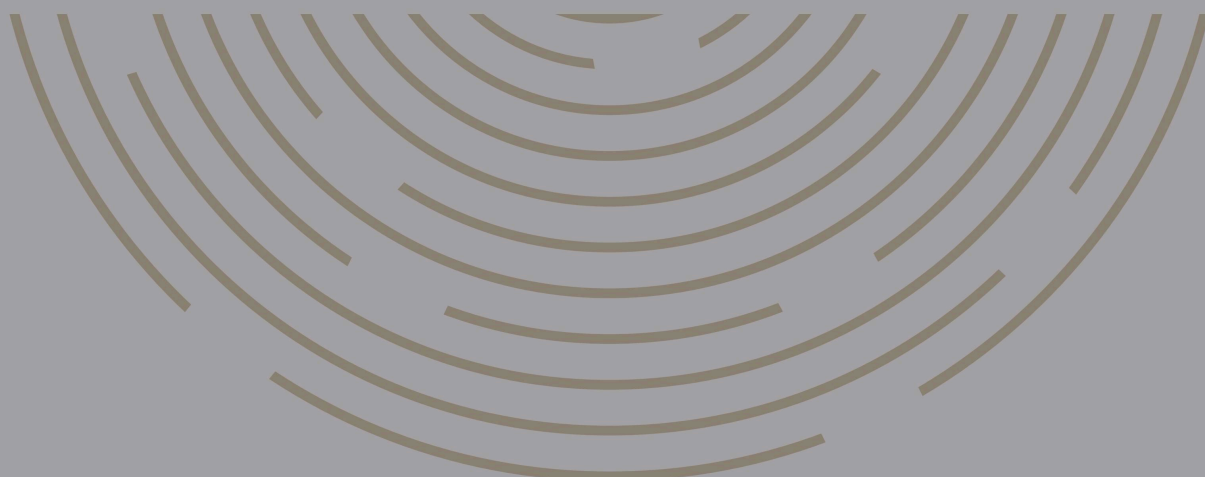




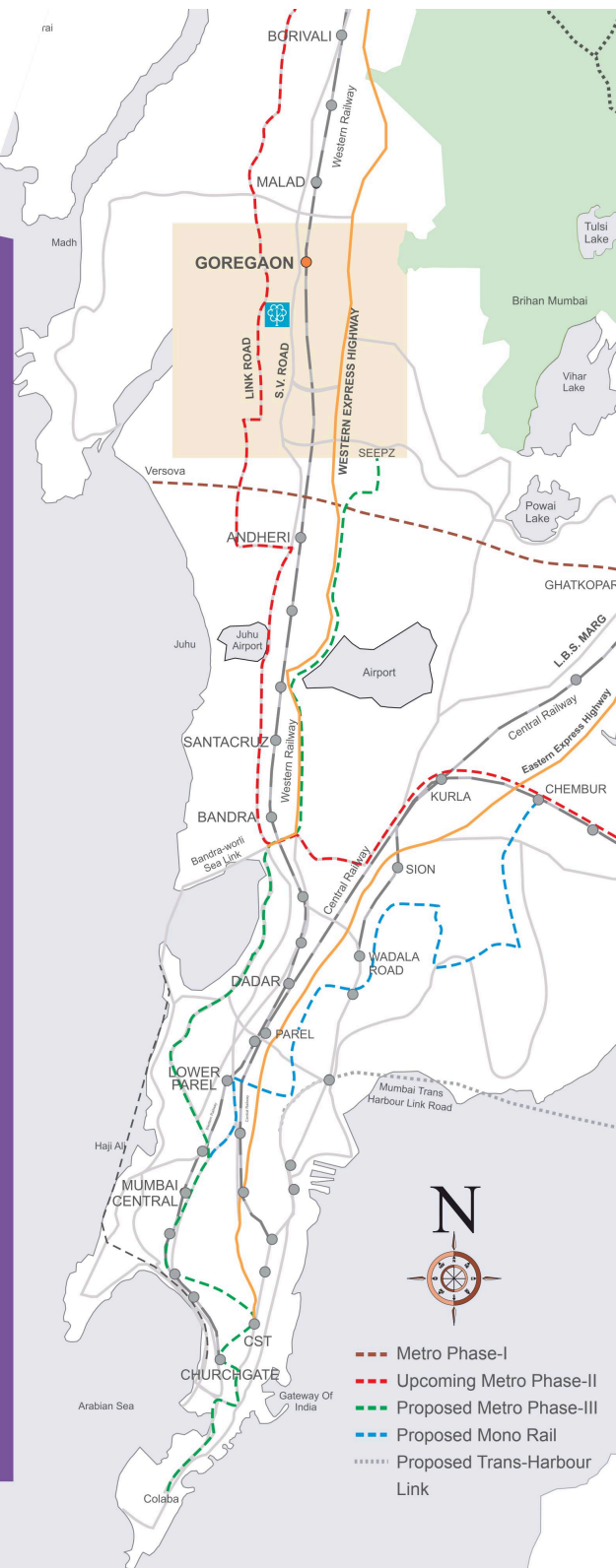
WING A  
**ORA**  
KALPATARU RADIANCE  
Goregaon West



