

KALPATARU
serenity
Manjri

BRINGING EVERYONE TOGETHER.

There are no strangers at Kalpataru Serenity, where the community is the heart of everyday life. Discover beautifully landscaped gardens and community-centric spaces that are designed to bring people closer. Like the feature-rich clubhouse, which is an ideal place to mingle with neighbours and plan activities. Children will also find it easy to find friends who share their imagination.



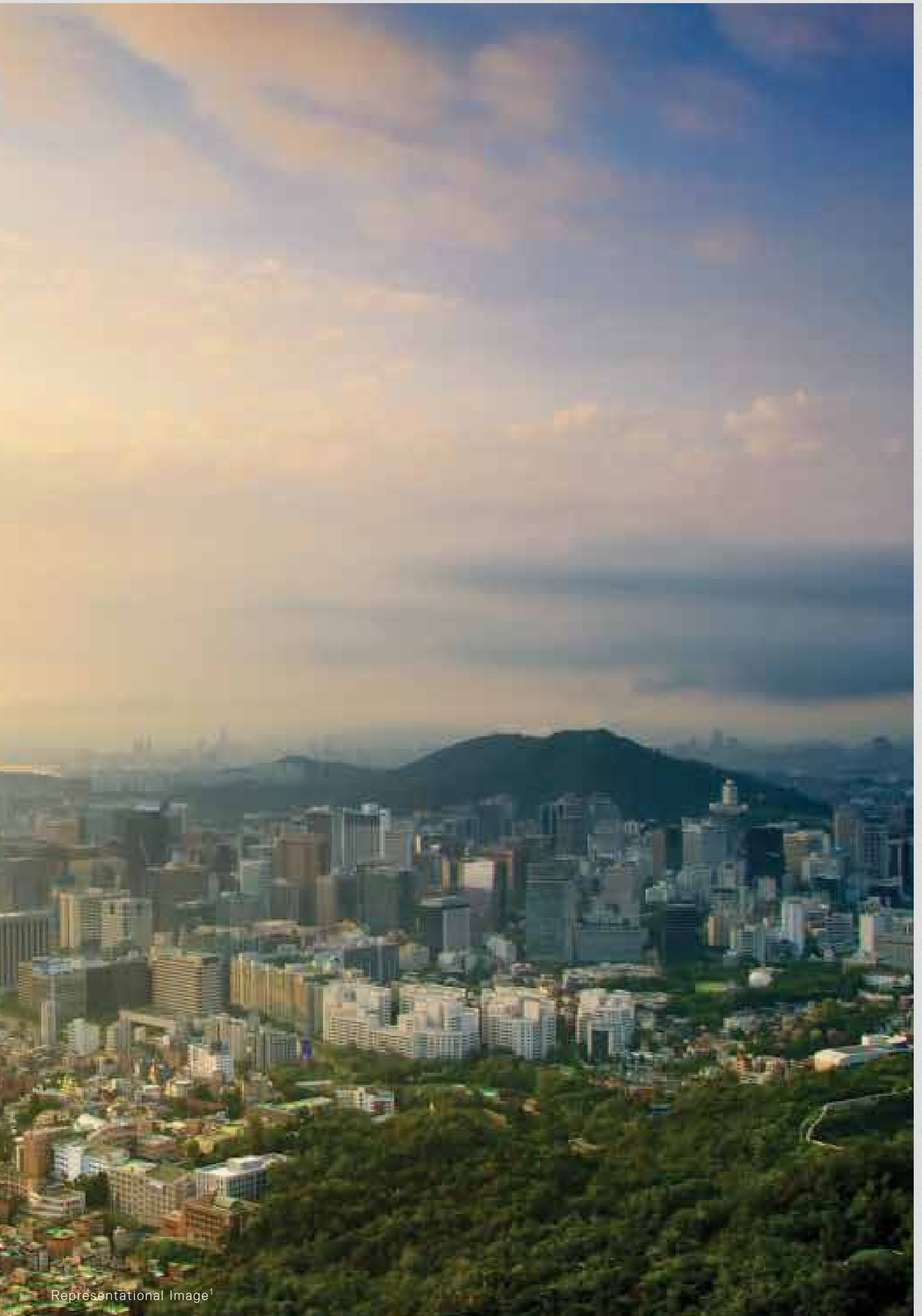
Representational Image¹

A CITY THAT *KNOWS WHEN* TO PAUSE.

