



KALPATARU
JADE
RESIDENCES
BANER

TRUE LUXURY ISN'T ABOUT
THE THINGS YOU SEE.
IT'S ABOUT THE LITTLE THINGS
YOU DON'T.

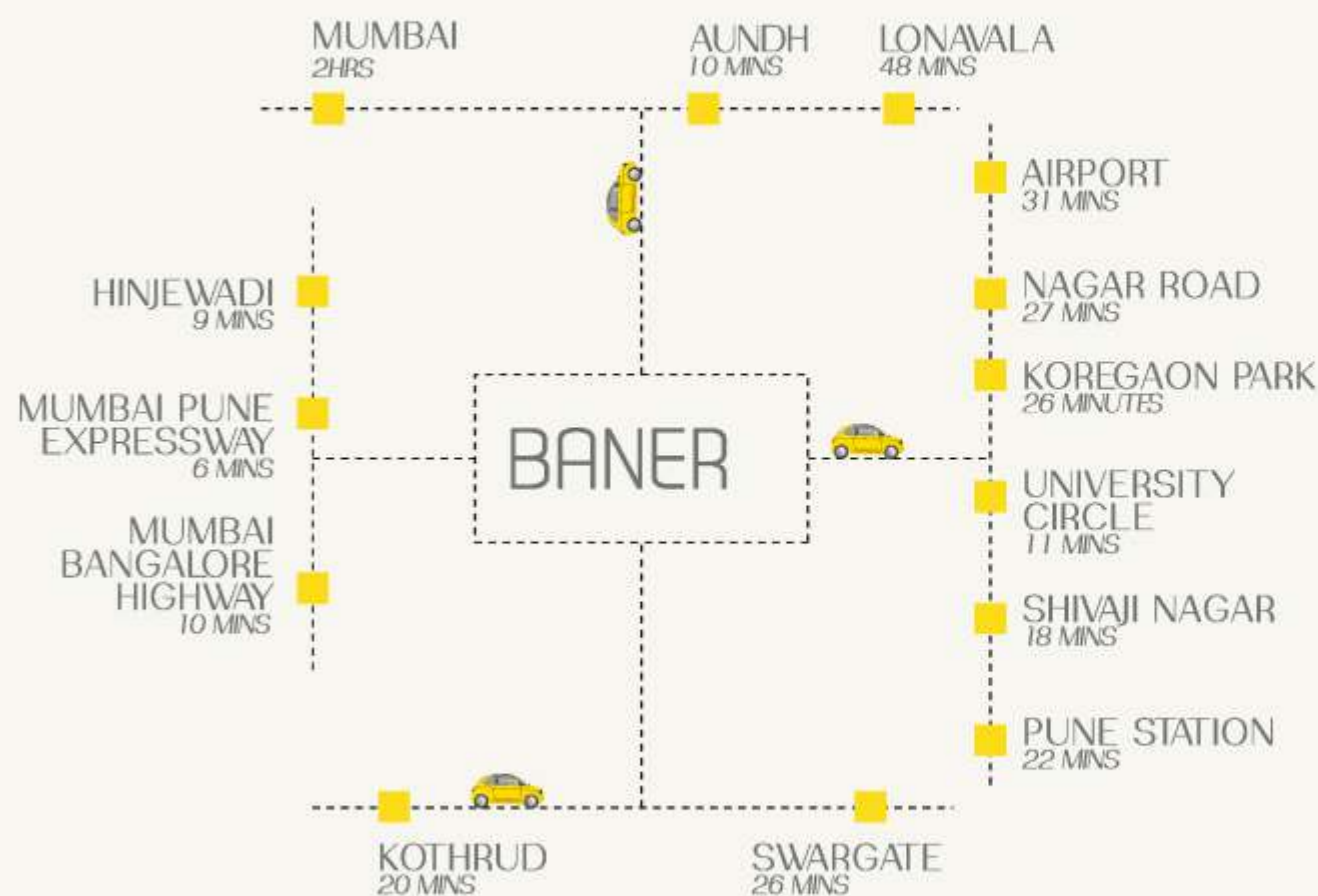
Kalpataru Jade Residences brings together inspiring design and luxury to create a world of convenience. A first glance could very well leave you starry-eyed, and a closer inspection would reveal the meticulous craftsmanship.

Set against a backdrop of Baner Hills with a mere 15% building footprint and acres of lush green, Kalpataru Jade Residences is Kalpataru's finest offering in Baner for the discerning luxury residence buyer.

BANER: A NEIGHBOURHOOD THAT HAS 'SMART' WRITTEN ALL OVER IT.

Baner is set in a location where every convenience is but a stone's throw away. It is parallel to the Mumbai-Bangalore expressway, and close to Hinjewadi IT hub, Aundh and of course, Mumbai. It enjoys the dual advantage of being close to central Pune as well as connected to metro cities Mumbai and Bangalore via the expressway.

A select few locations in Pune have come around to developing their very own social profile like the eastern areas of Boat Club Road, Koregaon Park, and Kalyani Nagar. Similarly in the western part of Pune, Baner is one such neighbourhood that has evolved into a finely-tailored residential area geared towards the upper crust.



TIME MENTIONED, IS AS PER GOOGLE EARTH ROAD TRAVEL TIME.





YOUR EVERY NEED IS A QUICK DRIVE AWAY. A GORGEOUS ONE, AT THAT.

Set in the heart of an upscale neighbourhood like Baner, it isn't surprising that international schools, the finest colleges, the best hospitals, malls, luxury hotels and executive enclaves happen to be just around the corner. After all, we wouldn't want you to settle for anything less now, would we?

SCHOOLS & HIGHER EDUCATIONAL INSTITUTES

Vibgyor International High School
The Orchid School
NICMAR
Symbiosis International University
D.Y. Patil Management Institute

HOSPITALITY

Pan Card Club, Baner
Holiday Inn, Hinjewadi
Courtyard by Marriott
The Oxford Golf and Country Club
The Orchid

MALLS & HYPERMARKETS

D Mart
Food Bazaar
Phoenix Market City
[Coming soon in Baner-Balewadi Road]

