



#ZILLENIALZINDABAD

WHERE 2 WORLDS MEET



Our world is no more about **'OR'**
It's more about **'AND'**
It's less about **'ONE THING'**
And more about **'EVERYTHING'**
It's not in the **'ME'**
But in the **'ALL'**

Here's to the best of both
Gen Z & Millennials

**LONG LIVE THE
ZILLENIALS**

ATHARVA
SUDAME

MAYANK
AGRAWAL

SNEHA
DESAI

NATASHA
SHROTRI

DANNY
PANDIT

SURYA
SHARMA





WHO IS A ZILLENIAL?

A Zillennial is a person with a mix of attributes from Millennial and Gen Z. He or she may be born just before the start of the last century or might have reached adulthood by that time; but rapid politico social changes and technological advances shape their likes and desires into a separate bracket. They exhibit characteristics from both the generations and have some unique preferences.



With 10+ years of extensive experience in delivering superior quality homes and innovative realty solutions, we have created a name that is reckoned with trust and excellence. Here customers' comfort and confidence are foremost. Despite many players in the real estate sector; we have fast grown to be a preferred developer adhering to principles of transparency and consistent delivery. With over 2M+ sq.ft. of construction in the making through various residential & commercial projects, we are all set to surpass the milestones ahead! Come, join us in our success.

#41LEGACY

Innovative | Trust-worthy
Socially Responsible

10+

YEARS OF
EXPERIENCE

1M+

SQ.FT. AREA
DEVELOPED

10+

COMPLETED
PROJECTS

2M+

SQ.FT. AREA UNDER
DEVELOPEMENT



OUR BRAND ETHOS

#PEOPLEFIRST

At Krisala being customer centric means putting the customer first and at the center of everything that we do. No wonder; we have our very own CHO (Customer Happiness Officers). They listen to our customers. They listen and act by building unique insights and using them to solve customer problems.

Right from improving their experiences; each time they visit us on any platform, to redefining the metrics of customer satisfaction; customers are driving our tech driven customised work-life solutions. We use data to identify and serve them while keeping in mind what products and services are being repeatedly liked by our customers.

Customer centricity in the long run is about truly understanding the customer's mind, his emotive demands; so we can anticipate their wants, needs and communication preferences, create meaningful new experiences, and build lasting relationships with them. In the long run what matters to us is reading his emotions right and addressing his or her exact needs. We aim to be India's first company to achieve 100% customer satisfaction on all parameters.



2000+
HAPPY FAMILIES



A happy customer goes miles to uplift your brand. Team Krisala strives to add value to the customer's lives with various customer centric programs and forums that focuses and plans for their individual progress and growth. We engage with existing customers through different incentives and referral programs that add value to their lives and rewards them for the long association.

OUR ACCOLADES



EMERGING DEVELOPER
OF THE YEAR



FASTEST GROWING REALTY
BRAND OF THE YEAR



LOKMAT VISHWAKARMA AWARD



BEST COMMERCIAL PROJECT -
STRATEGIC LOCATION (PUNE)



TIMES REALTY ICONS 2020
Top mid segment homes



BY SAKAL MEDIA GROUP

PUNAWALE

Being located near the **MUMBAI - PUNE EXPRESSWAY**

Punawale situated strategically between PMC and PCMC has become a place of choice for the large IT segment and the manufacturing segments; as they prefer its strategic location to commute from work to home. The Aundh- Ravet BRTS road has come as a boon improving connectivity and potential of the place. One of the largest expansion of retail is taking place with the presence of City Mall and other upcoming malls. Colleges like Indira College make it a vibrant educational hub. As the population of Punawale increases; there is a planned development on both sides of the highway; that is catering to all recreational and functional needs.



