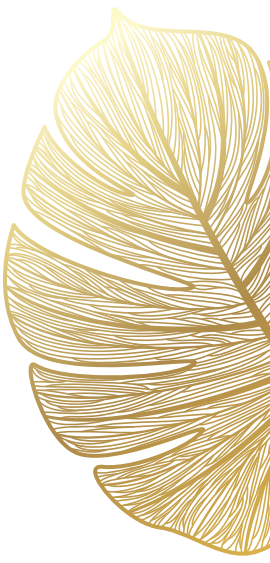
KALPATARU
AURUM
BANER



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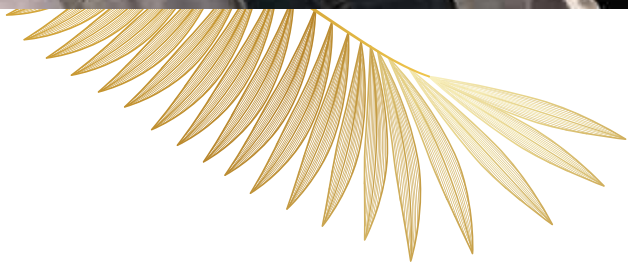
BANER – THE PULSE OF PUNE

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.





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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.





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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.

Balewadi Highstreet 8 mins

Sayaji 12 mins

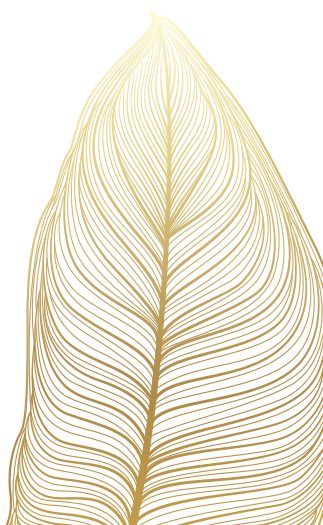
The Orchid 10 mins

Holiday Inn, Hinjewadi 15 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

All the newest hypermarkets and essential delivery services in Baner, 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**

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 home designed for a richer, fuller life, so you can live it your way.



INTRODUCING AURUM PREMIUM 2 BED HOMES DESIGNED FOR THE NEW

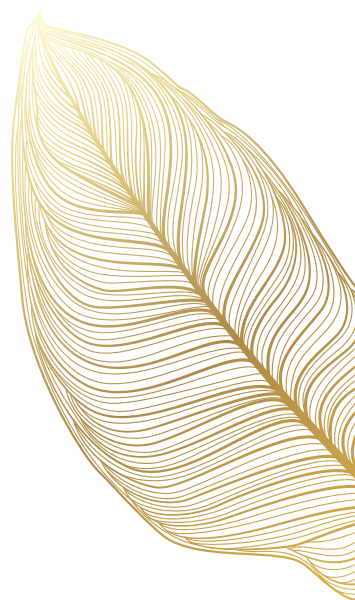




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IT'S LIKE LIVING IN A PAINTING

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.



LIFE HAPPENS HERE

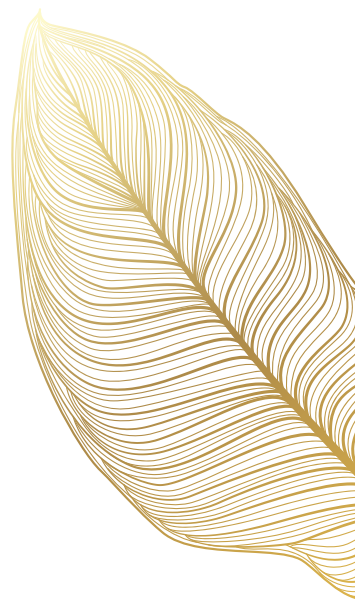




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UTILITARIAN WITH A LUXURIOUS TWIST

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.





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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



Representational Image

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.

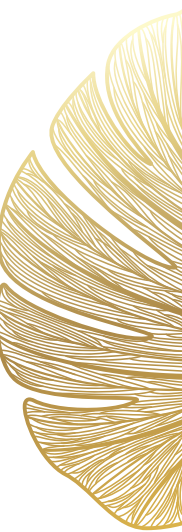




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NO LONGER JUST A QUICK DIP

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.