PLANS

# LOCATION

- Its proximity to S.V. Road, JVL and Goregaon-Mulund Link Road ensures ease of access to the central and western suburbs.
- With the new flyover at Oshiwara, and the upcoming Metro Phase-II, commuting will be minus all hassles and you'll find more time for life.



Source<sup>5</sup>

- Upcoming Metro Phase II - <https://mmrda.maharashtra.gov.in/metro-line-2a>
- Proposed Metro Phase III - <https://www.mmrci.com/en/project/project-route>
- Proposed Mono Rail - <https://mmrda.maharashtra.gov.in/mumbai-monorail-project#>
- Proposed Trans-Harbour Link - <https://mmrda.maharashtra.gov.in/mthl#>



■ Upcoming Metro Station  
--- Upcoming Metro Phase-II

Source<sup>5</sup>

COMPLEX LAYOUT

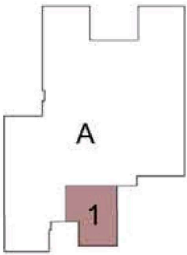
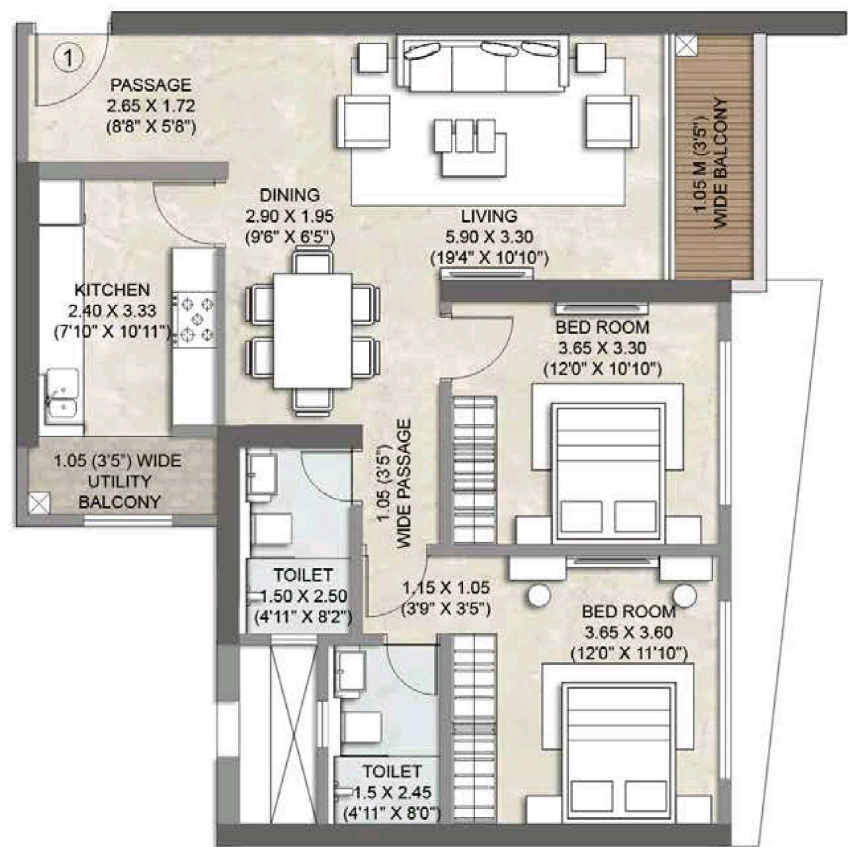