Optimum connectivity



Commercial centres and shopping malls



Quality healthcare



Recreation opportunities



World-class educational institutions



Safe and secure surroundings

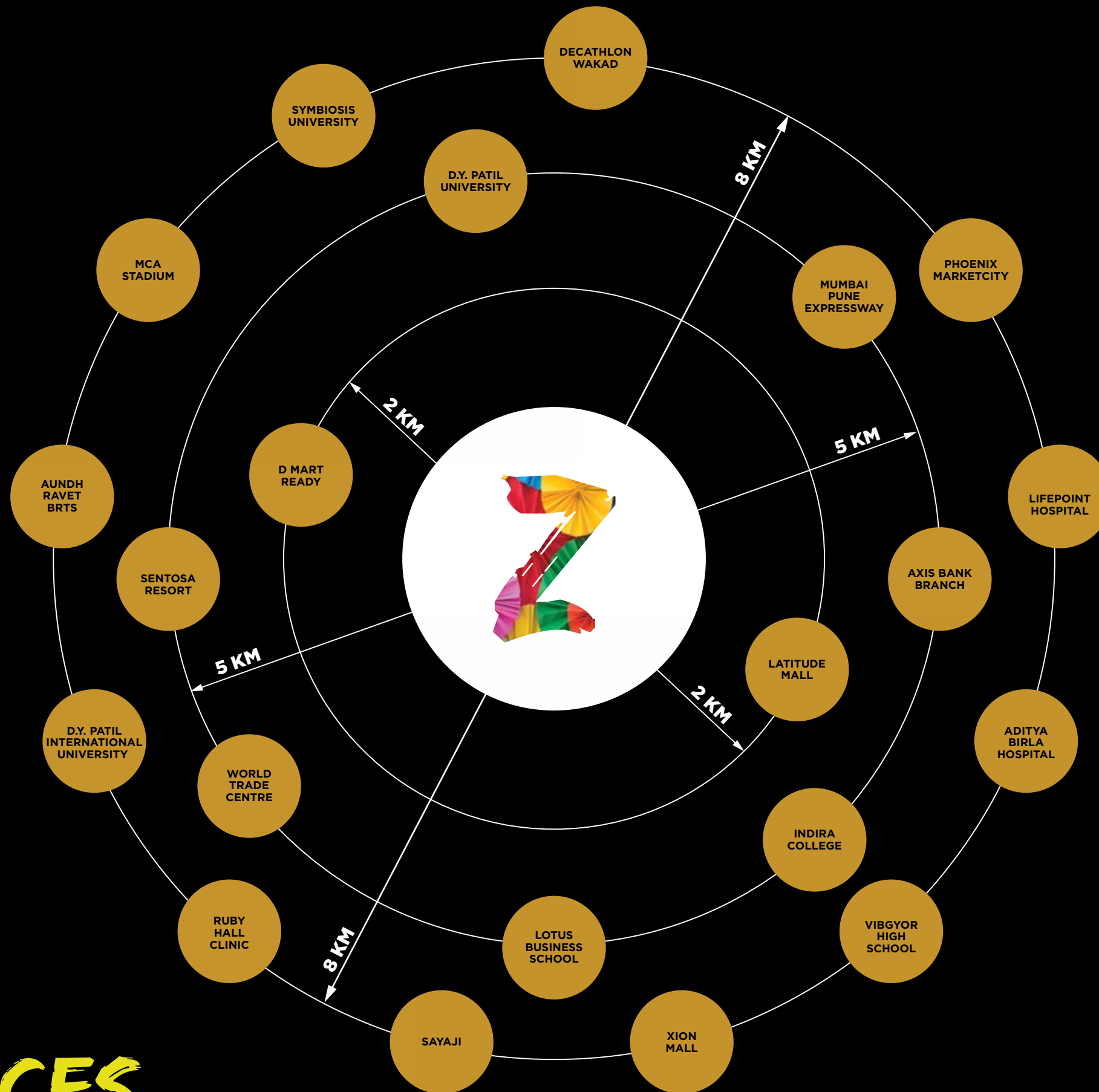


41 ZILLENIA



Punawale Forest Reserve

KEY DISTANCES



The distances mentioned here are approximate. They are for graphical representation only.

LOCATION ADVANTAGES



10 Mins Connectivity to
Mumbai-Pune Expressway



Just 5 Mins Away from
Pune-Bengaluru Highway



Fastest Growing
Suburb of West Pune



Well Established
Neighbourhood



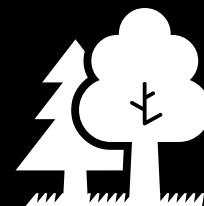
Densely Commercialised
(All Basic Needs at Your Finger Tips)



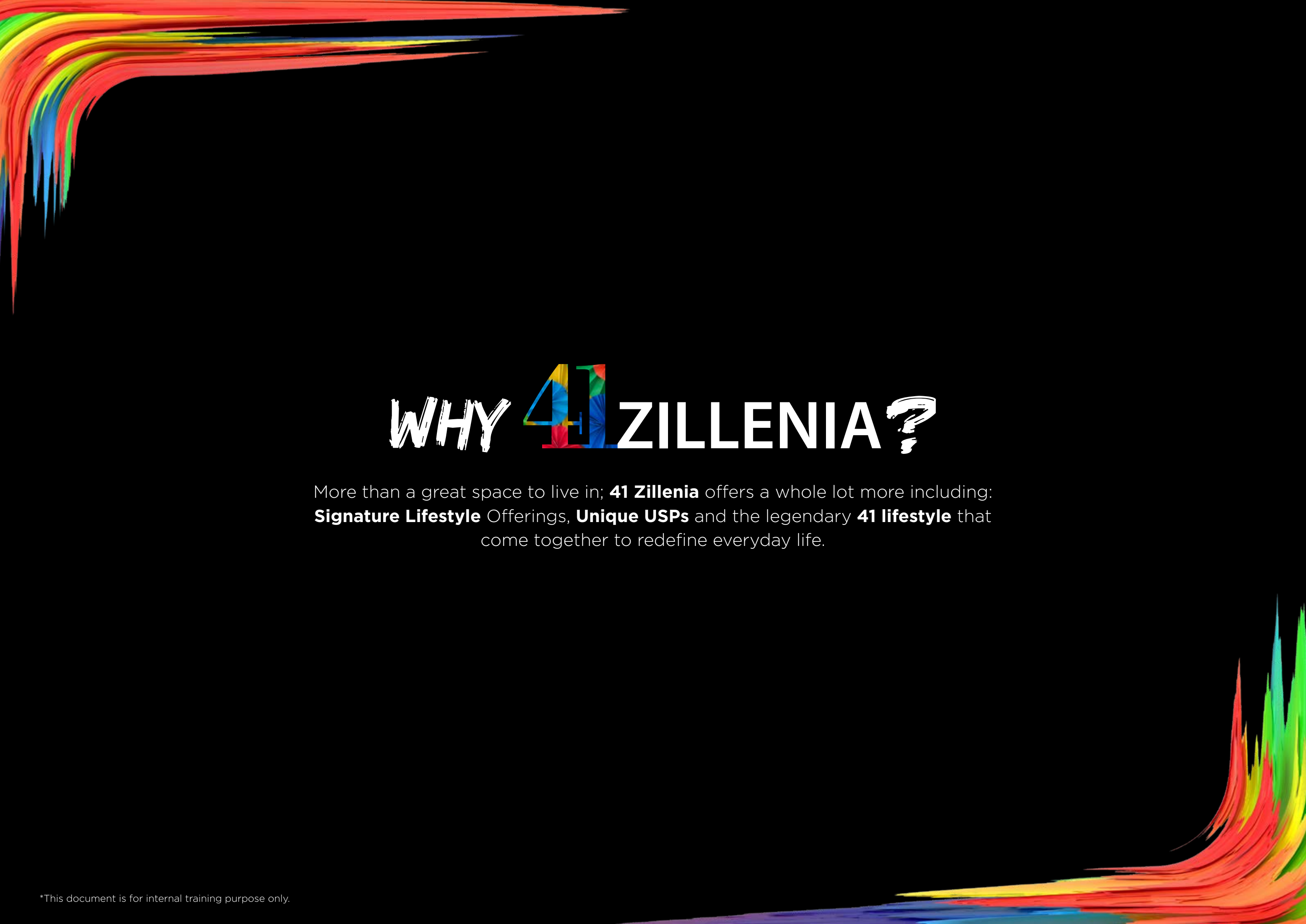
Central Connectivity to
Nearby Schools, Colleges & IT Hubs