Pune is a bustling city surrounded by beautiful landscapes that give it an idyllic nature. This confluence of lively neighbourhoods and natural greenery gives Pune its unique status as one of India's most cosmopolitan, yet ageless cities. A welcome change for those looking to enjoy the comforts of a modern city living without giving up the joy of an uninhibited lifestyle. Pune is also one of the fastest growing cities in India, which is reflected in its suburbs.

Manjri is located close to Hadapsar, the IT hubs of Magarpatta and SP Infocity. Surrounded by green areas, this charming locale is set to become a prime location, thanks to its excellent connectivity to the SEZs in the Eastern corridor and easy access to Pune's major suburbs and commercial hubs. Owing to this, it has grown to become a preferred destination for the discerning homebuyer.

COSMOPOLITAN
BUSTLING
FLOURISHING



Representational Image¹









DESTINATIONS *ARE CLOSER THAN* THEY APPEAR.

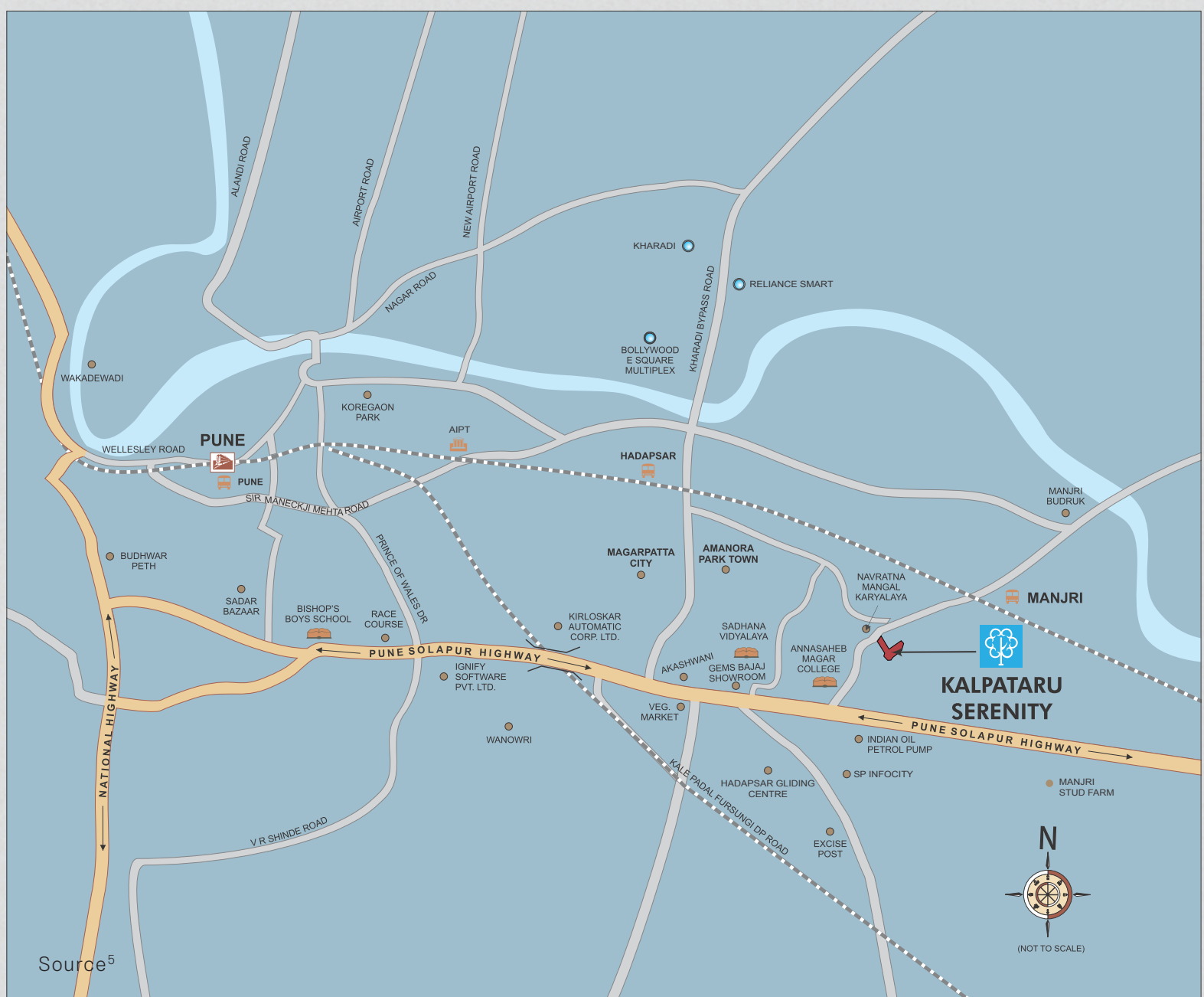
One of the best things about living at Kalpataru Serenity is the convenient location. Not only is it well-connected to Pune's major suburbs - Hadapsar, Amanora and Magarpatta, the busy Pune Camp area and the NIBM road are just a short drive away.