WING A  
TYPICAL FLOOR PLAN



Conditions apply\*

WING A  
APARTMENT NO. 1: 2 BHK



Conditions apply#



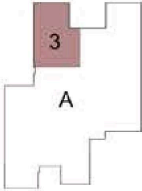
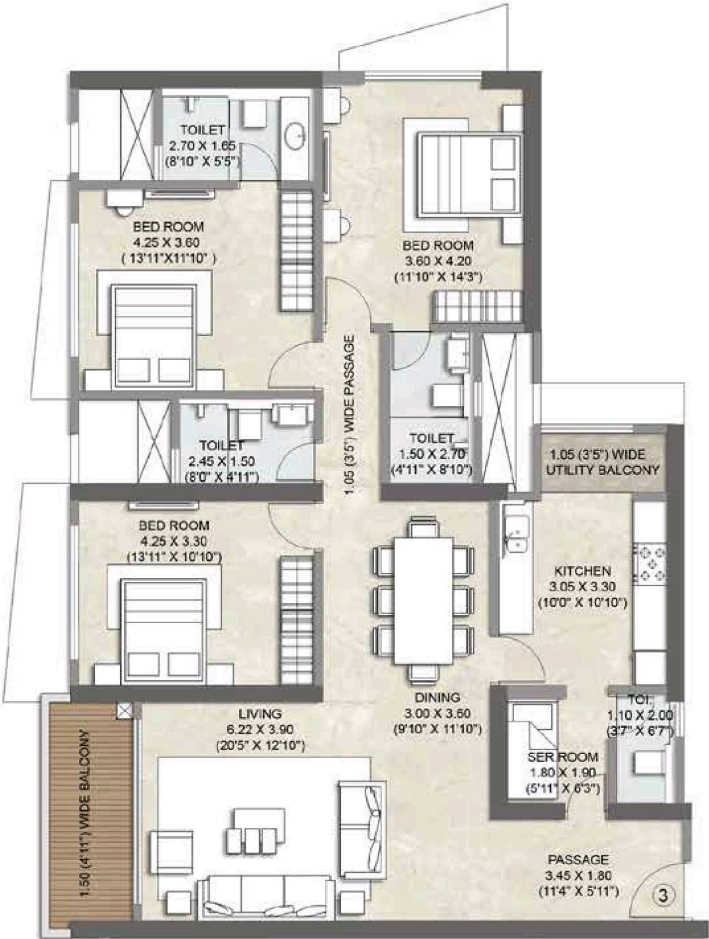
WING A  
APARTMENT NO. 2: 4 BHK