Superior Connectivity to
**Wakad, Baner, Hinjawadi,
Ravet & PCMC**



Unobstructed
Forest Cover of Approx. 60 Acres



WHY **41** ZILLENIA?

More than a great space to live in; **41 Zillenia** offers a whole lot more including: **Signature Lifestyle** Offerings, **Unique USPs** and the legendary **41 lifestyle** that come together to redefine everyday life.

INTRODUCING
41 ZILLENIA

**BRINGING TWO
WORLDS TOGETHER**



Pool Side Deck Area Lap Pool

Wi-Fi Zone

Spa

Indoor Gym

Guest Room

Open Barbeque

Binge Watch Arena / Movie Arena

Netflix Room / Game Room

Sky Workout Zone

Futuristic Homes with Automation

Common Electric Car Charging Point

Grand Entrance Gate

Stylish Building Elevation

Grand Entrance Plaza

Star Gazing Deck

ZILLENIAL FEATURES

Pergola Seating

Creche

Working Pods

Solar Pods

Party Lawn with Stage & Open Barbeque

Outdoor Cinema

Party Lawn

Bar Area

Seating Lounge

Reading Pods

Outdoor Board Game Zone

Sky-Walk

Outdoor Board Game Zone

Yoga And Meditation Zone

Musical Garden

Aroma Garden

Zillennial Delivery Pods



41 ZILLENIA

LEGENDS

- ① Children's Play Area
- ② Club 41
- ③ Sky Lounge
- ④ Infinity Lap Pool

Disclaimer: The above mentioned services are provided by the Developer. However, a few of them depend totally on third party service providers and will be offered by the Developer for a limited time period till the society is formed.



Artistic Impression

41 ZILLENIA

A GREAT SPACE TO LIVE

- Lifestyle Amenities for All Age Groups
- Lifetime Scenic Views
- Zero Wastage Space Inside Your Home
- Premium Specifications
- Best in Class Branded Fixtures & Fittings
- Intelligent Homes

*This document is for internal training purpose only.



#VIP FEATURES

- Rent Assistance*
- Logistic and Transport Assistance*
- Pest Control Services
- Sanitization Service
- Local Vendor Tie-ups
- House Keeping Service
- MDU Internet Services Provider
- STP Operator
- Warranty After Possession*
- 41 Connect Programme

SOME SECRET INSIGHTS ABOUT ZILLENIAL ZINDABAD

- First Smart Homes of Punawale
- First Infinity Lap Pool Of Punawale
- 3 Level of Amenity Area
- First Project to Have Creche Area
(Childcare Area for Working Mothers)
- First Sky Lounge Cinema of Punawale
- 50+ Lifestyle Amenities for All Age Groups
- Indoor & Outdoor Gym
- Private Spa Area
- Exquisite Restrooms for
Housekeeping, Security & Drivers
- Wi-Fi Pockets
- Working Pods
(To make work from home an ease)
- Sky Lounge Bar Arena
- Very Well Known Branded CP Sanitary
Fittings, Electrical Fittings, Elevators