ACCESS

INFRASTRUCTURE

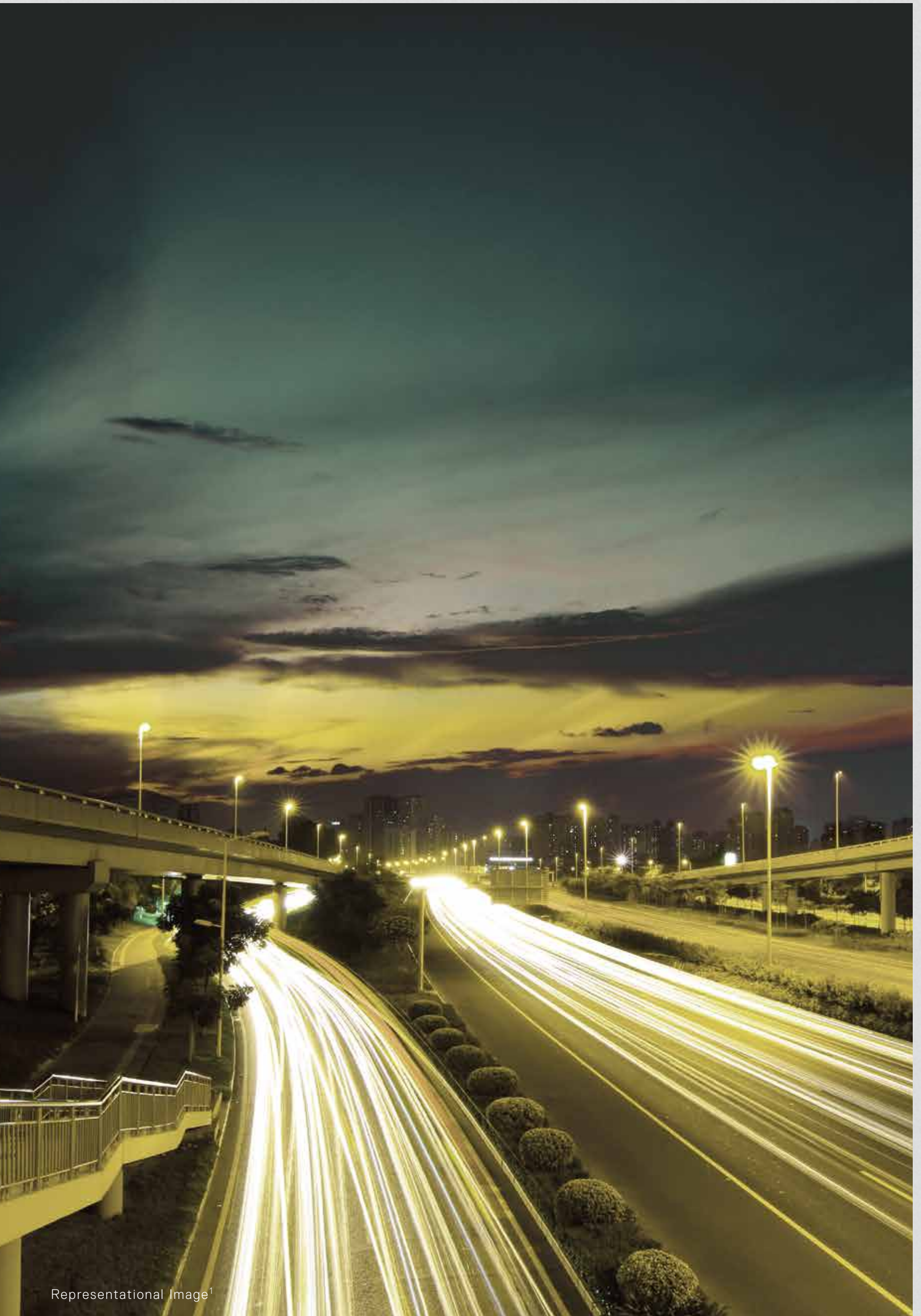
CONNECTIVITY

- 1.5 kms  PUNE SOLAPUR HIGHWAY
- 2.7 kms  HADAPSAR
- 6.4 kms  MAGARPATTA
- 4.7 kms  AMANORA TOWN CENTRE
- 4 kms  SP INFOCITY
- 11.9 kms  SWARGATE ST STAND
- 11.5 kms  PUNE STATION
- 13.4 kms  PUNE AIRPORT



WHERE *CONVENIENCE IS* NO COINCIDENCE.