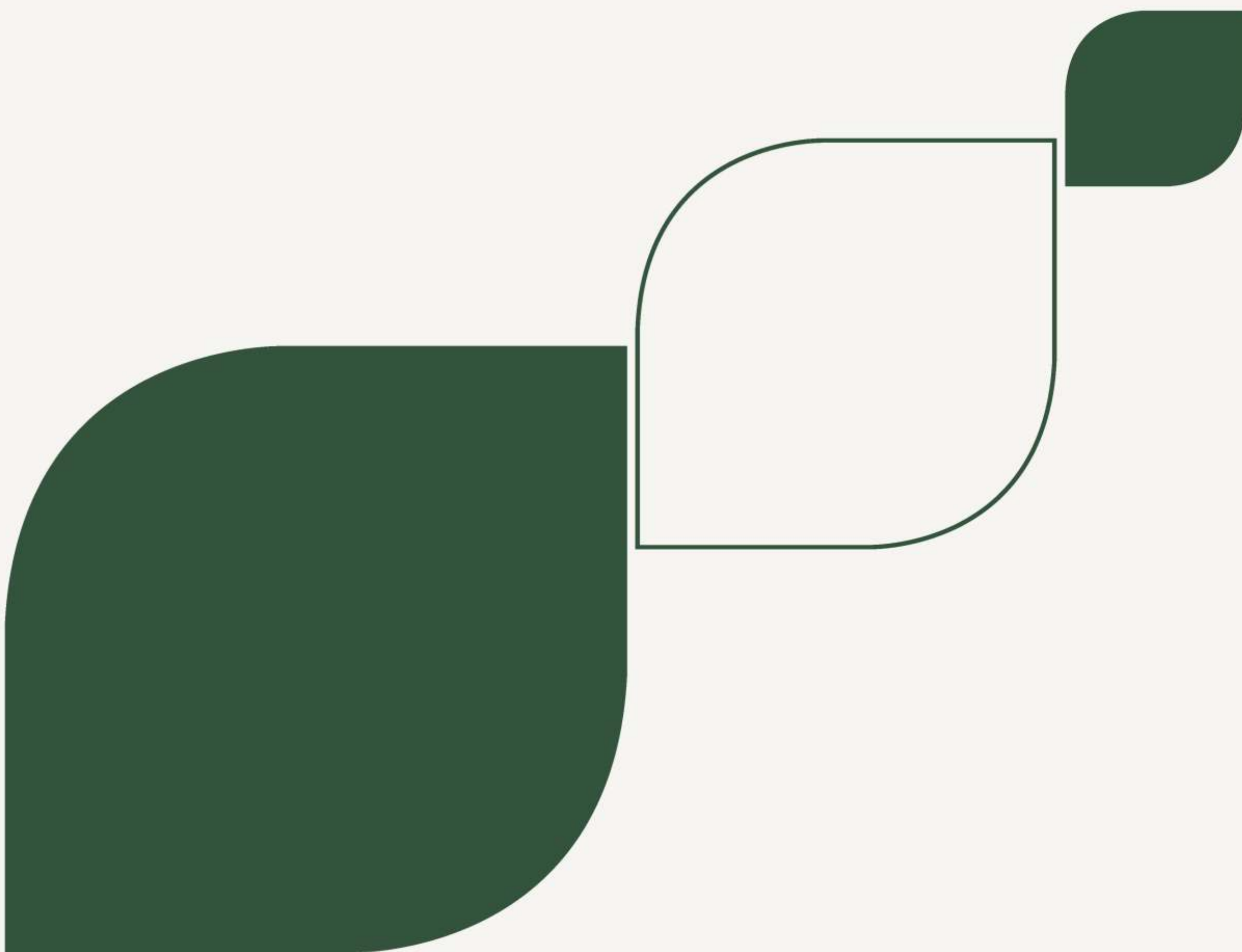
HOSPITALS

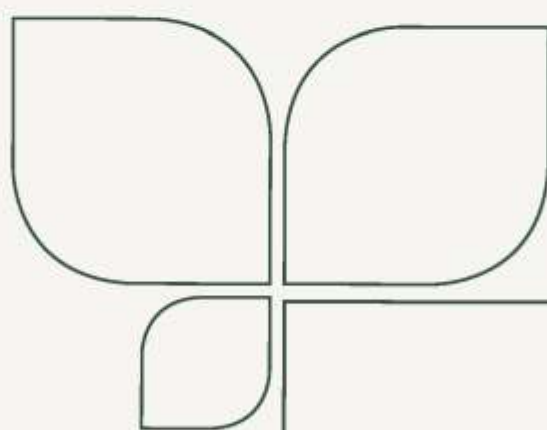
Lifeline, Baner
Metro Hospital, Baner
Medipoint, Baner
Kotbagi, Aundh
Oyster & Pearl, Aundh



INTRODUCING

KALPATARU
JADE
RESIDENCES
BANER





WE'VE SAVED THE BEST SPOT FOR YOU.

As far as location is concerned, we couldn't have given you a better one. For even the State Government deems Baner as a noteworthy neighbourhood with a planned infrastructure and a multitude of amenities. A 120-feet road, expected to be functional by 2016, will connect Balewadi, Wakad and Baner, leading to efficient commuting.

To add to this, the project site will also be 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 9m wide feeder road on the north-west side which will connect both proposed roads.

The project has unrestricted scenic views, as it is located right next to the proposed 200-hectare Baner-Pashan biodiversity park.







IT'S THOUGHTFUL. IT'S WELL-DESIGNED. IT'S LUXURY REDUX.

Kalpataru Jade Residences introduces you to the crème de la crème of Pune and unveils a picturesque backdrop for your parties. Embraced by hills on one side, and inlaid with a carpet of verdure, it conjures an image of tranquility in the midst of an idyllic neighbourhood. The opulent living spaces are designed with your convenience in mind. Be it when you're indoors or outdoors. With acres of vehicle-free zone and the privilege of living next to a biodiversity park, it is truly a place where the beautiful life comes together.

ONE OF THE LARGEST DEVELOPMENTS

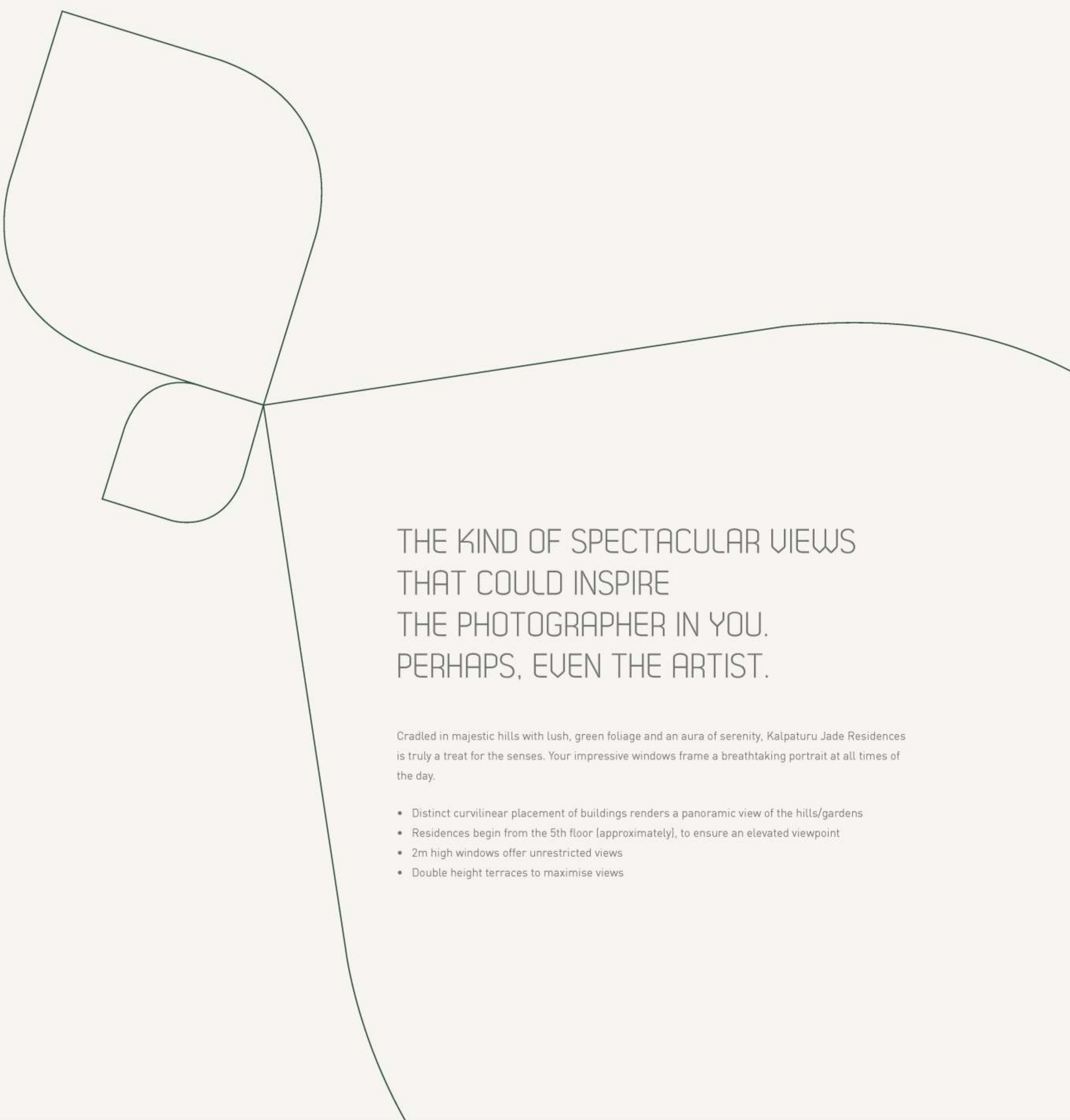
- Housing complex spread over a 15-acre plot with multistorey towers