4 ZILLENIA



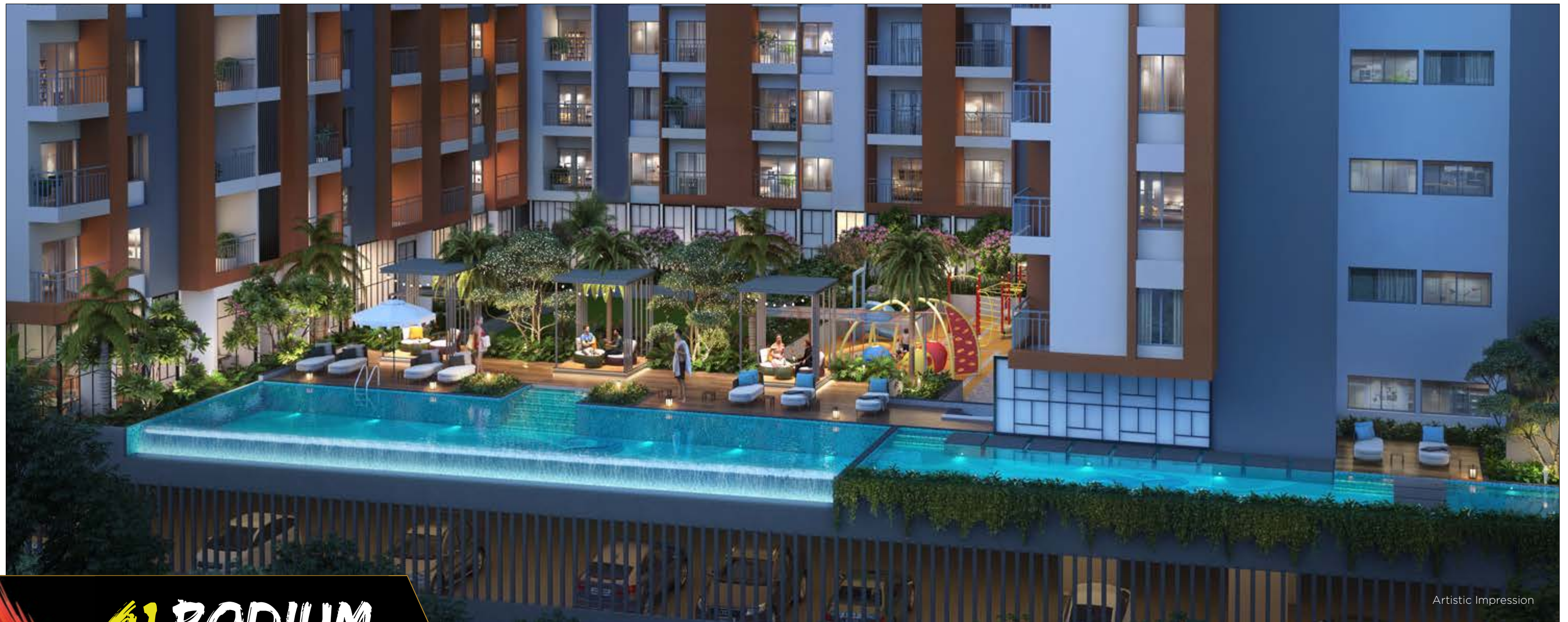
A FOREST AREA OF 60+ ACRES
TO SOOTHE YOUR EYES



41 ZILLENIA

#THE41CONVENIENCE

- Grand Entrance Gate
- Stylish Building Elevation
- Grand Entrance Plaza
- Sitting Katta's
- Broad Pathway
- Party Lawn with Stage for Parties & Small Gatherings
- Buffet Area
- Pergolas
- 100% Generator Back-Up for Common Areas and Lifts of the Project
- Exclusive Car Parking Space for Every Flat
- Trimix Concrete Internal Road
- Designer Street Lights
- Washroom for Drivers, Housekeeping & Security in the Parking
- Resting Room for Housekeeping, Security and Drivers in Parking
- Common Electric Car Charging Point
- Society Office
- Vastu Compliant Homes
- Innovative Inclusive Design for Specially Abled
- Easy EMI Structure
- Wardrobe Niche (As Per Unit Type)
- Bay-Window For Sitting (As Per Unit Type)
- Grand Entrance Lobby for Each Tower
- Tulsi Vrindavan in Balcony
- Ready Hooks on Main Door for Toran
- Covered Balcony
- Ready Shopping Area in the Vicinity for Grocery, Medical, Food, Clothing, Vegetables, etc.



Artistic Impression

41 PODIUM

- Senior Citizen's Area
- Kid's Play Area
- Open Barbeque
- Wi-fi Zone
- Pool Side Deck Area
- Lap Pool
- Kid's Pool
- Changing Room
- Spa
- Indoor Games
- Fully Functional Indoor Gym
- Guest Room
- Creche
- Working Pods
- Library
- Gazebo
- Tropical Garden
- Aroma Garden
- Chit Chat Area
- Pergola With Creepers
- Planters
- Pathway