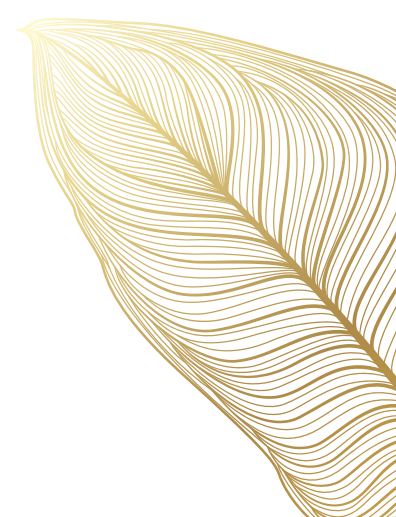
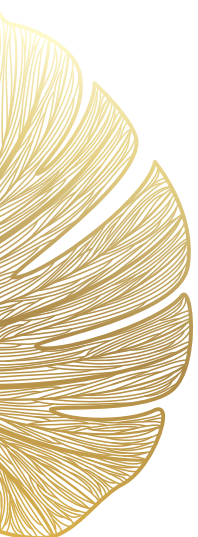


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SURYANAMASKAR UNDER THE MORNING SUN

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.

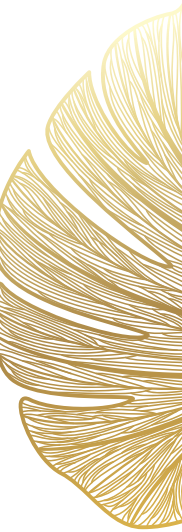
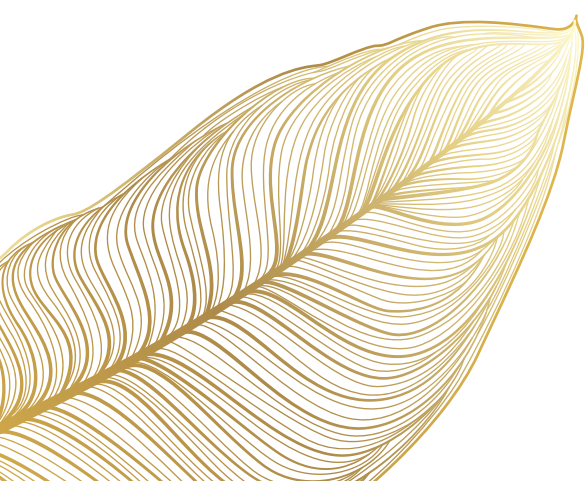




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WORK OR STROLL AMIDST LUSH GREENERY

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

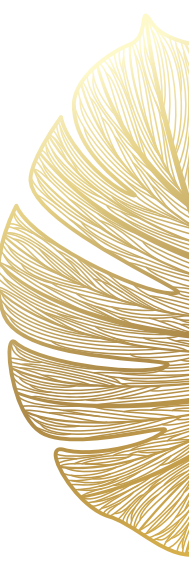
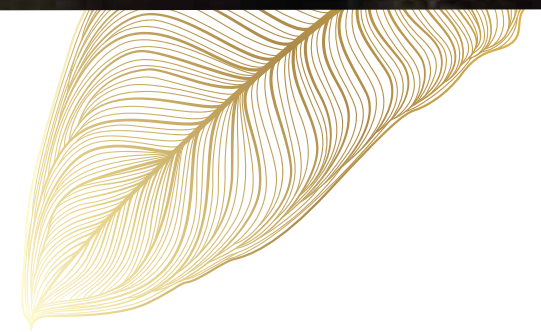
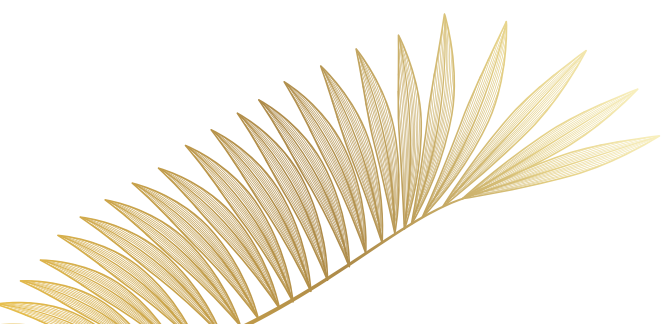




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THE AURUM HOME- MODERN CONVENIENCE AND CLASSIC COMFORT IN HARMONY

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.





