

A HOMIE FOR THE MIND

SOUTH PARK

— AT —

AMODA
RESERVE

LUXURY VILLAS, LONAVALA

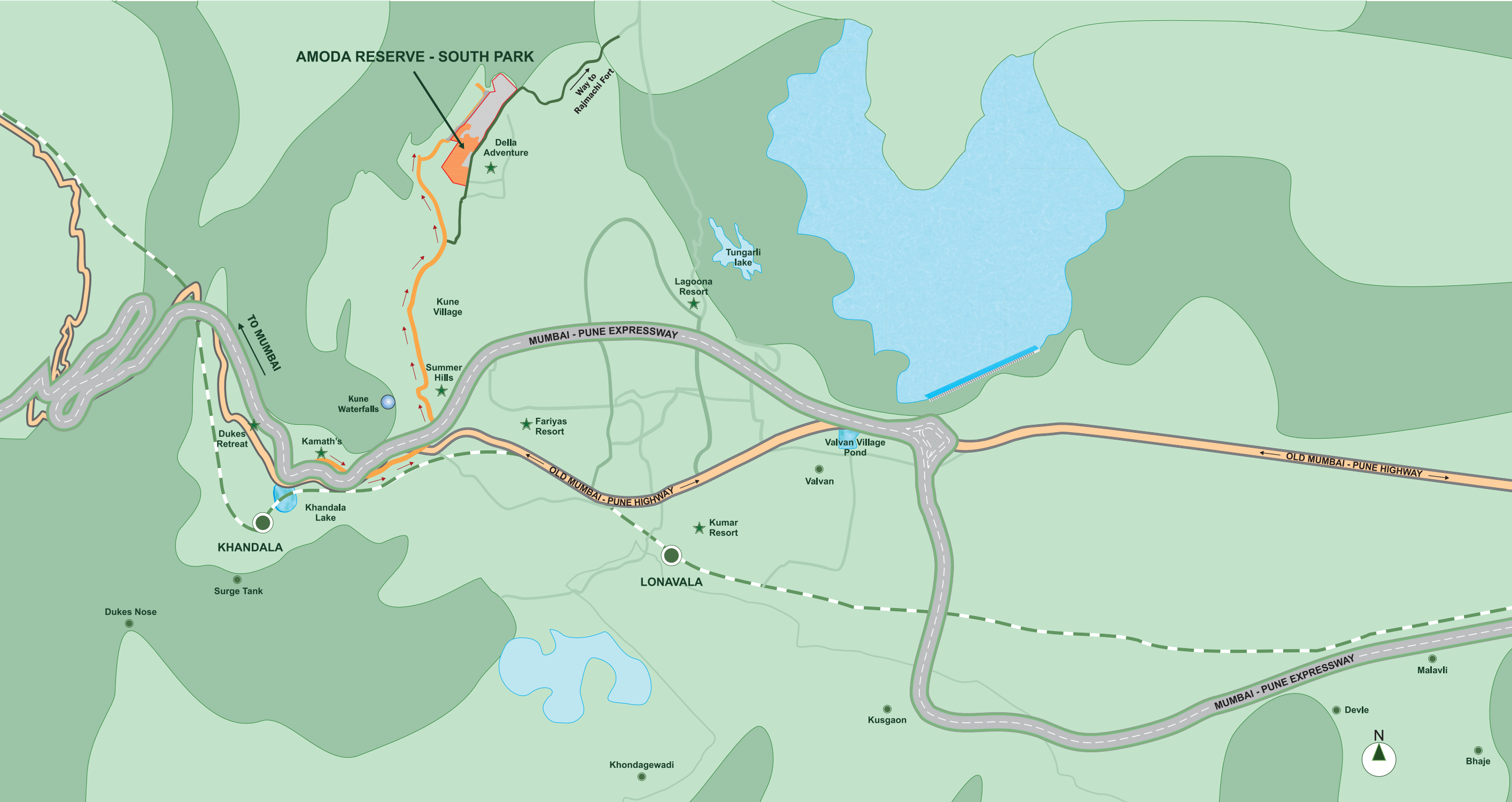
Indulge every sense – natural and acquired –
at Amoda Reserve – South Park, an enchanting paradise
on the lush slopes of Kunenama, Lonavala just 10 minutes
away from the Khandala exit. Follow the lazy,
winding lanes lined with towering trees and discover a
constellation of 3, 4 & 5 BHK villas with every opulence
imaginable. Let the sun peep playfully through the leaves
and lead you to the lush meadows of the themed gardens.