Artistic Impression

Kids Play Area &
Pool Side Deck Area



Fully Functional
Indoor Gym

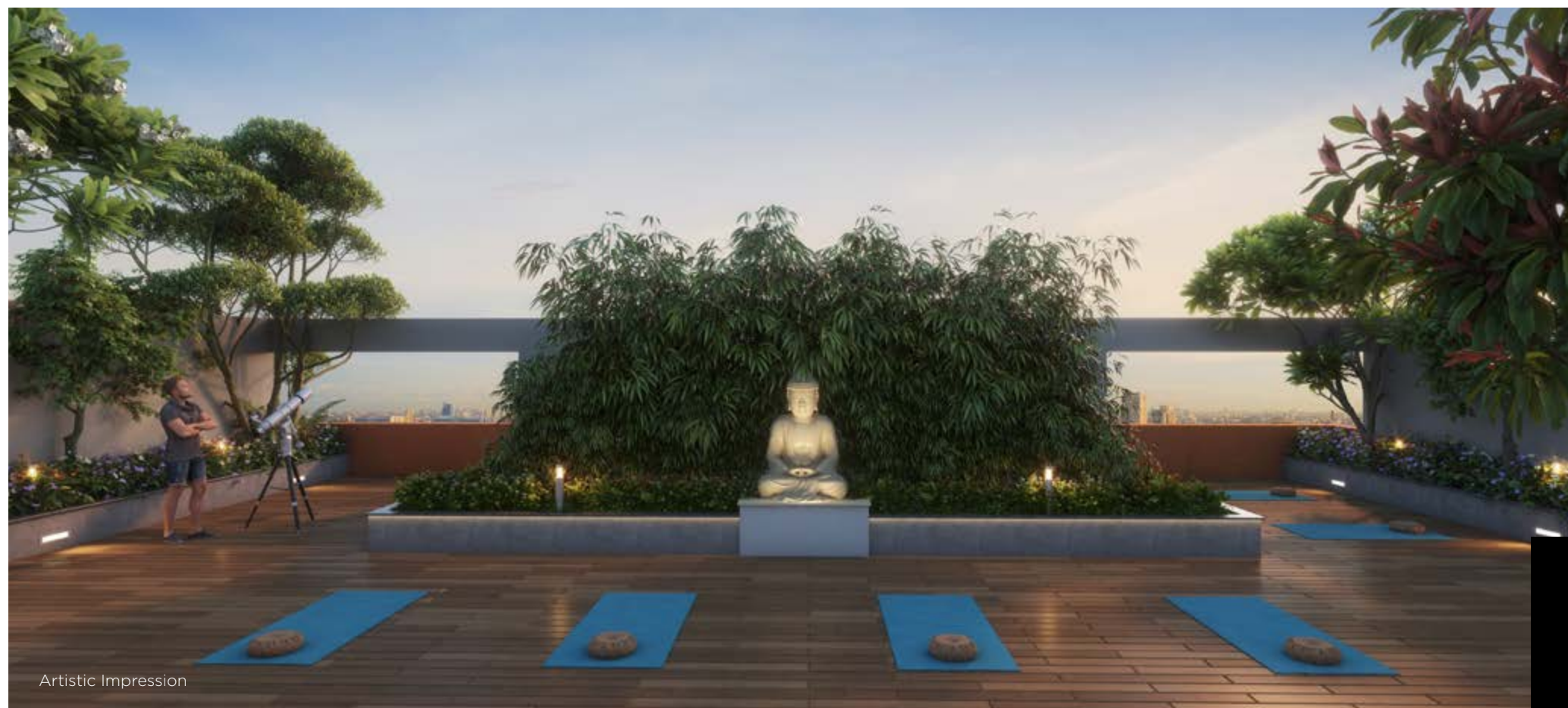
Conceptual Image



Artistic Impression

41 SKY

- Sky Workout Zone / Outdoor Fitness Area
- Children & Toddler's Play Area
- Binge Watch Arena / Movie Arena
- Netflix Room / Game Room
- Senior Citizen's Area
- Solar Pods
- Sky Lounge Cinema
- Party Lawn
- Sky Lounge Bar Arena
- Seating Lounge
- Reading Pods
- Sky-Walk
- Outdoor Board Game Zone
- Yoga And Meditation Zone
- Musical Garden
- Aroma Garden
- Pergola Seating
- Star Gazing Deck
- Wi-Fi Zone



Artistic Impression

Yoga and
Meditation Zone



Sky Workout Zone/
Outdoor Fitness Area

Conceptual Image



41 Sky-Lounge Cinema



Outdoor Board Game Zone

Conceptual Image



41 BASE

- Grand Entrance Gate
- Security Cabin
- Entrance Plaza
- Cycling Track / Jogging Track / Walking Track
- Festival Celebration Area / Party Lawn
- Stage Back Wall
- Multi-purpose Court
- Multi-purpose Hall
- Paved Area
- Pantry
- Pergola
- Flag Hoisting Area
- Planters
- Zillennial Delivery Pods



Multi-purpose Court



Festival Celebration Area
& Party Lawn

SPECIFICATION

Project Level

STRUCTURE & FINISH

- ▶ Earthquake resistant, RCC frame structure
- ▶ Superior quality paint in all common areas & external walls

COMFORT & CONVENIENCE

- ▶ Grand entrance gate with security cabin
- ▶ DG back up for lifts and common areas
- ▶ Passenger and freight lifts
- ▶ Wide passage for easy movement
- ▶ Three-phase meter for common areas
- ▶ Stylish entrance lobbies for every tower
- ▶ Common washroom for drivers, maintenance staff and security guards in the common areas

ECO FEATURES / GREEN PRACTICES

- ▶ Rainwater harvesting
- ▶ Sewage treatment plant
- ▶ Solar water heater in master bedroom
- ▶ Solid waste management system
- ▶ Garbage chute

Inside Your Home

AUTOMATION / SMART FEATURES

- ▶ Digital door lock with finger print, RFID & pin
- ▶ Panic button in kids bedroom
- ▶ Motion sensor lights in all bathroom
- ▶ Gas leak detector in kitchen
- ▶ Main entrance guard phone
- ▶ 3 tier security system with video door phone for security
- ▶ Wifinity 5 switch controller for 1 fan & 4 lights in living
- ▶ Wifinity 3 switch controller for 1 fan & 2 lights in master bed
- ▶ Wireless video door phone mobile app supported

INTERNAL FLOORING

- ▶ 200mmX1200mm sized wooden texture vitrified tiles in master bedroom
- ▶ 600mmX600mm sized glazed vitrified tile
- ▶ 300mmX600mm sized dado tiles
- ▶ Anti-skid ceramic tiles in bathrooms & attached terraces

INTERNAL WALL FINISHES

- ▶ Gypsum finished internal walls
- ▶ Superior quality paint

KITCHEN

- ▶ Closed kitchen
- ▶ FBV kitchen platform
- ▶ SS sink in the dry balcony with FBV platform
- ▶ Provision for water purifier
- ▶ Provision for exhaust fan with electric point
- ▶ Glazed dado tiles above kitchen platform