Being this close to the centre of the city, there are several choices when it comes to schools, medical care, shopping, dining or entertainment.



Representational Image¹

SCHOOLS AND EDUCATIONAL INSTITUTES

VIBGYOR High School
Delhi Public School
Sinhgad City School
The Bishop's School
Rosary International School
J.N. Petit Technical High School
Kalyani School
Pawar Public School
Orbis School

HOSPITALS

Nobel Hospital
Inlaks Budhrani Hospital
Armed Forces Medical College Command Hospital
Jehangir Hospital
Ruby Hall Hospital
Sahyadri Hospital

HOTELS AND STUDIO APARTMENTS

Radisson Blu
Westin
Oakwood
The O Hotel
Taj Blue Diamond
Central Park
Hyatt Regency
Le Meridien

MALLS AND MULTIPLEXES

Amanora Town Centre
Big Bazaar
Seasons Mall
Mariplex Mall
Gold Adlabs Mall
SGS Mall
Phoenix Market City



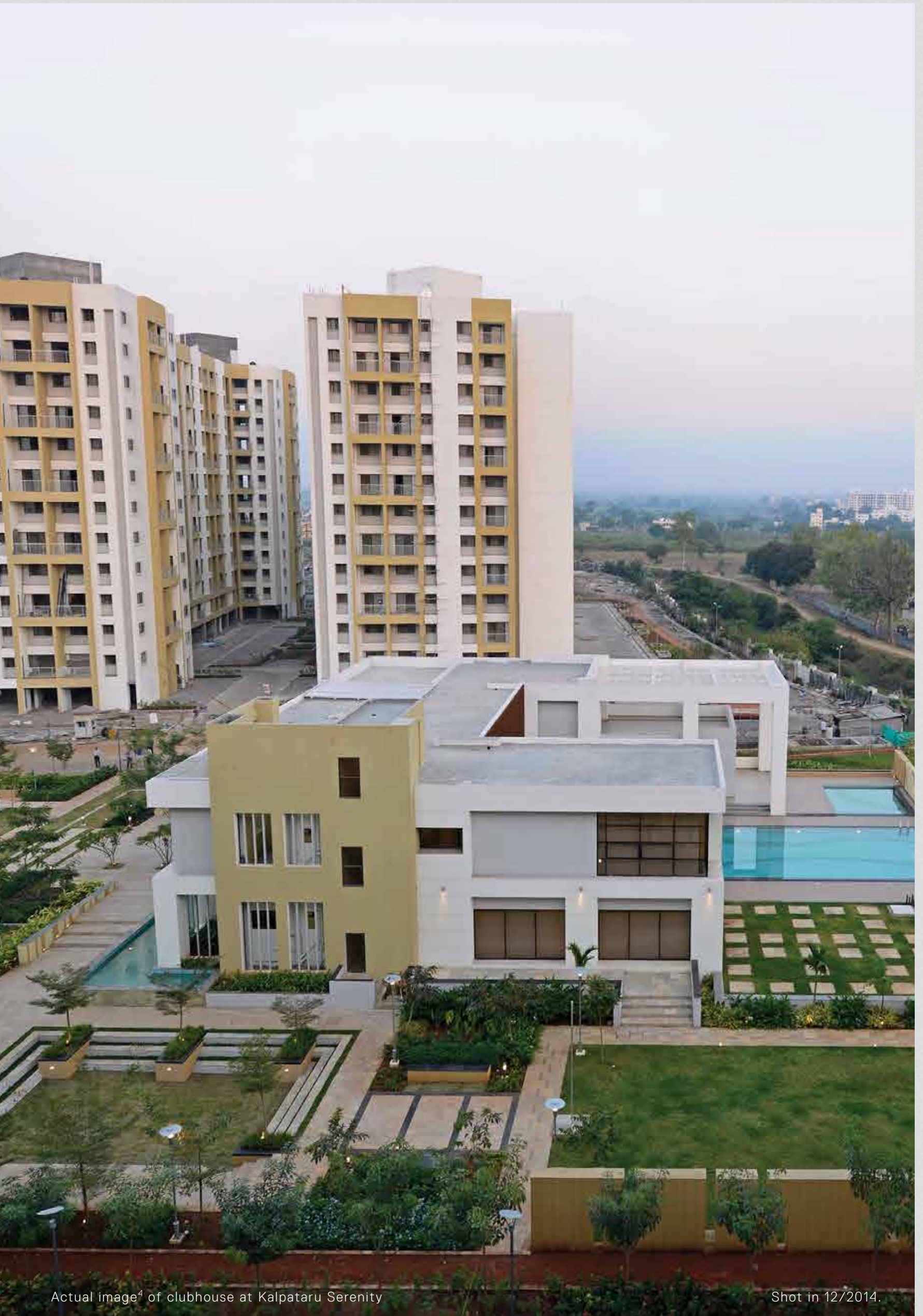
Representational Image¹



Representational Image¹

PRESENTING SERENITY.