End the day under the starlit sky,
enjoying a long postponed, candle-lit dinner. Or a sizzling
barbecue with family and friends on the sprawling lawns.

As the kids' tinkling laughter carries you back,
you know you have found a home.

A home for the mind.

THE LOCATION

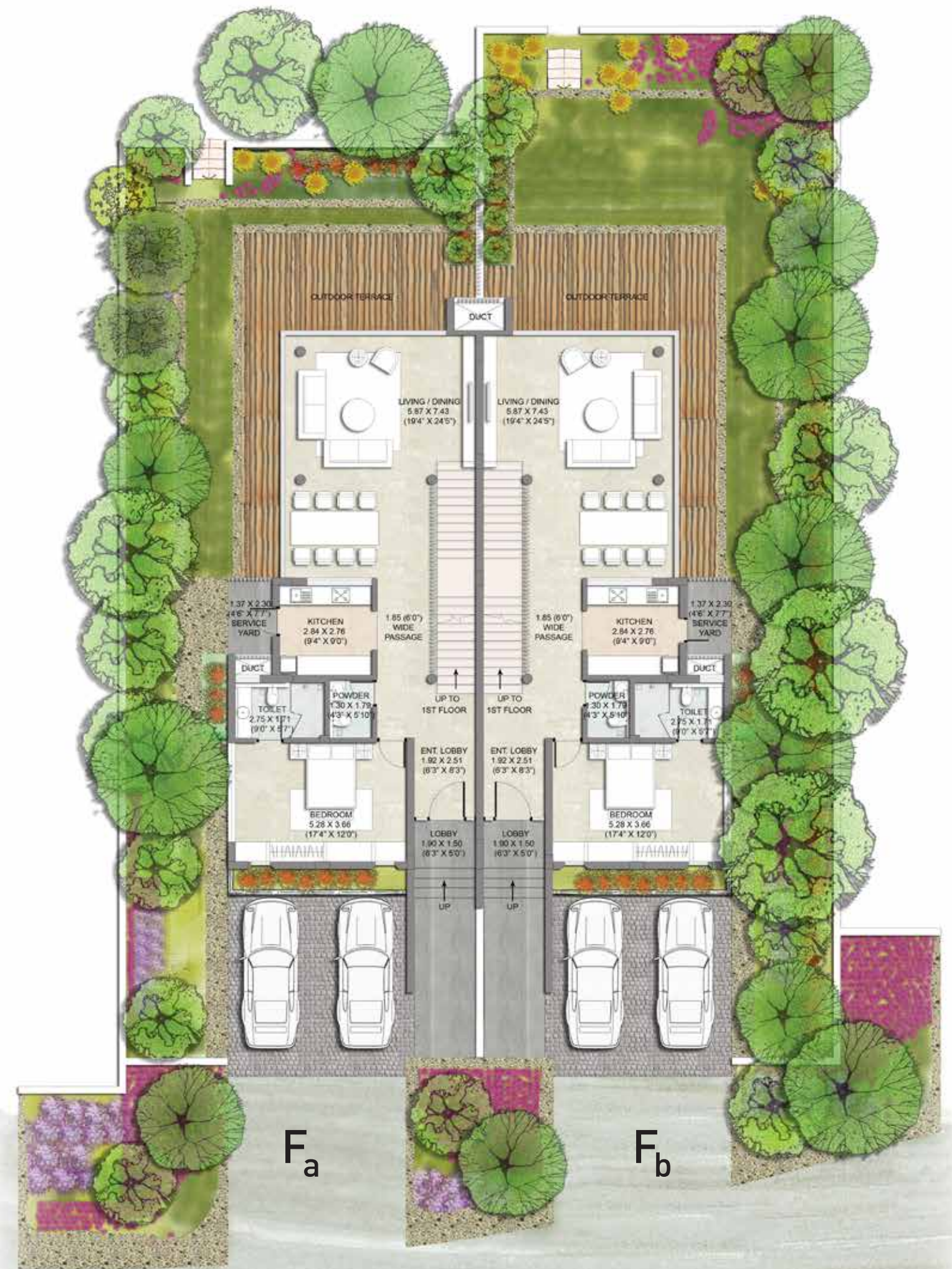


3 *BEDROOM* TWIN LUXURY VILLA

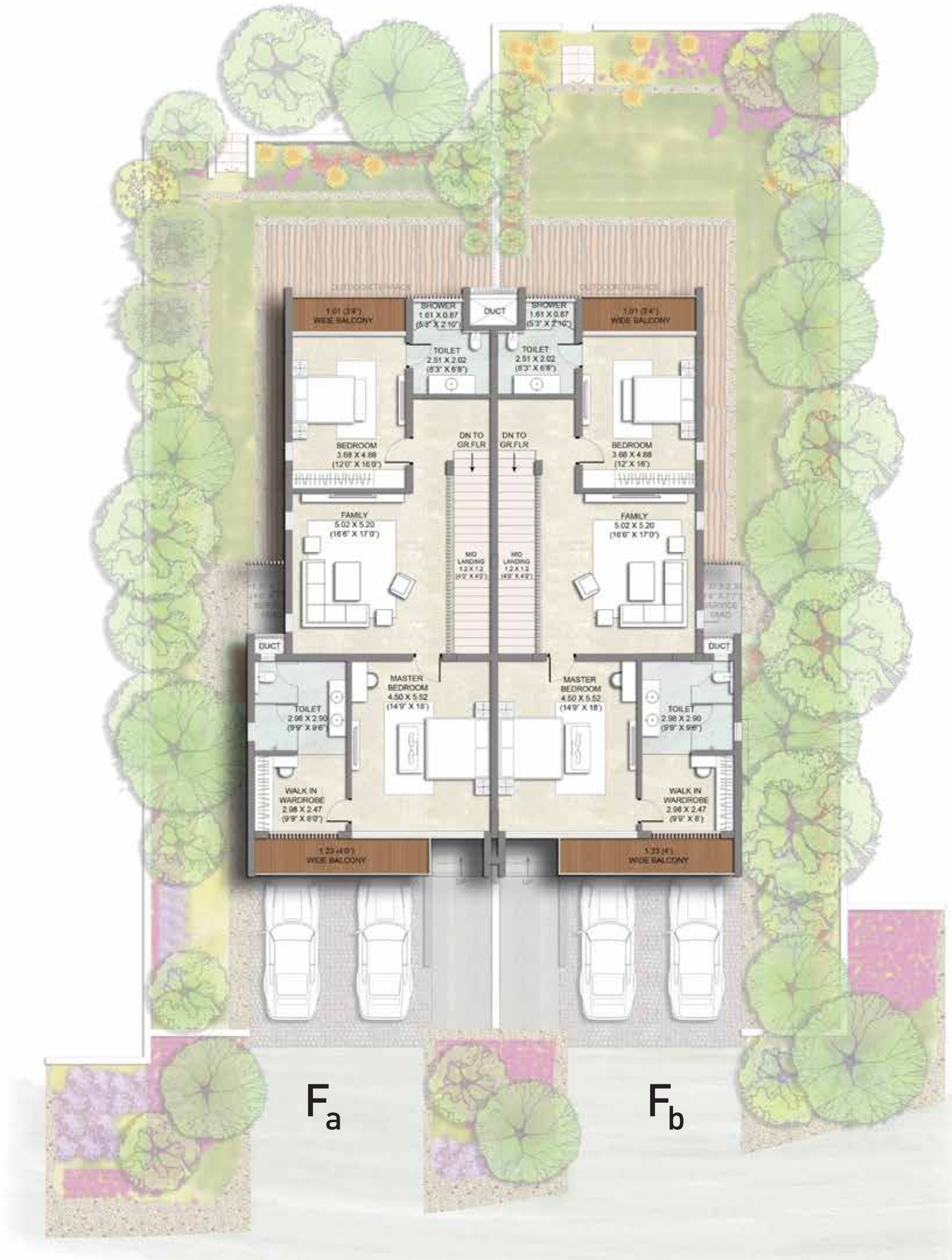


- Bold sense of arrival in the villa
- Designed to maximise views through strategic layout and graded terrain
- Garden patio enhances the feeling of light and open space

3 *BEDROOM* TWIN LUXURY VILLA GROUND LEVEL PLAN



3 BEDROOM
TWIN LUXURY VILLA
FIRST LEVEL PLAN



4 BEDROOM PREMIUM VILLA



06/2014³

- Plunge pool attached to every villa to enjoy a quick swim
- Lawn with spill over decks
- Living & dining space visually blends into the garden patio and pool