Conditions apply#



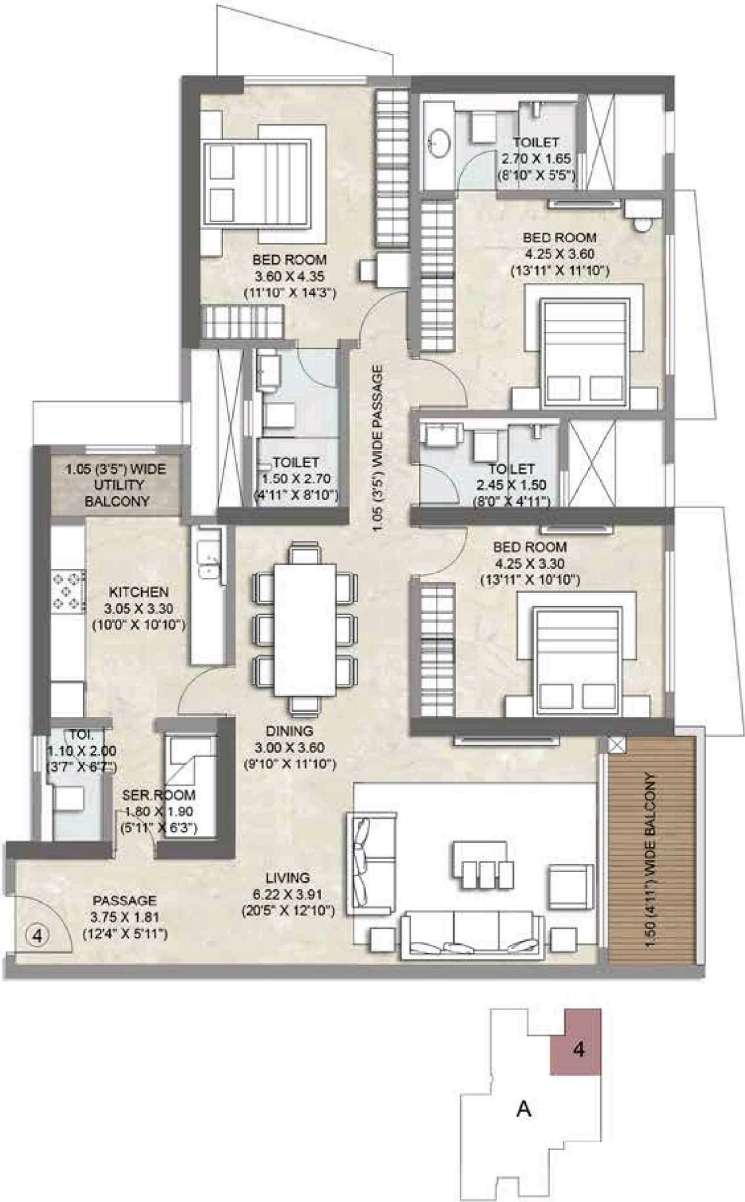
WING A  
APARTMENT NO. 3: 3 BHK



Conditions apply<sup>#</sup>

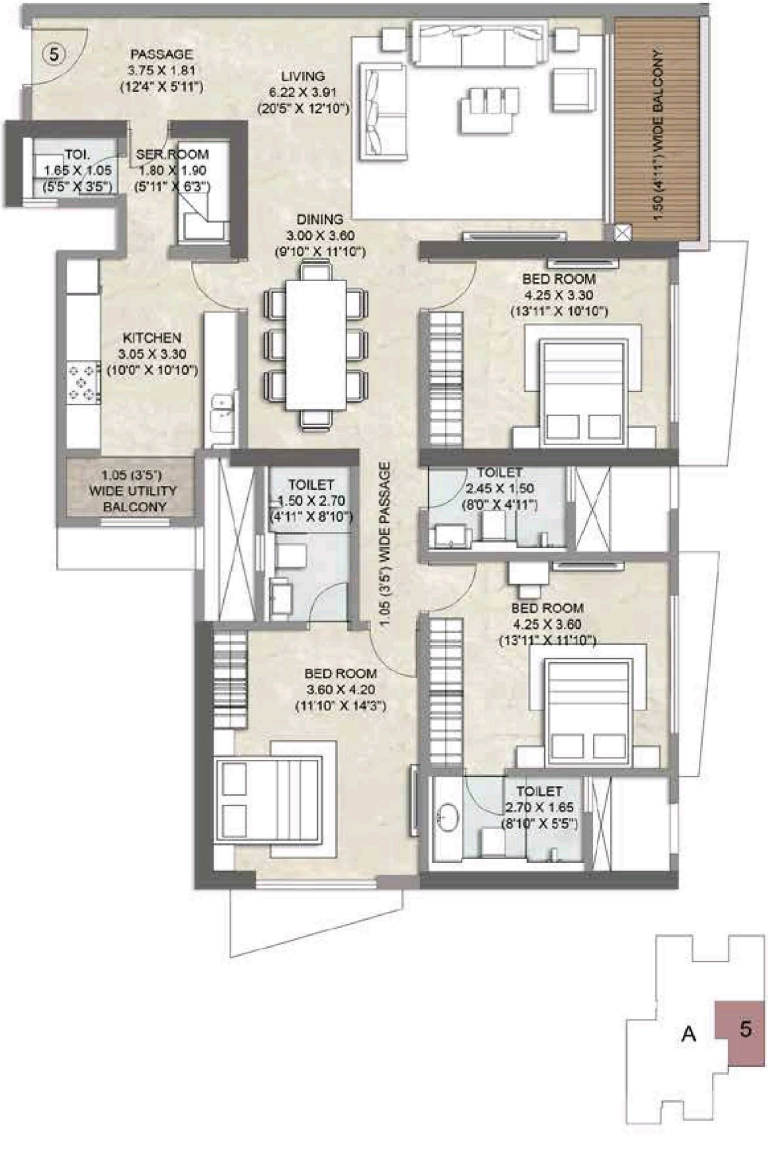


WING A  
APARTMENT NO. 4: 3 BHK



Conditions apply#

WING A  
APARTMENT NO. 5: 3 BHK



Conditions apply<sup>#</sup>

# AMENITIES\*

## FOR 2 & 3 BHK IN WING A

### APARTMENT FEATURES

- Entrance passage / foyer in each apartment
- Split AC in living / dining and bedrooms.
- Servants room with attached toilet in 3 BHK apartments
- Imported marble flooring in living, dining, passage and bedrooms
- Skid resistant tile flooring in balcony
- Vitrified tile flooring in the servants room and toilet
- Laminate-finished entrance door and paint-finished internal doors
- Gypsum-finished internal walls with low Volatile Organic Compound (VOC) acrylic paint
- Powder coated aluminium sliding window with glass railing
- Lighting scenario smart switches for Living, Dining and all bedrooms
- HDMI port in the master bedroom
- Synchronised light at main door
- VDP system at apartment entrance