BEDROOM

- ▶ Both side laminated flush door
- ▶ AC provision in master bedroom
- ▶ All electric points as per electrical layout

TERRACE / BALCONY

- ▶ Anti-skid flooring
- ▶ Partial wall in bottom and rest MS railing
- ▶ FBV counter with charging points for laptop / mobile in living room balcony
- ▶ French door that opens to the living room and master bedroom

DRY BALCONY

- ▶ Electrical point for washing machine
- ▶ SS sink with FBV top



FACT FILE

PLUMBING

- ▶ Branded plumbing with concealed pipes

DOOR

- ▶ Bedroom and bathroom both side laminated flush door
- ▶ Wooden laminated door frames on main door and bedroom door
- ▶ All doors fitting with brass/SS finish

WINDOW

- ▶ 3 track window with mosquito net & MS grill for additional safety in bedrooms
- ▶ Window sill with FBV finish
- ▶ Louvered ventilator in bathrooms with FBV finish frame

WASHROOMS

- ▶ Anti-skid flooring
- ▶ FBV door frame with both side laminated door
- ▶ Solar water heater connection in master bathroom
- ▶ Geyser provision in one washroom
- ▶ Exhaust fan provision
- ▶ Designer decorative wall tiles in bathrooms up to lintel level
- ▶ Branded sanitary fittings
- ▶ Branded CP fittings

ELECTRICAL

- ▶ Concealed fire retardant low smoke Copper wire
- ▶ Circuit breaker
- ▶ TV & telephone points in living room & master bedroom
- ▶ Branded modular switches
- ▶ AC point in master bedroom
- ▶ One multi-purpose 16 Amp point in kitchen
- ▶ Point for washing machine
- ▶ Provision for exhaust fan in kitchen & washrooms
- ▶ Two-way switches for light and fan for living room right at the entrance & master bedroom



Know Your Home

LIVING ROOM

- ▶ Decorative name plate at the main door
- ▶ Designer main door with smart lock to ensure safety
- ▶ Entrance lobby to avoid direct view into the flat (As per floor plan orientation & flat anatomy)

BEDROOM

- ▶ Family bedrooms are clubbed together and located in a more private area
- ▶ Charging point near bed (as per layout designs)
- ▶ Window seating area in kid's bedroom (Wherever applicable)
- ▶ Wardrobe niche in kid's bedroom / common bedroom (wherever applicable)

COMMON AREAS (INSIDE FLAT)

- ▶ Rectangular flat layout for maximum space
- ▶ Lead-free, non-flammable water-based paint
- ▶ Branded electric cables for safety
- ▶ Elongated passage area
- ▶ Safety grills for all windows from outside
- ▶ Provision for inverter system
- ▶ Provision for internet point
- ▶ Loft for the provision of inverter
- ▶ Entrance lobby for privacy

KITCHEN

- ▶ Closed kitchen for better storage space
- ▶ FBV kitchen platform for more easy cleaning
- ▶ Washing machine water inlet and outlet provision
- ▶ SS sink in the dry balcony for dry and clean kitchen platform
- ▶ Wall between kitchen and dry balcony
- ▶ Windows for natural sunlight and air ventilation

TERRACE/BALCONY

- ▶ French door to add more space and safety to the living room and master bedroom
- ▶ MS railing for safety and easy maintenance
- ▶ Anti-skid tiles for safety in the rainy season
- ▶ Charging points for laptop & mobile with FBV counter in living room balcony for comfort

A vibrant, multi-colored brushstroke graphic that curves from the bottom left towards the center. The colors transition through a rainbow spectrum: purple, blue, cyan, green, yellow, orange, and red. The strokes are thick and expressive, with visible texture and overlapping layers.