4 BEDROOM PREMIUM VILLA

GROUND LEVEL PLAN



4 BEDROOM PREMIUM VILLA

FIRST LEVEL PLAN

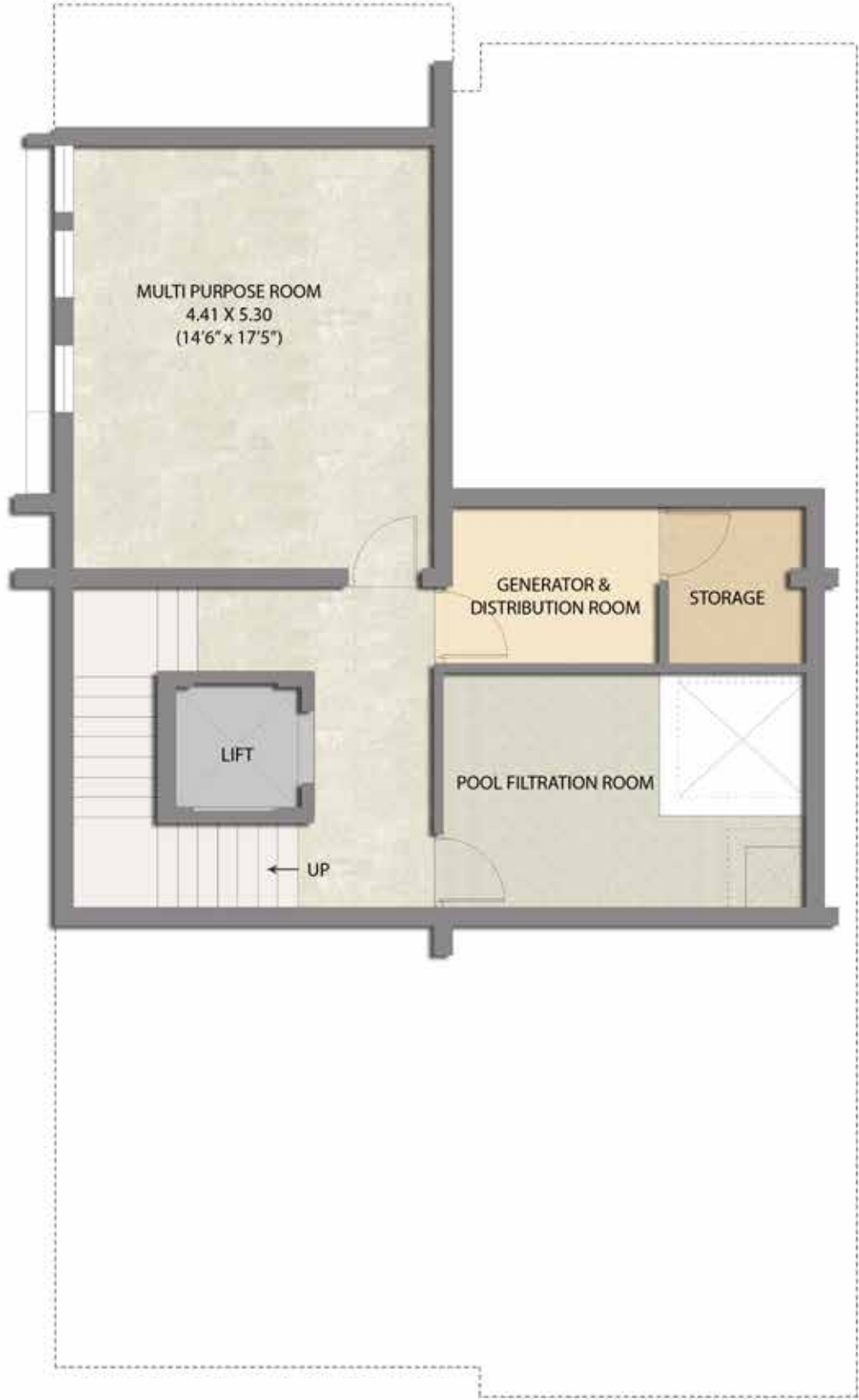


4 *BEDROOM* PREMIUM VILLA

TERRACE LEVEL PLAN



4 *BEDROOM*
PREMIUM VILLA
BASEMENT LEVEL PLAN



4 BEDROOM LUXURY VILLA

GROUND LEVEL PLAN

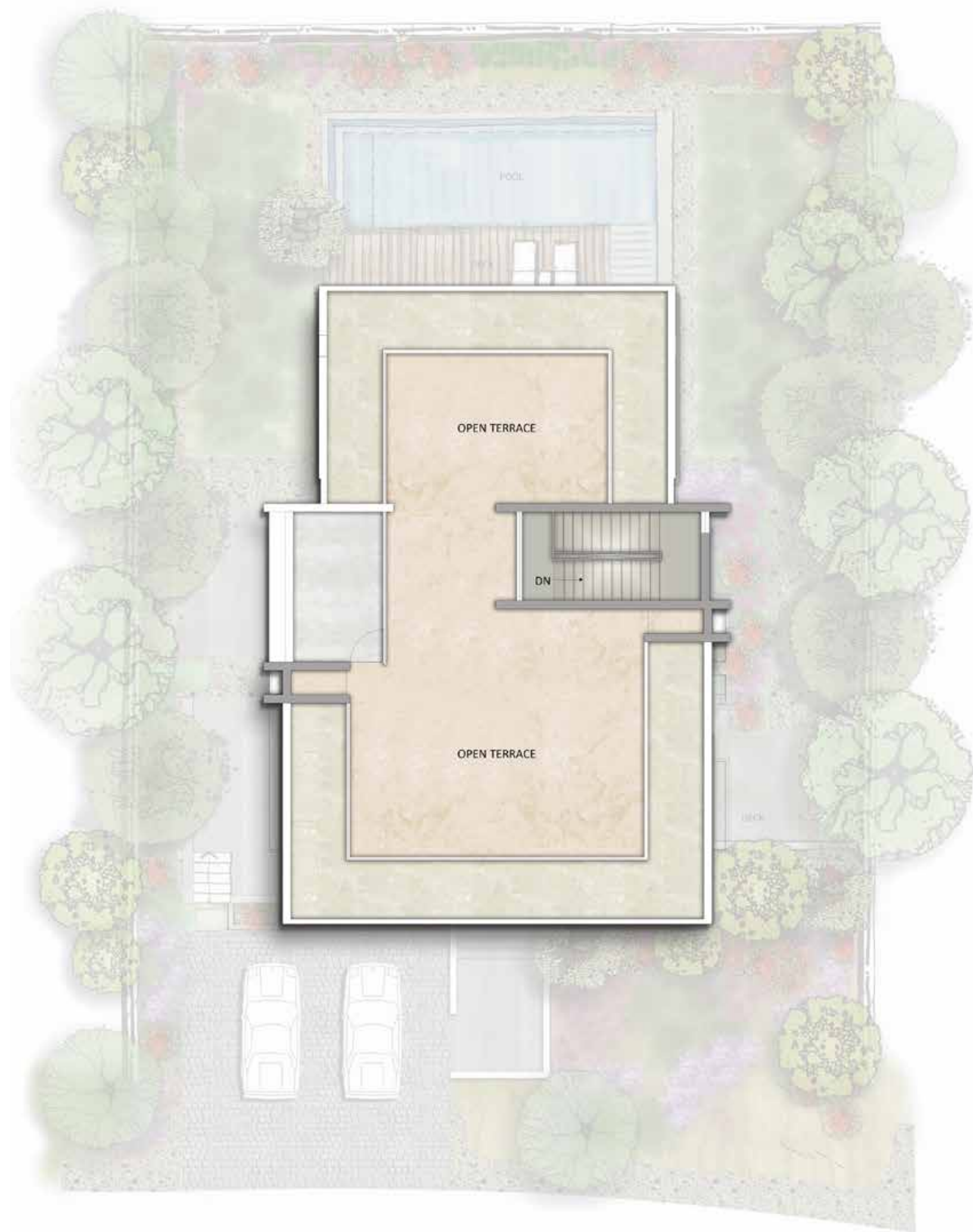


4 BEDROOM LUXURY VILLA

FIRST LEVEL PLAN



4 *BEDROOM*
LUXURY VILLA
TERRACE LEVEL PLAN



4 *BEDROOM* LUXURY VILLA

BASEMENT LEVEL PLAN



5 *BEDROOM* PREMIUM VILLA



06/2014³

- Large terrace on top of each villa and decks attached to all bedrooms, looking into the natural vistas
- Large three-side open living room extending into the private plunge pool with decks
- Master bedroom with walk-in wardrobe