Spread over approximately 16 acres and comprising of majestic multi-storeyed towers, Kalpataru Serenity brings a whole different perspective to luxury living. Its inclusive design philosophy integrates spacious living areas with beautifully manicured greenery, and creates spaces that bring the community alive. The lavish clubhouse has several features including a large swimming pool that encourages relaxation and leisure.



Actual image¹ of clubhouse at Kalpataru Serenity

Shot in 12/2014.

LUXURY *IS ALL ABOUT* SPACE.

Each residence here has been designed to enhance your everyday living experience. The double-height terraces extend this luxury to the outside, with a beautiful view of the surrounding landscape. The premium entrance lobbies envelop you in luxury as soon as you enter, and the well-equipped clubhouse with an expansive gymnasium and swimming pool only makes living here a pleasurable experience.

PREMIUM-FINISHED ENTRANCE LOBBIES

LUSH LANDSCAPED GREENS

WELL EQUIPPED GYMNASIUM & SWIMMING POOL



Representational Image¹

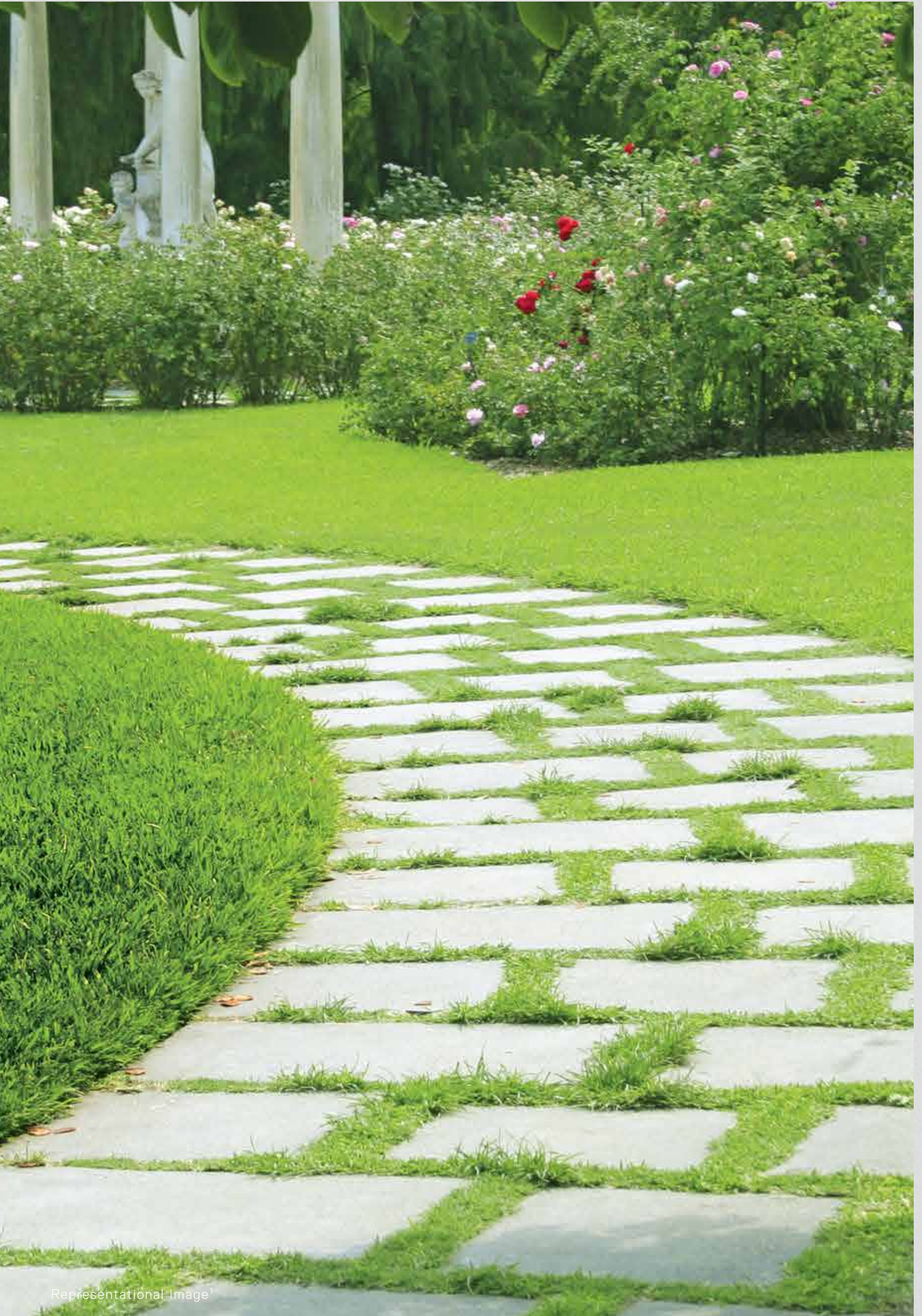
A LIFETIME *AT NATURE'S* PACE.