Representational Image

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

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:

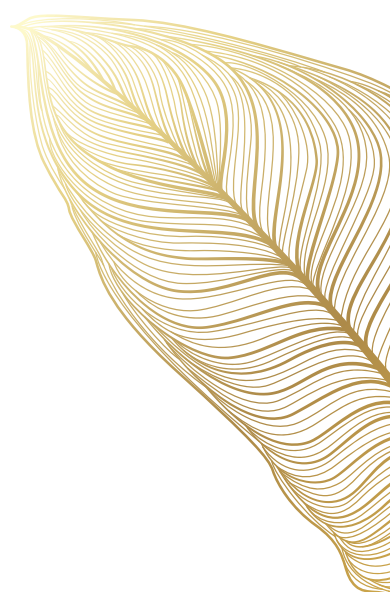
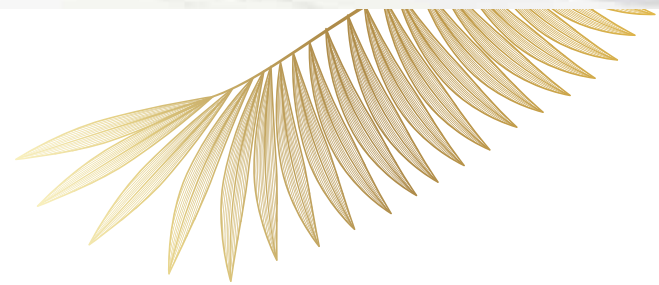
Tiled flooring with dado up to door height

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



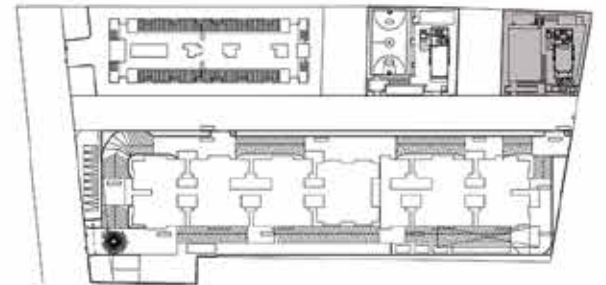
CLUBHOUSE 1



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



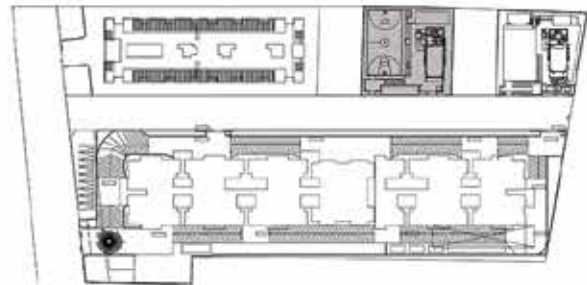
CLUBHOUSE 2



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

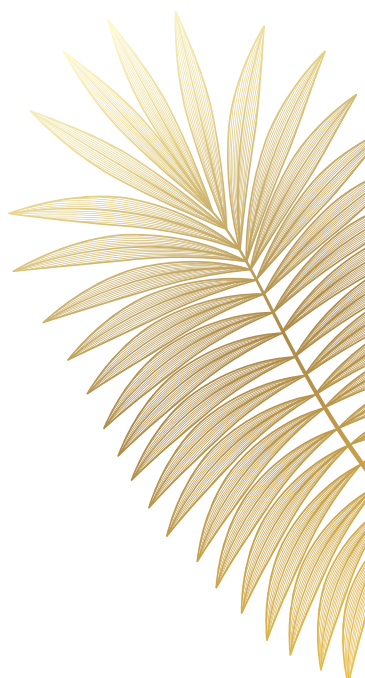
Vitrified tiled flooring in the living/dining & bedrooms
Skid Resistant Tiles in Balcony
Main door with laminate finish
Internal doors with both side laminate finish
Aluminum sliding windows
Video Door Phone (VDP) with inbuilt intercom facility at apartment entrance
Electrical Point Provision for Air 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



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.

OVER
50 } YEARS OF
BUILDING
TRUST

MORE
THAN
105 } LANDMARK
PROJECTS
& STILL
GROWING

OVER
21 } LAKH SQ.M.
OF AREA
DELIVERED

MORE THAN
18,628
—
HAPPY FAMILIES



KALPA-TARU[®]

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