A DESIGN THAT ELEVATES

- Designed in a way that all buildings enjoy a view of the hills/gardens
- Acres of lush green landscape
- A central vehicle-free zone
- Rolling landscape with terraced podium

PRIVACY

- Apartments with 3 sides open for maximum privacy
- Ample open space between buildings
- Double height terraces



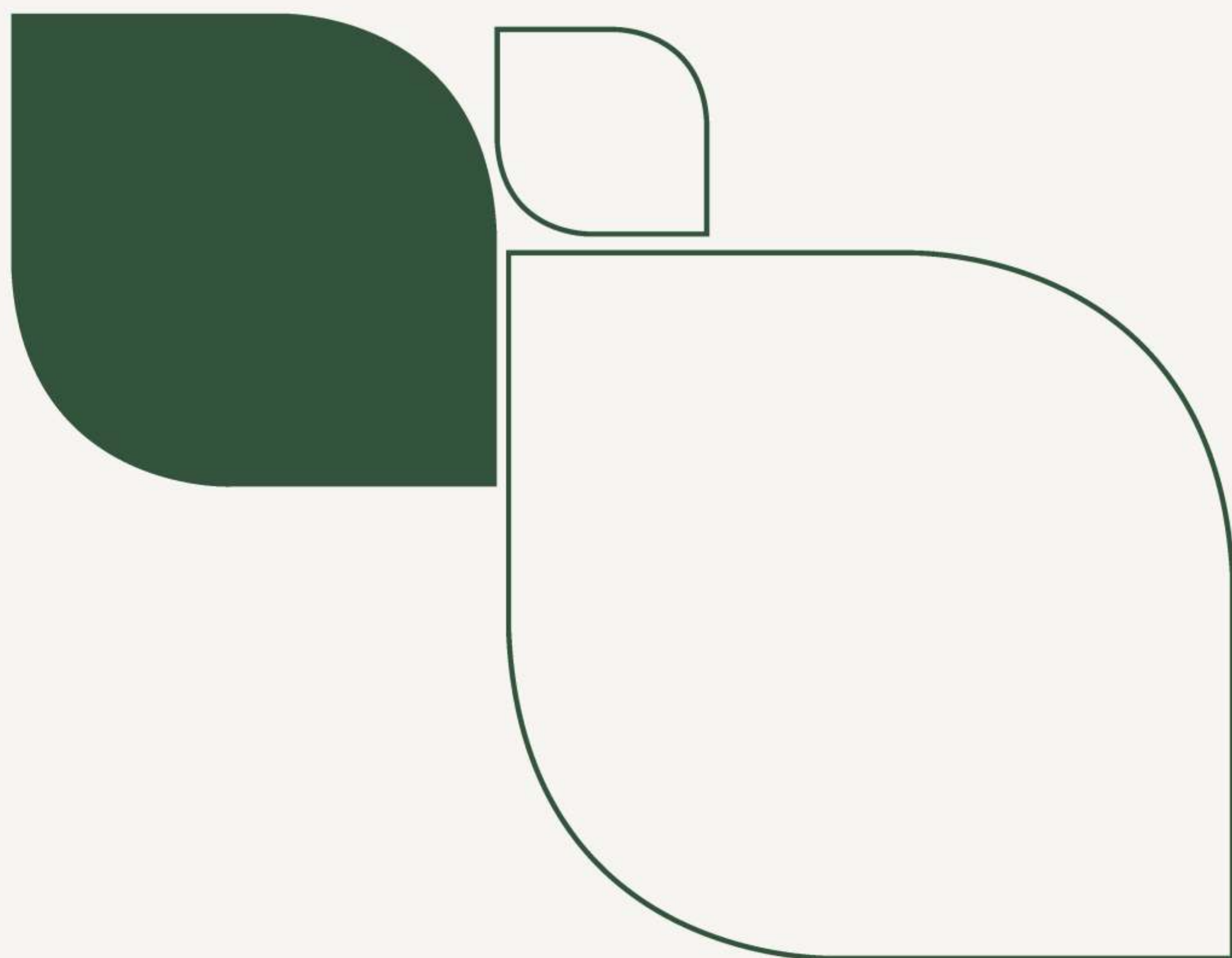
THE KIND OF SPECTACULAR VIEWS THAT COULD INSPIRE THE PHOTOGRAPHER IN YOU. PERHAPS, EVEN THE ARTIST.

Cradled in majestic hills with lush, green foliage and an aura of serenity, Kalpaturu Jade Residences is truly a treat for the senses. Your impressive windows frame a breathtaking portrait at all times of the day.