Sprawling green areas are a real breath of fresh air in the city. Whether it's taking a stroll around the reflexology path or a lazy afternoon in the garden, a day spent with nature has the power to refresh and rejuvenate.

GARDEN AREA

REFLEXOLOGY PATH

SEATING ALCOVE



Representational Image¹

MAKE ORDINARY *DAYS FEEL* EXTRAORDINARY.

A day at the spa or in the Jacuzzi at the clubhouse can do wonders. With rejuvenating yoga sessions and a whole lot of pampering, every day at Kalpataru Serenity, is a day well spent.

CLUBHOUSE

SPA

JACUZZI



Representational Image¹

AN EVENING TO REMEMBER.

A fully-equipped, state-of-the-art clubhouse offers exciting indoor and outdoor activities to fill your evenings. Take a dip in the swimming pool, challenge someone to table tennis or a game of squash, and relax in one of the seating alcoves. The multi-purpose hall is also a perfect place to host parties.

INDOOR GAMES ROOM

TABLE TENNIS ROOM

SQUASH COURT

MULTI-PURPOSE PARTY HALL



Representational Image¹

IN THE *PURSUIT OF* HAPPINESS.

The landscaped greenery and community spaces invite people to come together and share the joy of living. Take a quiet walk around the garden, engage in a light workout at the gymnasium or simply watch your kids have fun in the play area. The plush seating alcoves are convenient spaces for resting and mingling with others.

SEATING ALCOVE

CHILDREN'S PLAY AREA



Actual image⁴ of Clubhouse Reception at Kalpataru Serenity

Shot on 12/2014

CLUBHOUSE
READY



Gymnasium at Kalpataru Serenity

Shot in 12/2014



Swimming pool at Kalpataru Serenity

Shot in 12/2014



Lounge at Kalpataru Serenity

Shot in 12/2014



Indoor game zone at Kalpataru Serenity

Shot in 12/2014

A CONFIGURATION **FOR EVERYONE.**

Spacious 1, 2 & 3 BHK homes ensure the best
in comfort to the residents of Serenity.



Representational Image¹

LAYOUT
PLAN



AMENITIES⁷

Striking a fine balance between elegance and convenience, a variety of amenities come together to make these living spaces truly luxurious.