FLOOR PLANS

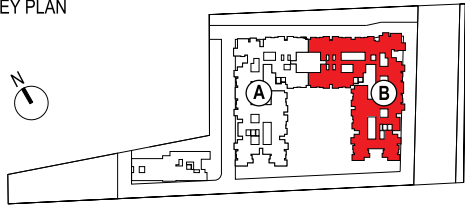
TOWER - B

1st Floor Plan

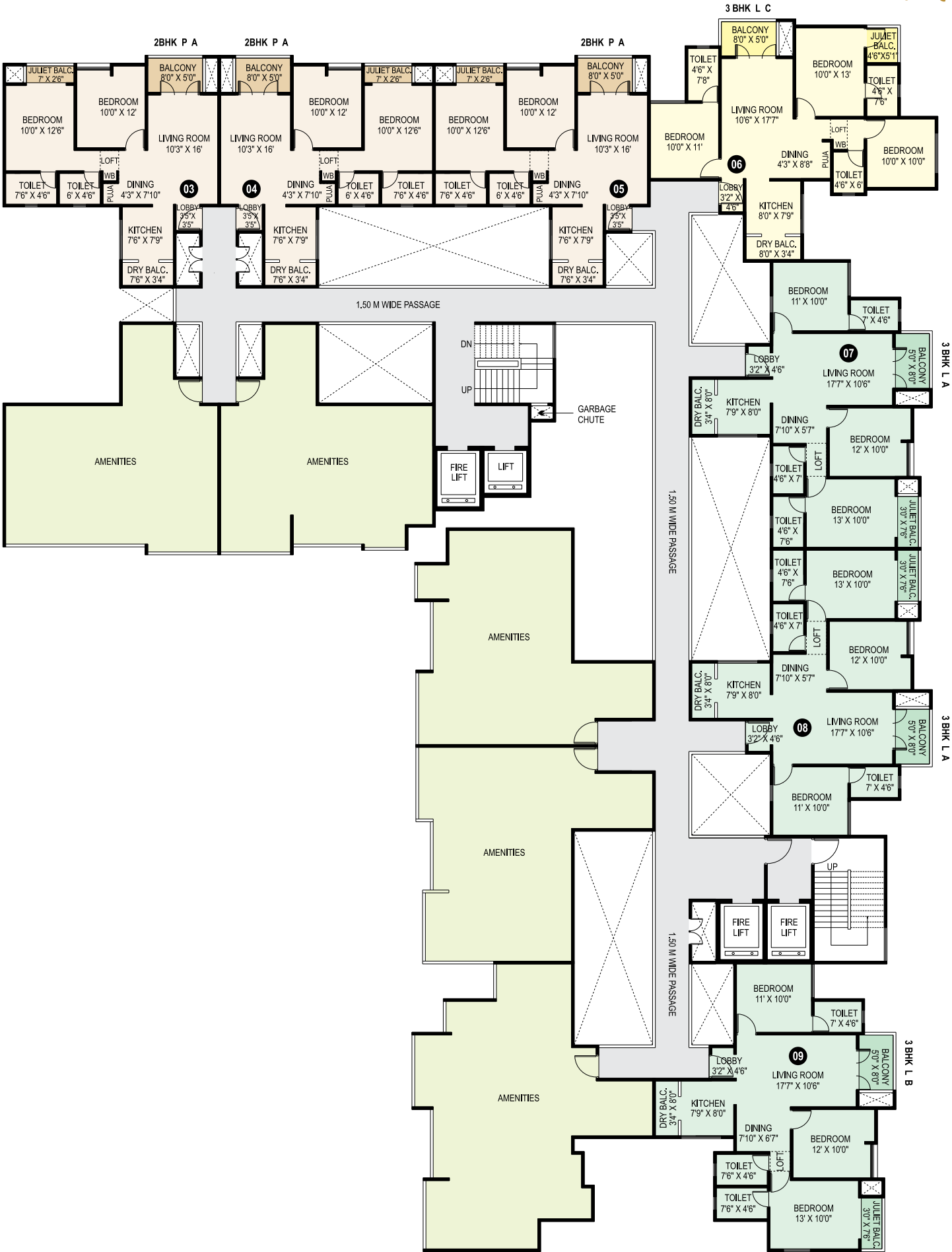
#LIVTHE41



KEY PLAN



Sr. No.	Flat No.	Typology	Carpet Area		Balcony Area		Dry Balcony Area		Total Carpet Area	
			Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.
01	103, 104, 105	2BHK - P - A	59.46	640.02	5.32	57.26	2.33	25.08	67.12	722
02	106	3BHK - L - C	75.61	813.86	5.86	63.07	2.51	27.01	83.99	904
03	107, 108	3BHK - L - A	76.38	822.15	5.84	62.86	2.51	27.01	84.73	912
04	109	3BHK - L - B	76.96	828.39	5.84	62.86	2.51	27.01	85.31	918



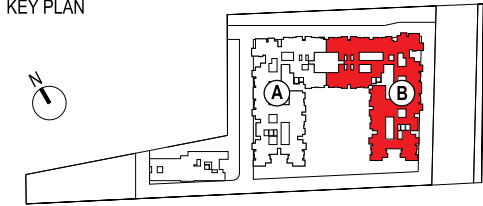
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TOWER - B