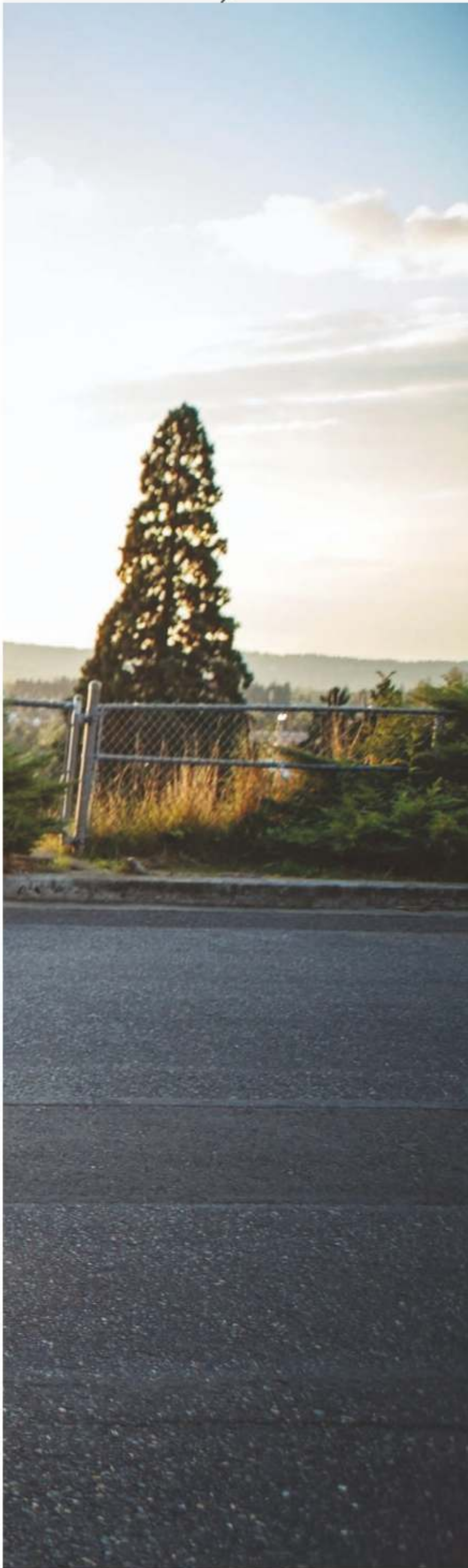
- Distinct curvilinear placement of buildings renders a panoramic view of the hills/gardens
- Residences begin from the 5th floor (approximately), to ensure an elevated viewpoint
- 2m high windows offer unrestricted views
- Double height terraces to maximise views



A LIFE THAT'S
DESIGNED
AROUND YOU.







THE ONLY HUMS YOU'LL HEAR WILL BE OF BIRDS, NOT ENGINES.

The property (with 85% of open space) includes a sprawling vehicle-free zone to keep the noise out, and to create the perfect ambience for your evening walks. With uncluttered spaces, exquisite tree-lined avenues, and seating areas around the sidewalks, it's all the space you could ask for.

- Vehicular circulation restricted to the periphery of the plot
- Convenient multilevel parking
- Comfortable seating area along the sidewalk
- Generous sidewalk space

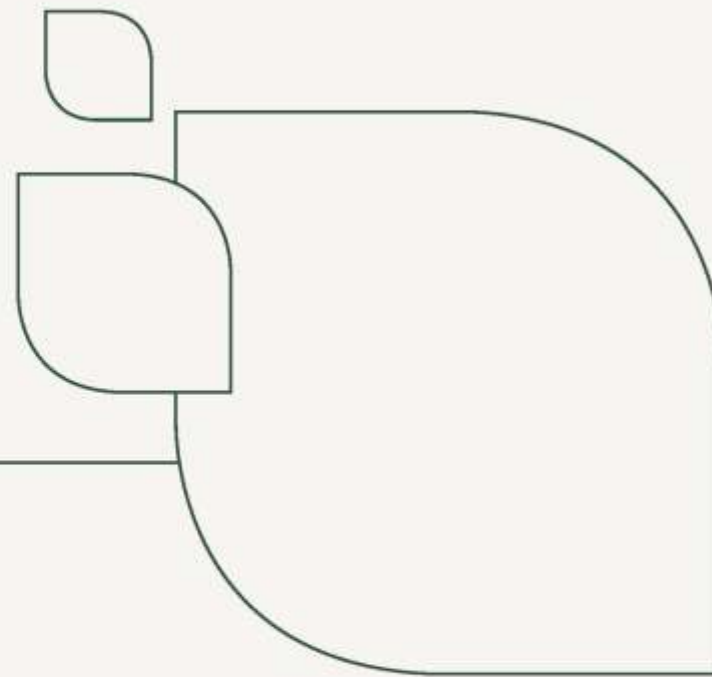




YOU COULD WAIT ALL YEAR FOR THE BIG FAMILY VACATION. OR YOU COULD WAIT FOR DAYBREAK.

With acres of rolling landscape and almost 25,000 square feet of deep, serene forest groves, a regular day at Kalpataru Jade Residences feels like a vacation.

- A central vehicle-free zone of more than 3 acres
- Beautiful stepped podium
- Unique layout of amenities with segregation of active and passive zones
 - Active Zone: lush tennis court, well-equipped basketball and badminton courts
 - Passive Zone: peaceful yoga and meditation center with a barbeque area



COMMON SIDE-EFFECTS: LAZY AFTERNOONS, SPONTANEOUS PARTIES, AND THE DIZZYING FEELING THAT YOU OWN THE CITY.

There are swimming pools, and then there's this - a magnificent infinity pool that overlooks the forest grove. For the pro swimmers, there's a massive lap pool as well. And when you're done with your evening laps, you can always unwind at one of our impressive and spacious pool decks.

- Lavish infinity edge swimming pool with a view of the forest grove
- Sprawling 40 meter lap pool
- Toddlers' pool for the little ones





PLAYGROUNDS FOR YOUR SOUL. AVAILABLE IN DIFFERENT SHAPES AND SIZES.

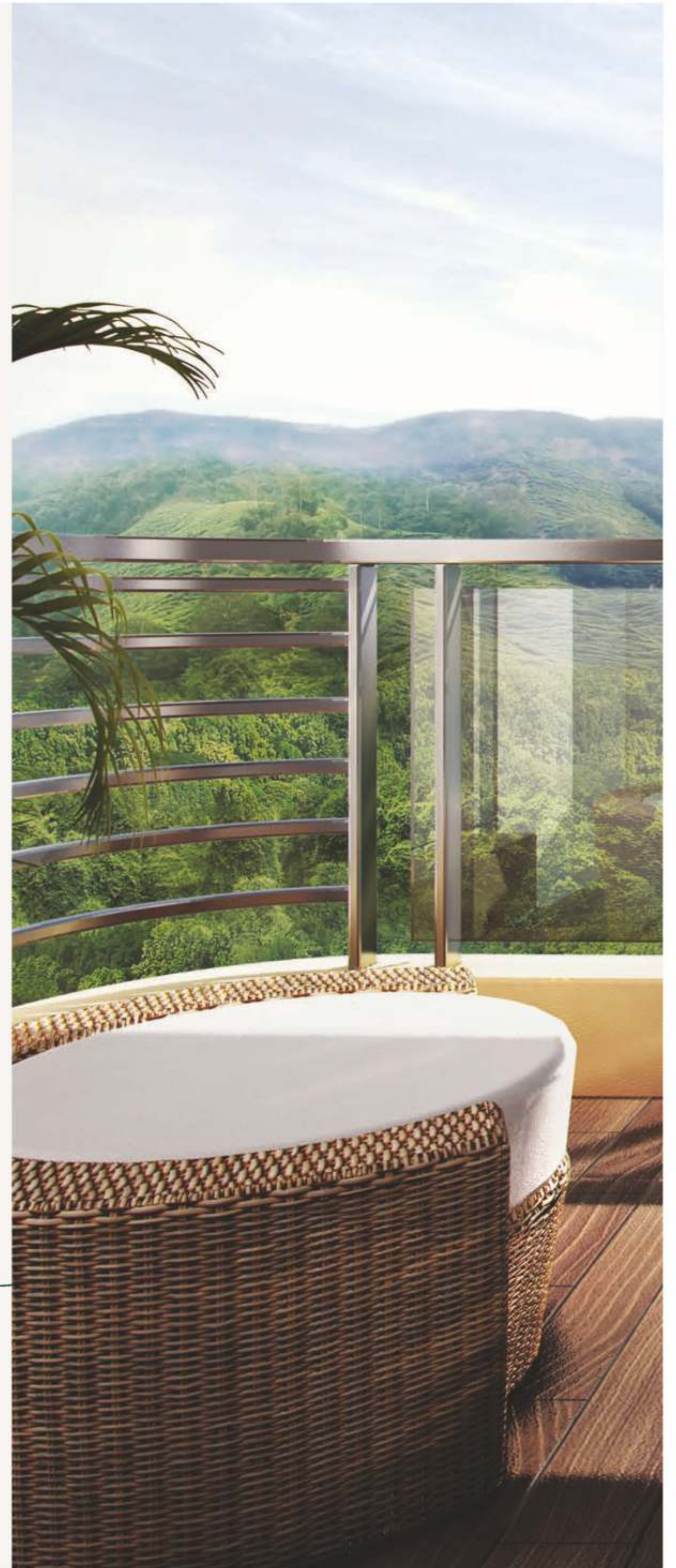
Our clubhouse, you could say, is a luxury destination in itself. With a state-of-the-art-gymnasium, relaxing spa, mini theatre, and even a massive party lawn for all your lavish parties. The best part, however, is what you get to see around you as you unwind - stunning landscape views in every direction.