PROJECT HIGHLIGHTS

- Buildings designed for earthquake loads as per applicable I.S. code.
- Premium Entrance Lobby
- Well- finished Elevator lobbies on each floor
- Elevators in each wing

APARTMENT FEATURES

- Well planned apartments with vitrified tiles in living room, dining, passages and bedrooms
- Laminate finish main door shutter with synchronized lighting feature
- All internal door shutters with paint finish
- Gypsum finished internal walls
- Aluminum powder coated sliding windows with mosquito net.
- Grills for all sliding windows (except sliding doors).
- Telephone point in the living room and all bedrooms
- TV Cable point in the living room and all bedrooms
- Internet Point in the living room and Master bedroom
- Provision for Air conditioning in the Master bedroom.
- Intercom Facility

KITCHEN FEATURES

- Granite platform with stainless steel sink
- Vitrified tile flooring
- Exhaust fan
- Tile dado above platform
- Provision for water purifier
- Attached dry balcony

BATHROOM FEATURES

- Well-designed bathrooms with tile flooring
- Tile dado up to door height
- Exhaust fan
- Premium sanitary ware and CP fittings
- Solar water heating system (Supply for one toilet)

COMPLEX AND LANDSCAPE FEATURES

- Sewage treatment plant
- Rain water-harvesting system
- Organic waste converter
- Water feature
- Seating alcoves at various location across site
- Reflexology path
- Outdoor fitness court
- Children's play area
- Climbing wall
- Skating rink
- Chess court
- Old folks corner
- Amphitheatre
- Party lawn area
- Multipurpose play court
- Palm court
- Jogging / walking path
- Feature wall

SAFETY & SECURITY

- Firefighting system
- Concealed copper wiring with modular switches
- Main entrance gate to the complex with security cabin and CCTV surveillance.
- D.G. Power back-up for the elevator and select utility areas

CLUB HOUSE

- Well-designed entrance lobby
- Well-equipped gymnasium
- Spa with Jacuzzi, shower and steam room
- Swimming pool and kids pool with pool deck
- Indoor game area
- Squash court
- Table tennis room
- Pool table room
- Banquet hall with toilets
- Multipurpose hall with pantry and toilets

A LEGACY OF BUILDING ASPIRATIONS.

Established in 1969 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 to impeccable architectural standards. Kalpataru has upgraded the living standards of urban India and pioneered the concept of lifestyle living. Working with the best in the industry, today, the company's success is reflected in its global recognition with the 100+ awards and accolades it has won. But more importantly, Kalpataru's true success lies in the trust that it has earned from millions of Indians. 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. And it is in this achievement that the company takes most pride in.

OVER

50

YEARS OF
BUILDING TRUST

MORE THAN

105

LANDMARK PROJECTS
& STILL GROWING

OVER

20

LAKH SQ. MTR.
OF DELIVERED AREA

OVER

18,000

HAPPY
FAMILIES

OUR BENCHMARKS

1975



KSHITIJ
NAPEANSEA ROAD

Mumbai's first
and tallest skyscraper

1985



SRISHTI
MIRA ROAD

First 200-acre township
in Mira Road

1999



KALPATARU HEIGHTS
MUMBAI CENTRAL

The then tallest residential tower
in Mumbai

2006



KALPATARU HORIZON
WORLI

Trend-setting innovation with
the first residential floor
starting from the 14th level

2008



KALPATARU SQUARE
ANDHERI (E)

The first commercial
property outside the US
with Platinum LEED certification
by USGBC.

2009



KALPATARU AURA
GHATKOPAR (W)

Received the
'Best Architecture Award'
(Multiple Units)
at the Asia Pacific Property Awards

2014



KALPATARU PINNACLE
GOREGAON (W)

'Luxury Project of the Year' at
The Real Estate Awards 2012
by the Stars
of the Industry Group

2017



KALPATARU SPARKLE
BANDRA (E)

Awarded for
Luxury Project of the Year at the
Realty Plus Excellence Awards 2017

AWARDS AND ACCOLADES



Mid Segment
Project of the
Year

Kalpataru Serenity
11th Realty Plus
Excellence Awards Pune 2020



Ultra Luxury
Project of the
Year

Kalpataru Solitaire
CIA World Construction
Awards 2020



Best
Residential
Redevelopment

Kalpataru Magnus
Asia Pacific Property
Awards 2020



Best
Residential
Development

Kalpataru Parkcity
Asia Pacific Property
Awards 2020



Best
Residential
Property

Kalpataru Vista
Asia Pacific Property
Awards 2020



Residential
Renovation/
Redevelopment

Kalpataru Magnus
International Property
Awards 2020-21 (Asia Pacific Region)



Real Estate
Company of the
Year

**Construction Week India
Awards 2019**



Luxury Project
of the Year West
Kalpataru
Avana

**11th Annual Estate
Awards Franchise India 2019**



Best CSR
Initiative
of the Year
(National)