### KITCHEN FEATURES

- Granite flooring
- Granite main platform
- Additional service platform
- Tile dado above the platforms
- Single bowl stainless steel kitchen sink with drain board
- Exhaust fan
- Utility Balcony

### BATHROOM FEATURES

- Imported marble flooring in all bathrooms except servants' toilet
- Combination of Imported marble dado and designer tile dado up to door height in master bathroom
- Designer tile dado up to door height in all other bathrooms except servants' toilet
- Glass partition and rain shower in the master bathroom
- Premium sanitary and CP fittings
- Exhaust fan
- Storage water heater in all bathrooms except servants' toilet

## FOR 4 BHK IN WING A

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### APARTMENT FEATURES

- Entrance foyer / passage in each apartment
- Split AC in living / dining and bedrooms.
- Servants room with attached toilet
- Imported marble flooring in living, dining and passage
- Living room balcony with aluminium glass railing
- Laminate finish entrance door with digital lock and paint finished internal doors
- Skid resistant tile flooring in balcony
- Vitrified tile flooring in the servants room and toilet
- Wooden flooring in the bedrooms
- Gypsum-finished internal walls with low Volatile Organic Compound (VOC) acrylic paint
- Powder coated aluminium sliding window with glass railing
- Lighting scenario smart switches for Living, Dining and all bedrooms
- HDMI port in the master bedroom
- Synchronised light at main door
- VDP system at apartment entrance
- Premium brand switches

### KITCHEN FEATURES

- Imported quartz-based agglomerated marble kitchen platform, dado and flooring
- Additional service platform
- Twin-bowl Stainless steel kitchen sink with drain board
- Modular kitchen with water purifier, hob chimney, microwave and oven
- Utility Balcony
- Equipped with CNG, LPG leak detector & heat / smoke detectors
- Exhaust fan

### BATHROOM FEATURES

- Imported marble flooring and Dado in all the bathrooms except servants' toilet
- Fixed glass partition with glass door in all the bathrooms except servants' toilet
- Premium sanitary and CP fittings
- Exhaust fan
- Storage water heater in all bathrooms and geyser in servants' toilet



**DEVELOPERS: KIYANA VENTURES LLP**

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

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**Project: Kalpataru Radiance - Wing A (ORA) with MAHARERA Regn. P51800000591 available at <https://maharera.mahaonline.gov.in/>**

Disclosure: All specifications, images, plans, designs, facilities, amenities, dimensions, elevations, any other information contained herein are for Radiance A (WING A - Ora) bearing MAHARERA Regn. No P51800000591 which is part of the complex Kalpataru Radiance consisting of wings A,B,C and D bearing MAHARERA Regn. No's P51800000591; P51800000810; P51800000482; P51800000579 respectively. 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 ICICI Bank Limited. The No Objection Certificate of ICICI Bank Limited would be issued at the relevant time, if required. Conditions apply. Version: 02.P.17.10

<sup>6</sup>Google Maps as on 07/2017. This is an approximate estimate (as per a third party website) | <sup>7</sup>For third party equipment(s) / appliance(s): "Warranty / Guarantee of the 3<sup>rd</sup> party product / amenity is subject to the concerned supplier's / manufacturer's corresponding warranty / guarantee terms and conditions." | <sup>8</sup>Not to scale. The furniture / fixtures etc. shown in the image are only indicative and representational (not actual) in nature and are only for the purpose of illustrating / reflecting a possible layout and do not form a part of the standard specifications, amenities, services, etc. to be provided in respect of the flat. All specifications of the flat shall be as per the agreement for sale (if any) between the parties. | <sup>9</sup>Not to scale. The above mentioned dimensions are in meters & (feet). 11 Meter = 3.28 Feet. The furniture / fixtures etc. shown in the image are only indicative and representational (not actual) in nature and are only for the purpose of illustrating / indicating a possible layout and do not form a part of the standard specifications, amenities, services, etc. to be provided in respect of the flat. All specifications of the flat shall be as per the agreement for sale (if any) between the parties. | <sup>10</sup>Depiction 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/>