- A carpet of foliage drapes the top of the clubhouse to maintain the continuity of the landscape
- State-of-the-art gymnasium
- Luxurious spa
- Plush party hall
- Mini theatre
- Indoor games centre



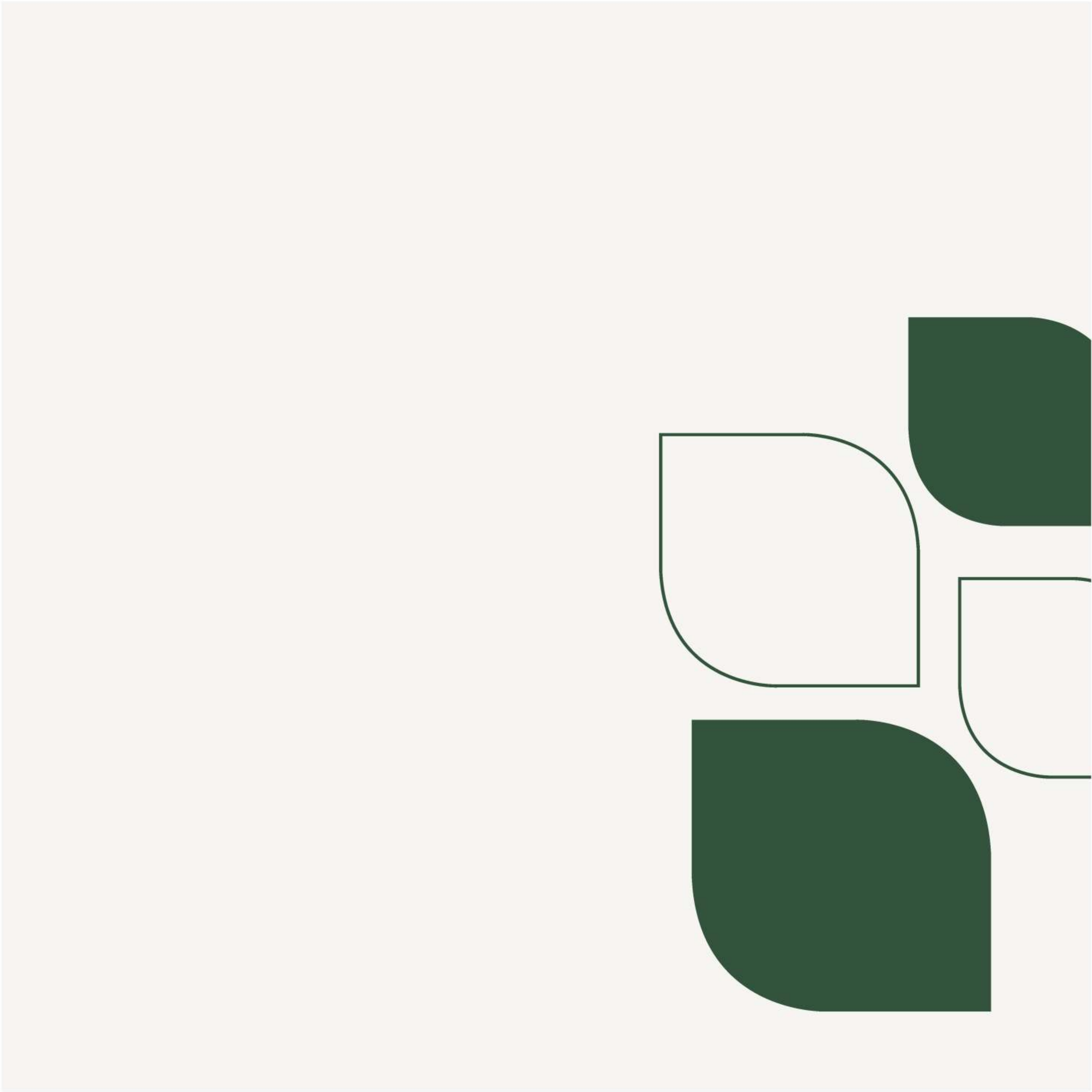
LUXURY APARTMENTS THAT EXUDE OPULENCE.

Our spacious 3 and 4 BHK apartments welcome you to a life of unrestrained luxury. Lavishly designed and elegantly furnished, the rooms are but a window to million dollar views, brilliant design, and convenience. We offer the luxury of space and the privilege of privacy in one masterpiece of an address.





DESIGN IS
IN THE DETAILS:
4 BHK APARTMENTS



LAVISH APARTMENTS WITH EVERY CONVENIENCE IMAGINABLE.

Our plush 4 BHK apartments have room for just about anything but compromise.

- Well-equipped and intricately designed 4 BHKs with maid's rooms
- High ceilings of 10'6", floor to floor
- Rooms that breathe in ample natural light and provide cross-ventilation
- Exquisite wooden flooring in the master bedroom
- Multimedia panel in the master bedroom