**Kalpataru Group
Golden Brick Awards 2019**



Gold Standard
Innovative
Kaizen

**Kalpataru Group 2nd
CII National Kaizen Circle
Competition 2019**



Iconic Project
of the Year

Kalpataru Avana
Realty Plus Excellence
Awards 2018



Luxury
Project
of the Year

Amoda Reserve South Park
Golden Brick Awards 2018



Iconic Project
of the Year

Kalpataru Vista
Realty Plus Excellence
Awards 2018



Best CSR
Program
of the Year

Kalpataru Limited
CREDAI-MCHI Golden Pillar
Awards 2018



Luxury
Project
of the Year

Kalpataru Jade Residences
Realty Plus Excellence
Awards, Pune 2018



Villa
Project
of the Year

Amoda Reserve
Realty Plus Excellence
Awards 2017



5-Star Award,
Best Residential
High-Rise
Architecture
in India

Kalpataru Avana
Asia Pacific Property
Awards 2017



Residential
Project
of the Year
Award

Kalpataru Sparkle
Construction Week India
Awards 2017



Iconic
Upcoming
Residential
Project
(Western)

Kalpataru Yashodhan
Mid-day Real Estate Icon Awards 2017



Best
Interior
Design

Kalpataru Solitaire
Golden Brick Awards 2017



India's Top
10 Builder

Kalpataru Limited
Construction World Architect
and Builders Awards 2016



Lifetime
Achievement
Award

Mr. Mofatraj P. Munot
NDTV Property
Awards 2014



Young
Entrepreneur
of the Year
Award

Mr. Parag Munot
Construction Week
Awards 2014



Developers: Kalpataru Gardens Pvt. Ltd.

Site Address: Kalpataru Serenity, S.No. 95/5, Opposite Navratna Mangal Karyalay, Mahadev Nagar, Near All India Radio, Manjri, Pune - 412 307.

Pune Office: Kalpataru Limited, 603, Mayfair Tower I, Old Mumbai – Pune Road, Wakdevadi, Shivajinagar, Pune - 411 005. | **Tel:** +91 20 3041 3000

Head Office: 101, Kalpataru Synergy, Opposite Grand Hyatt, Santacruz (E), Mumbai 400 055. | **Tel.:** +91 22 3064 3065 | **E-mail:** sales@kalpataru.com | **Website:** www.kalpataru.com

Project: Kalpataru Serenity with Building 5-Iris bearing MAHARERA Regn. No P52100001267 and Building 2-Aster bearing MAHARERA Regn. No. P52100015855 available at <https://maharera.mahaonline.gov.in/> and other buildings which are part of the entire layout / whole project. The same will be launched in future from time to time as per the promoter's discretion. The completed buildings are Building 1- Carnation, Building 4 - Orchid, Building 6 – Tulip.

Disclosure: All specifications, images, plans, designs, facilities, amenities, dimensions, elevations, any other information contained herein are in respect of the complex Kalpataru Serenity. 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 IDBI TRUSTEESHIP SERVICES LIMITED. The No Objection Certificate of IDBI TRUSTEESHIP SERVICES LIMITED would be issued at the relevant time, if required. Conditions apply. This is a combined booklet of the complex Kalpataru Serenity located at Manjri comprising of 6 buildings out of which 3 have been completed like Building1- Carnation, Building 4 - Orchid, Building 6 – Tulip. Building 5 – Iris, bearing MAHARERA Regn. No P52100001267, and building 2 – Aster, bearing MAHARERA Regn. No P52100015855, is currently ongoing. The complex consists of other buildings which are part of the entire layout / whole project and will be launched in future from time to time as per the promoter's discretion

¹Image is not an actual project image and is strictly for representational purposes only. | ²The actual image(s) / view(s) have been modified / enhanced for display and creative purposes. | ³Google Maps as on 08/2017. This is an approximate estimate as per Google. | ⁴For third party equipment(s) / appliance(s): "Warranty / Guarantee of the 3rd party product / amenity is subject to the concerned supplier's / manufacturer's corresponding warranty / guarantee terms and conditions. | ⁵Depiction of the complex / project / phase of the ongoing project is strictly for representational purposes only with the intention to facilitate an idea of the layout as presently proposed and / or approved, and is subject to changes / revisions by the concerned authorities in consonance with the laws and regulations applicable from time to time. The amenities / specifications, features & landscaping mentioned in the agreement for sale (if any) shall be considered as final. Customers are requested to refer to the sanctioned plans for the project / phase / complex for further details or visit <https://maharera.mahaonline.gov.in/>.