5 *BEDROOM* PREMIUM VILLA GROUND LEVEL PLAN



Conditions apply#

5 *BEDROOM*
PREMIUM VILLA
FIRST LEVEL PLAN



5 *BEDROOM*
PREMIUM VILLA
TERRACE LEVEL PLAN



5 *BEDROOM* PREMIUM VILLA

BASEMENT LEVEL PLAN



5 *BEDROOM* LUXURY VILLA

GROUND LEVEL PLAN



5 *BEDROOM*
LUXURY VILLA
FIRST LEVEL PLAN

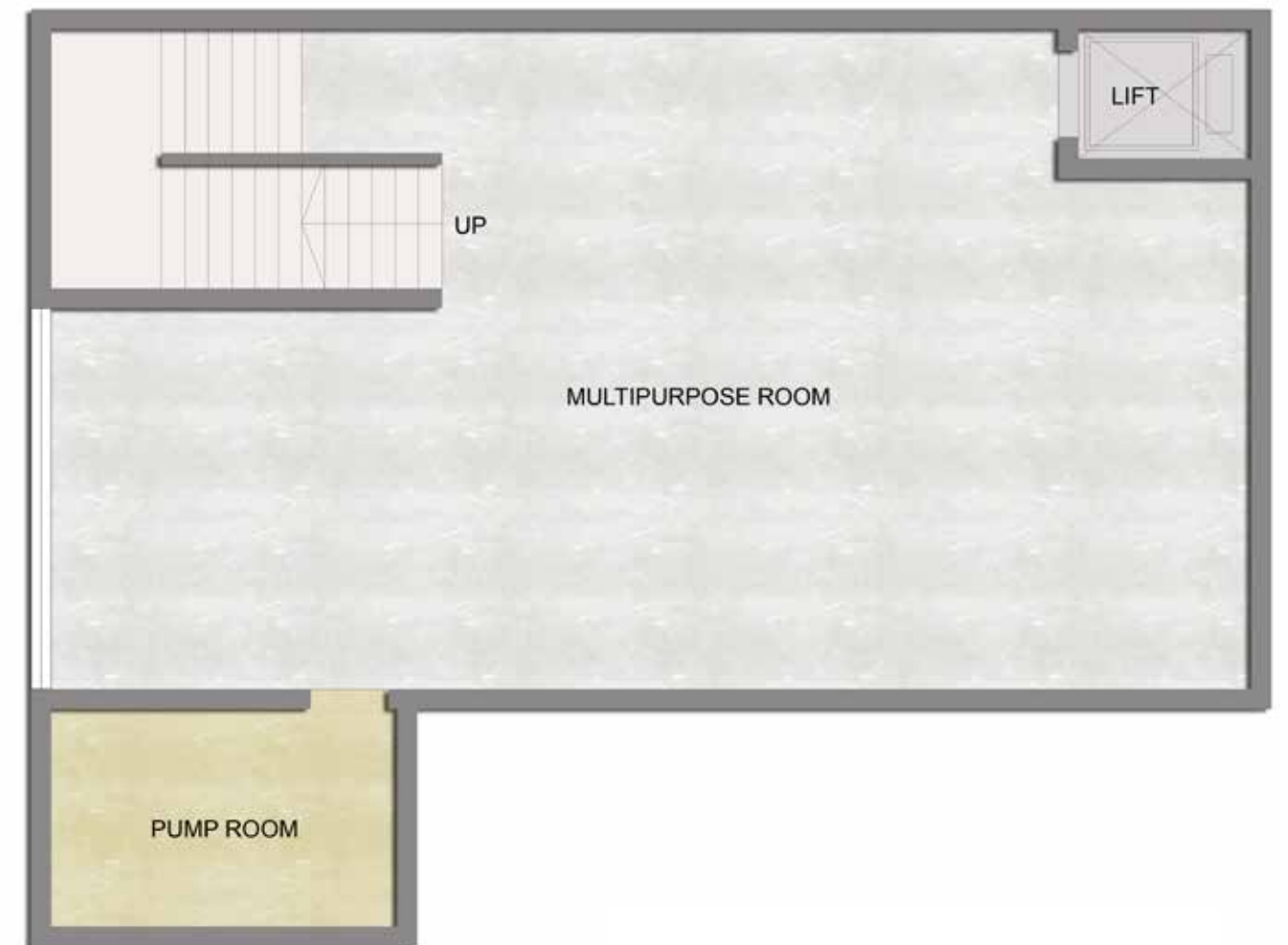


5 *BEDROOM* LUXURY VILLA

TERRACE LEVEL PLAN



5 *BEDROOM*
LUXURY VILLA
BASEMENT LEVEL PLAN



AMENITIES⁷

PROJECT OVERVIEW

90 minutes from Mumbai[#]
60 minutes from Pune[#]
20 minutes from the Mumbai-Pune Expressway[#]
Strategically located between the hustle and bustle of Mumbai and the cultural hub of Pune
Luxury 3, 4 & 5 BHK villas
World-renowned architects, Eco-id, Singapore have designed the villas, and the landscape has been designed by Burega Farnell, Singapore

The entire development boasts of meandering lanes, themed gardens and recreation zones

[#]Google maps as on June 2016. This is an approximate estimate of distance as per Google maps.

VILLA OVERVIEW

Private open space outside the villa
Large three-side open living room extending to the private plunge pool with deck for 4 & 5 BHK villas
All bedrooms with extended balcony & decks*
Separate maid's room with separate access & a service yard*
Family room on first floor
Large accessible terrace to enjoy the open sky*
Walk-in wardrobe in master bedroom

*Only in 4 & 5 BHK villas

KITCHEN FEATURES

Vitrified flooring
Granite platform with stainless steel sink & drain board
Tiled dado above the platform
Provision for water purifier

BATHROOM OVERVIEW

Imported marble in master bathroom
Combination of marble and vitrified tile flooring in other bathroom
Premium sanitary and CP fittings
Storage water heater in bathroom
Mechanical ventilation
False ceiling in toilets

SAFETY FEATURES

Building/s designed for earthquake loads as per applicable I.S. Code
Video door phone and intrusion alarm system
Gas leak detector in the kitchen
Concealed copper wiring with modular switches
MCBs & ELCBs