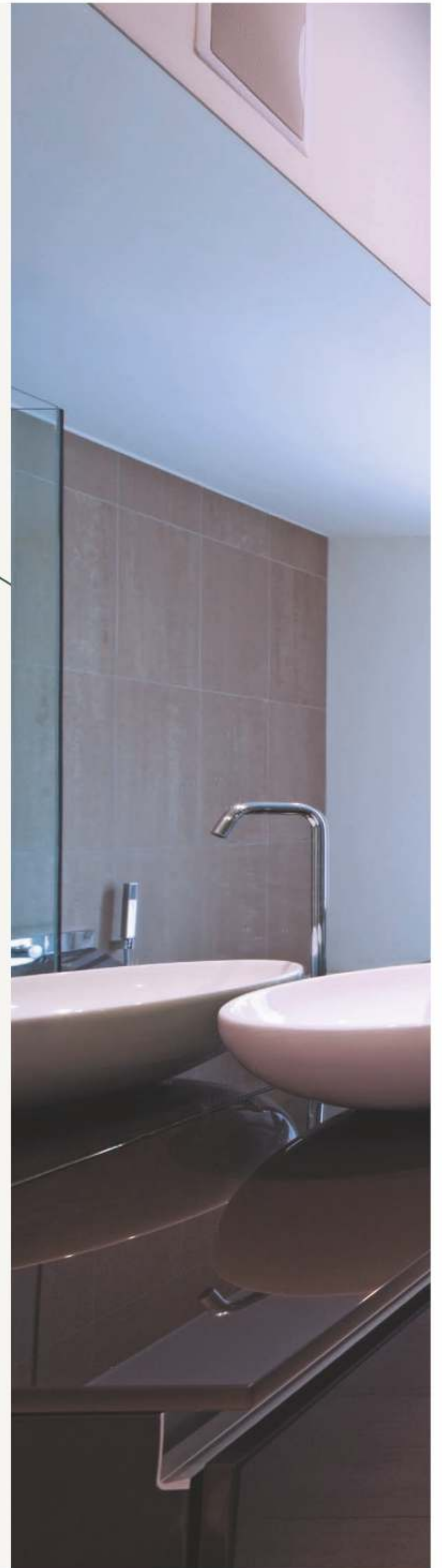
ELEGANTLY DESIGNED KITCHENS.
BECAUSE SOIREES
THIS GRAND COULD USE
A MENU TO MATCH.

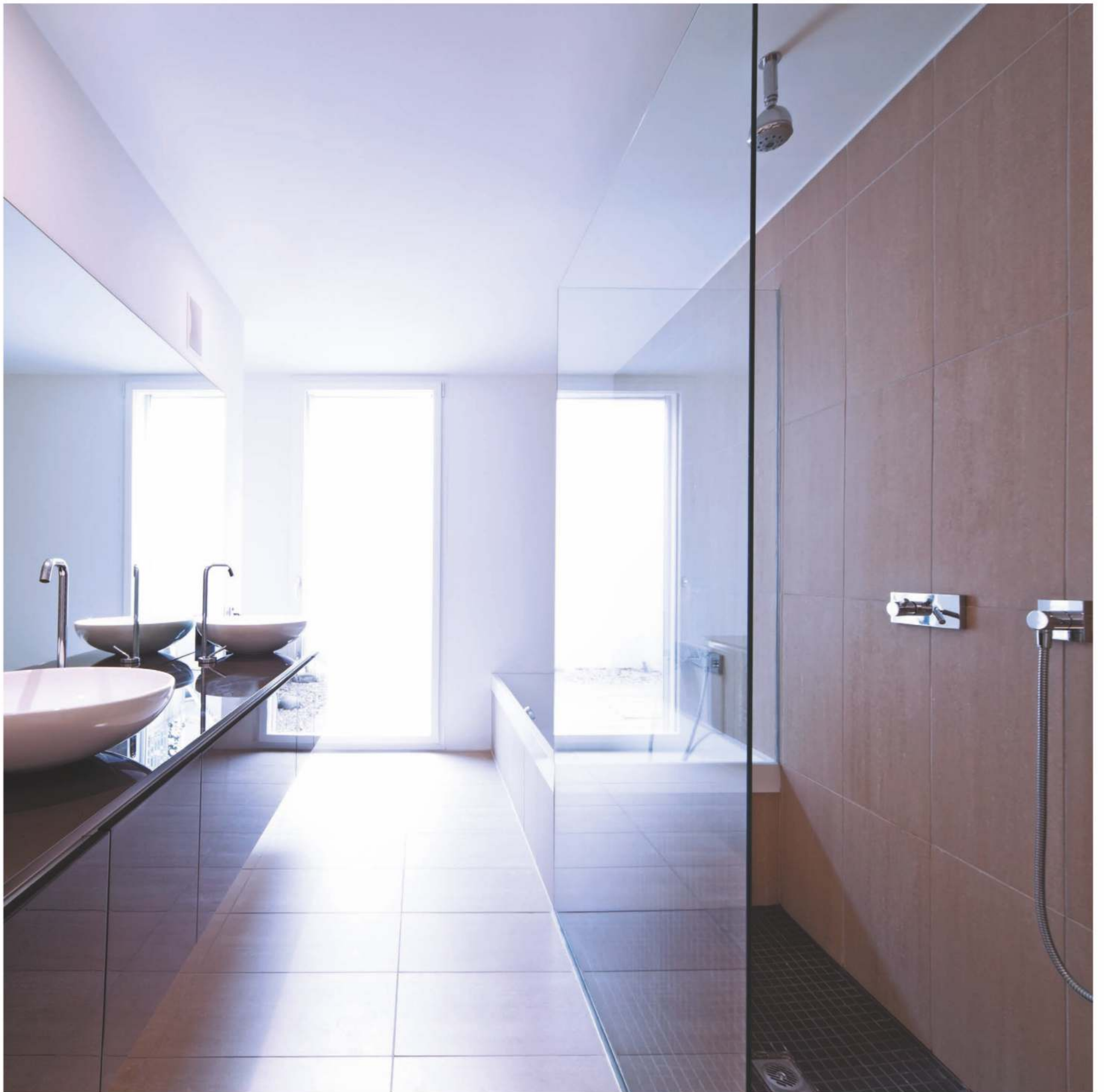
- Fully-equipped kitchens with microwave, refrigerator, oven hob and chimney
- Quartz based marble flooring and quartz based marble platform
- Ceramic tile dado on platform side
- Scratch resistant double bowl stainless steel sink with drain board
- Imposing 8' kitchen door with laminate finish



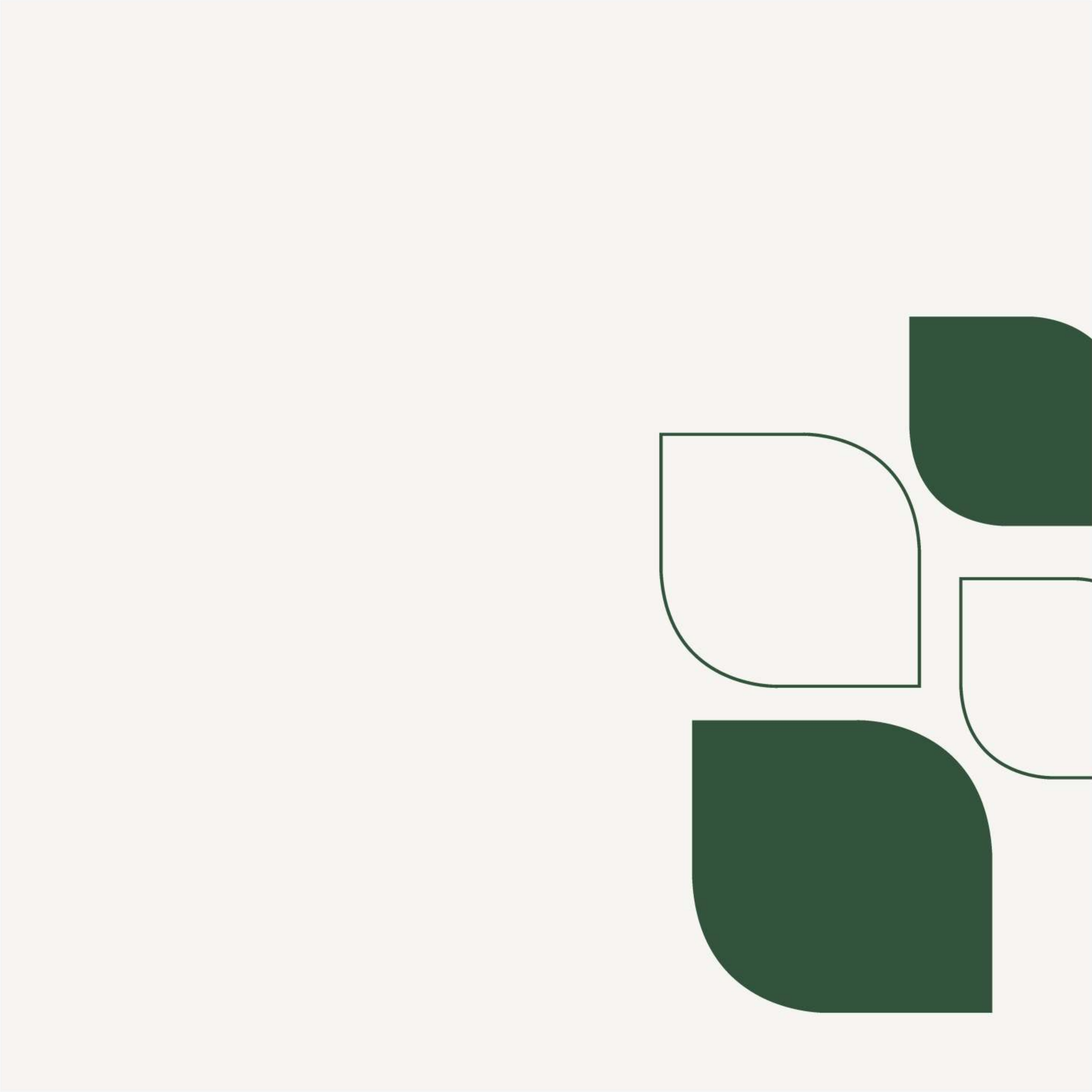
IT'S THE KIND OF BATHROOM
THAT DEMANDS
A CHAMPAGNE HOLDER.
AND A LITTLE JAZZ TO GO WITH IT.

- Imported marble flooring in all bathrooms
- Master toilet in imported marble dado and all other toilets a combination of imported marble dado and designer tiles
- Exquisite glass partitions in all washrooms
- Naturally-ventilated bathrooms
- Premium sanitary and CP fittings with hot and cold water facility in wash basins





DESIGN IS
IN THE DETAILS:
3 BHK APARTMENTS



EXQUISITELY DESIGNED APARTMENTS. FOR THE RARE OCCASIONS WHEN YOU FIND YOURSELF INDOORS.

With breathtaking views, high ceilings, and natural light flooding your living space, it'll always feel like you're in the outdoors. Our lavish 3 BHK apartments are designed to be airy and spacious, and are filled with just the right luxuries to make your every day, extraordinary.

- High ceilings of 10' floor-to-floor
- Rooms that breathe in ample natural light and provide cross-ventilation
- Plush wooden-like flooring in the deck area
- Elegant vitrified tiles in living room, bedroom and passages
- Laminated doorways









YOU CAN TELL A CONNOISSEUR BY THE KITCHEN HE KEEPS.

- Exquisite granite based flooring and granite platform
- Ceramic tile dado on platform side
- Scratch-resistant stainless steel sink with drain board



ELEGANTLY DESIGNED BATHROOMS.
BECAUSE EVERY LITTLE DETAIL MATTERS.

- Imported marble flooring in all bathrooms
- Master toilet in imported marble dado and all other toilets a combination of imported marble dado and designer tiles
- Exquisite glass partitions in all bathrooms
- Naturally ventilated bathrooms
- Premium sanitary and CP fittings with hot and cold water facility in wash basins





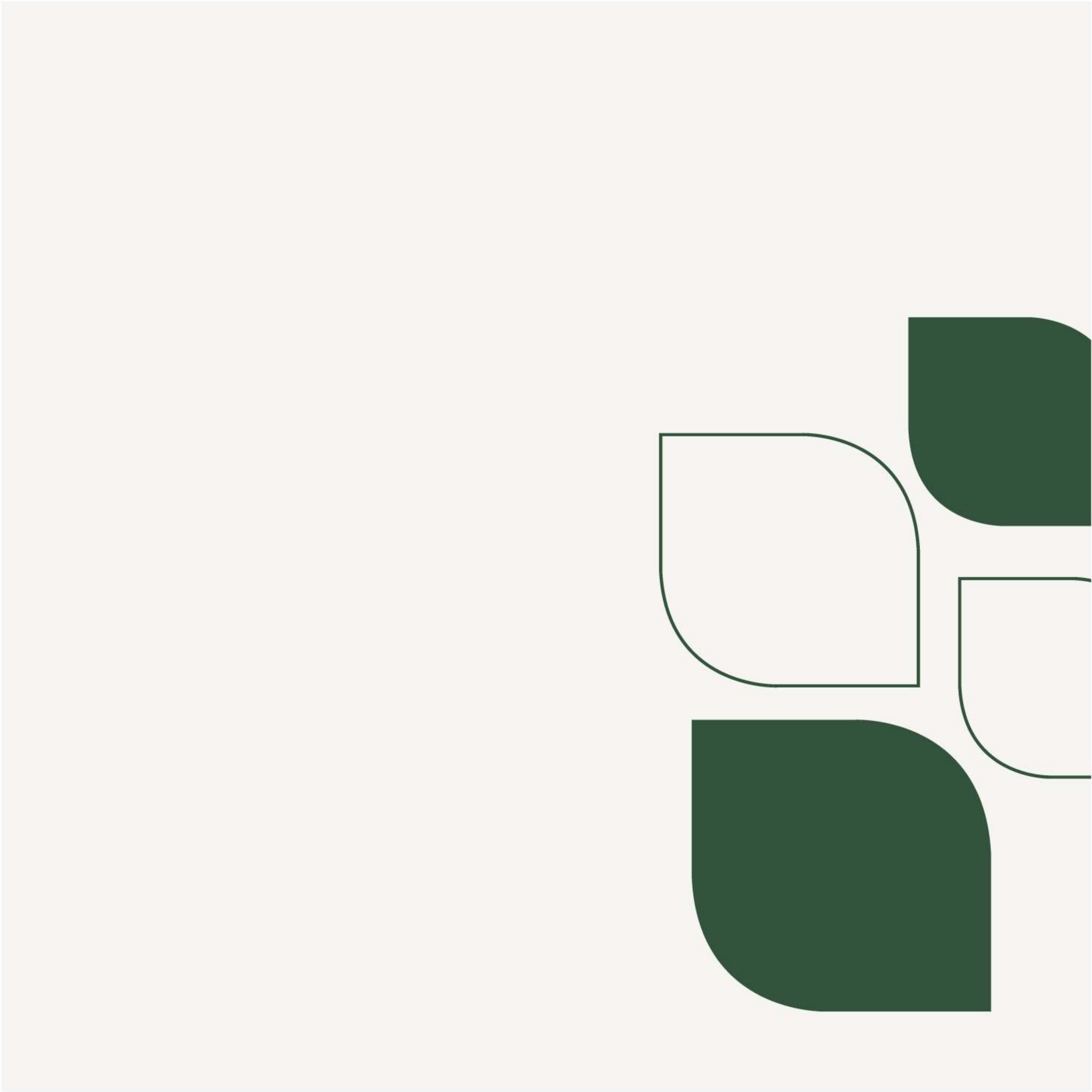
YOU CAN HARDLY TELL
FROM ITS CALM,
SERENE EXTERIOR,
BUT IT'S A CITADEL
ON THE INSIDE.