FINESSE

Lighting scenario smart switches in living, dining and master bedroom, expandable to bedrooms
Laminate finished main entrance door and laminate finished internal flush door
External walls finished with premium paint & stone cladding
Gypsum finished internal walls with acrylic paint
Imported marble flooring in living room and bedrooms
Wood-looking vitrified tile flooring in deck area and tile flooring for terrace
Aluminium sliding windows
Provision for telephone & cable T.V. points in living room & bedrooms
Provision for data point for study
Provision for AC

THE GREAT OUTDOORS

CAMPING ZONE
Pet park
Camping ground

FRUIT PARK
Vegetable Garden
Fruit Garden
Herb Garden
Children's play area
Fitness zone

ROCK GARDEN
Fitness zone
Children's play area
Trellis

KNOLL FOREST
Knoll garden

INFRASTRUCTURE

Pre-certified Platinum under IGBC Green Homes rating system
Meandering roads
Themed gardens
Solar water heating system
Rainwater harvesting system
Sewage Treatment Plant (STP)
Pre-certified Platinum under IGBC Green Homes rating system
Meandering roads
Themed gardens
Solar water heating system
Rainwater harvesting system
Sewage Treatment Plant (STP)

LEISURE FEATURES

THE CLUB**
Grand club entrance
Porte Cochere
Temperature controlled Lap pool and Indoor Jacuzzi
Family pool
Lounge area
Gymnasium with state-of-the-art equipment
Spa / treatment rooms
Yoga / Aerobics room
Table tennis room
Pool table room
Banquet hall with kitchen facility spilling over to outdoor Lawn
All day dining area / Alfresco Dining area
AV room
Driver's restroom

SPORTS ARENA
Retail building
Digital golf room
Indoor badminton court
Lawn tennis court
Multipurpose court cum tennis court
Squash court
Cycling / Jogging Path
Pond-side promenade
Children's play area
Bouldering Play area
Cricket practice pitch
Multipurpose lawn

HASSLE-FREE SERVICE (FOR COMMON AREAS)
All common areas are serviced throughout the year by a team of professionals
Maintenance of all public areas
Housekeeping & gardening facilities
Security
Mechanical, electrical & plumbing services
Pest control

**Priority membership to the club for residence

Disclosure: All specifications, images, plans, designs, facilities, amenities, dimensions, elevations, any other information contained herein are for Amoda Reserve – South Park consisting of phases bearing MAHARERA Regn. Number P52100003084 (Refer: <https://maharera.mahaonline.gov.in/>). 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. For private circulation only. This property is secured with JM Financial Credit Solutions Limited & JM Financial Products Limited. The No Objection Certificate of JM Financial Credit Solutions Limited & JM Financial Products Limited would be issued at the relevant time, if required. Conditions apply. Version: 01.P.17.08

³Shot on location of the 3, 4 & 5 BHK show villa of Amoda Reserve – South Park shot in June 2017 & June 2014 respectively. The image(s) / view(s) have been modified / enhanced for visual, illustrative and creative purposes. The image(s) are only to act as an example of suggested space management and possible utilization of the space and in no manner should be construed as part of the final product to be provided under the agreement for sale (if any). | ⁵Google Maps as on 08/2017. This is an approximate estimate as per Google Maps. | ⁷For 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." | ⁸Not to scale. The above mentioned dimensions are in meters & (feet). (1 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 villa. All specifications of the villa shall be as per the agreement for sale (if any) between the parties.

Promoter is developing an independent Club and proposes to provide membership of the Club to any person(s) / entity(s) as per the terms / rules framed by the Promoter. The Villa owner(s) shall get priority membership of the Club and the same will be governed as per the provisions of the Club Membership Agreement and Agreement for Sale to be executed between Promoter and villa owner(s).



KALPATARU[®]



JM FINANCIAL

KALPATRU PROPERTIES (THANE) PVT. LTD*

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@Project: Amoda Reserve - South Park with MAHARERA Regn. No P52100003084 available at <https://maharera.mahaonline.gov.in/>

*Kalpatru Properties (Thane) Pvt. Ltd., being the merged entity after merger and amalgamation of Arimas Developers Pvt. Ltd. therewith.