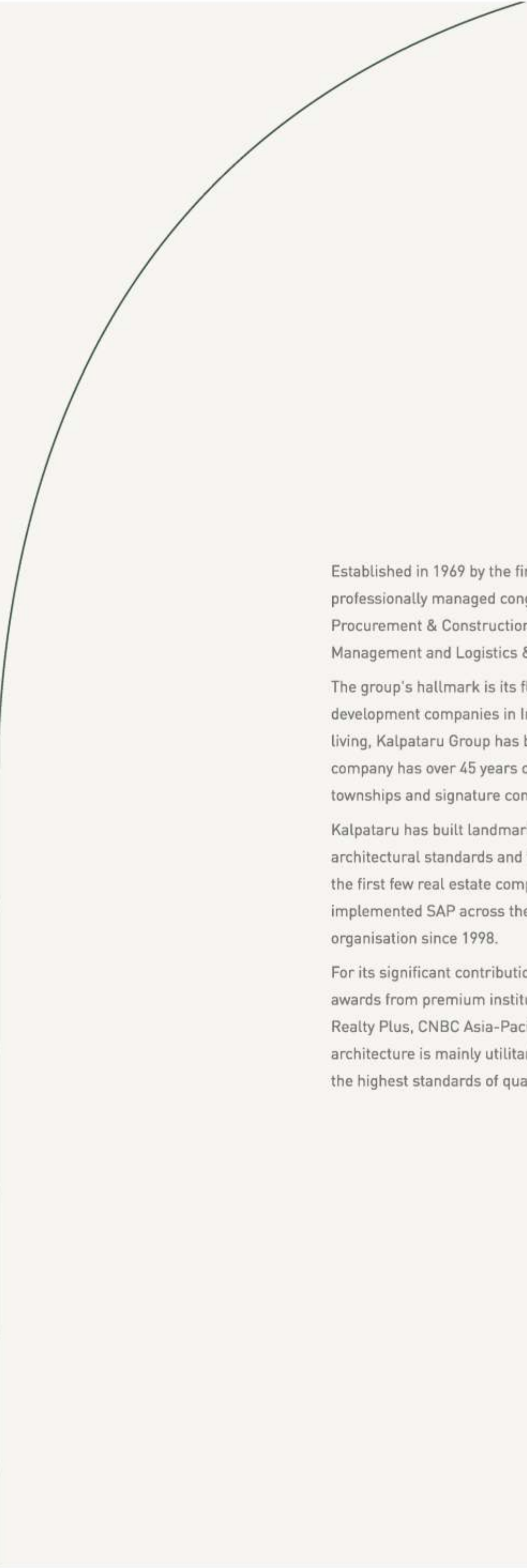
Every aspect of the project has been designed with your safety in mind. From 24-hour CCTV surveillance systems, to security guards, to video-door phones, you'll find the most advanced security systems seamlessly woven into the design.

- 24-hour surveillance at designated common areas
- Advanced secure firefighting systems with fire staircase and FHC (Fire hose cabinet)
- Sprinkler system in the lobbies and inside the apartment
- 24-hour generator backup for apartments, elevators and other common areas
- Public address system
- Video door phone and intercom
- Secured kitchen equipped with CNG, LPG & heat or smoke detector
- Building management system
- RFID reader for car parking and entrance lobbies



ABOUT KALPATARU



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Established in 1969 by the first generation entrepreneur, Mr. Mofatraj P. Munot, the Kalpataru group is a professionally managed conglomerate. The group has diverse interests in Real Estate Development, Engineering, Procurement & Construction (EPC) in Power Transmission, Civil Contracting & Infrastructure, Property & Facility Management and Logistics & Warehousing services with operations in over 32 countries across continents.

The group's hallmark is its flagship company - Kalpataru Limited. Kalpataru Limited is one of the leading real estate development companies in India, with a strong presence in western India. Pioneering the concept of creating lifestyle living, Kalpataru Group has built more than 90 landmark edifices covering over 16 million square feet of area. The company has over 45 years of expertise in creating landmarks, luxury apartments, large residential complexes and townships and signature commercial projects in Mumbai, Thane and Pune.

Kalpataru has built landmark residential and commercial projects that are today a testimony to their impeccable architectural standards and finest quality. The group has been at the forefront of technological advancements; one of the first few real estate companies to start using the ERP system as early as 1995, Kalpataru has today successfully implemented SAP across the organisation with IBM as the implementation partner. And is also an ISO-certified organisation since 1998.

For its significant contribution to the real estate industry, Kalpataru has won several accolades, accreditations and awards from premium institutions and managing bodies such as Construction World, Construction Week India, Realty Plus, CNBC Asia-Pacific, CNBC Awaaz – Crisil, MCHI and Accommodation Times. In an age where architecture is mainly utilitarian, Kalpataru endeavours to combine the functional with the aesthetic and maintains the highest standards of quality in every detail.

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AWARDS



For Kalpataru Limited
at **The Construction
World Awards 2013**



For Kalpataru Aura
Clubhouse at **The Asia
Pacific Property
Awards 2012**



For Kalpataru Limited
at **The CII-EXIM Bank
Awards for Business
Excellence 2012**



For Kalpataru Aura at
**The Real Estate Awards
2012 by Stars of the
Industry Group**



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



For Kalpataru Limited
at **The Realty Plus
Excellence Awards
2011**



For Kalpataru Limited at
**The World Finance Real
Estate Awards 2011**



For KORUM Mall at
**The DSK Artist in
Concrete Awards 2011**



Special Jury Commendation
Award for Kalpataru Aura
Phase-I at **The Construction
Week India Awards 2011**



Site Address: Kalpataru Jade Residences, Astrum Developers Pvt Ltd. S No 12, Near Pan Card Club, Baner , Pune - 411 045.

Pune Office: Kalpataru Gardens, 9A, Boat Club Road, Opposite Narangi Baug, Next to HDFC Bank, Pune- 411 001 | Tel: +91 20 2616 2516

Head office: 101, Kalpataru Synergy, Opposite Grand Hyatt, Santacruz (East), Mumbai - 400 055 | Tel: +91 22 3064 3065 | Fax: +91 22 3064 3131 | Email: sales@kalpataru.com | Website: www.kalpataru.com

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 Developers reserve the right to alter the layout, plans, specifications or features without prior notice or obligation. The details 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. The dimensions mentioned on floor plans are in feet. They can be made available in metric scale, on request. This property is secured with Axis Bank Limited. The No Objection Certificate/Permission would be provided, if required.