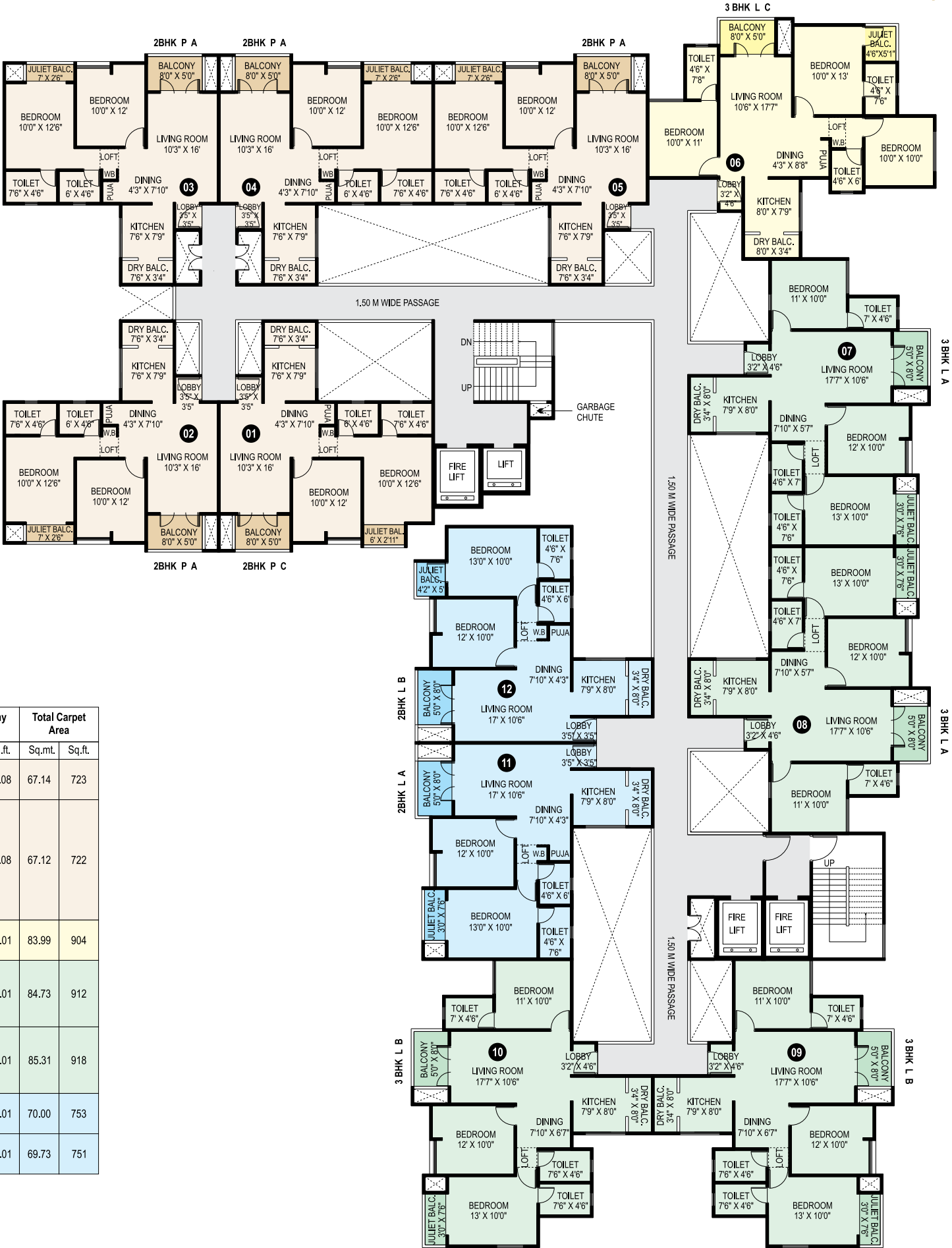
Typical Floor Plan 2nd, 3rd, 4th, 5th, 7th,
8th, 9th, 10th, 12th, 13th, 14th, 15th, 17th,
18th, 19th, 20th, 22nd, 23rd & 24th

#LIVTHE41

KEY PLAN



Sr. No.	Flat No.	Typology	Carpet Area		Balcony Area		Dry Balcony Area		Total Carpet Area	
			Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.
01	201, 301, 401, 501, 701, 801, 901, 1001, 1201, 1301, 1401, 1501, 1701, 1801, 1901, 2001, 2201, 2301, 2401	2BHK - P - C	59.43	639.70	5.37	57.80	2.33	25.08	67.14	723
02	202, 302, 402, 502, 702, 802, 902, 1002, 1202, 1302, 1402, 1502, 1702, 1802, 1902, 2002, 2202, 2302, 2402 203, 303, 403, 503, 703, 803, 903, 1003, 1203, 1303, 1403, 1503, 1703, 1803, 1903, 2003, 2203, 2303, 2403 204, 304, 404, 504, 704, 804, 904, 1004, 1204, 1304, 1404, 1504, 1704, 1804, 1904, 2004, 2204, 2304, 2404 205, 305, 405, 505, 705, 805, 905, 1005, 1205, 1305, 1405, 1505, 1705, 1805, 1905, 2005, 2205, 2305, 2405	2BHK - P - A	59.46	640.02	5.32	57.26	2.33	25.08	67.12	722
03	206, 306, 406, 506, 706, 806, 906, 1006, 1206, 1306, 1406, 1506, 1706, 1806, 1906, 2006, 2206, 2306, 2406	3BHK - L - C	75.61	813.86	5.86	63.07	2.51	27.01	83.99	904
04	207, 307, 407, 507, 707, 807, 907, 1007, 1207, 1307, 1407, 1507, 1707, 1807, 1907, 2007, 2207, 2307, 2407 208, 308, 408, 508, 708, 808, 908, 1008, 1208, 1308, 1408, 1508, 1708, 1808, 1908, 2008, 2208, 2308, 2408	3BHK - L - A	76.38	822.15	5.84	62.86	2.51	27.01	84.73	912
05	209, 309, 409, 509, 709, 809, 909, 1009, 1209, 1309, 1409, 1509, 1709, 1809, 1909, 2009, 2209, 2309, 2409 210, 310, 410, 510, 710, 810, 910, 1010, 1210, 1310, 1410, 1510, 1710, 1810, 1910, 2010, 2210, 2310, 2410	3BHK - L - B	76.96	828.39	5.84	62.86	2.51	27.01	85.31	918
06	211, 311, 411, 511, 711, 811, 911, 1011, 1211, 1311, 1411, 1511, 1711, 1811, 1911, 2011, 2211, 2311, 2411	2BHK - L - A	61.65	663.60	5.84	62.86	2.51	27.01	70.00	753
07	212, 312, 412, 512, 712, 812, 912, 1012, 1212, 1312, 1412, 1512, 1712, 1812, 1912, 2012, 2212, 2312, 2412	2BHK - L - B	61.56	662.63	5.66	60.92	2.51	27.01	69.73	751



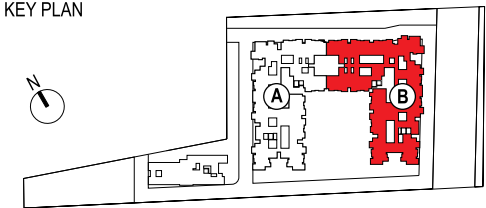
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TOWER - B

Refuge Floor Plan
6th, 11th, 16th & 21st

#LIVTHE41

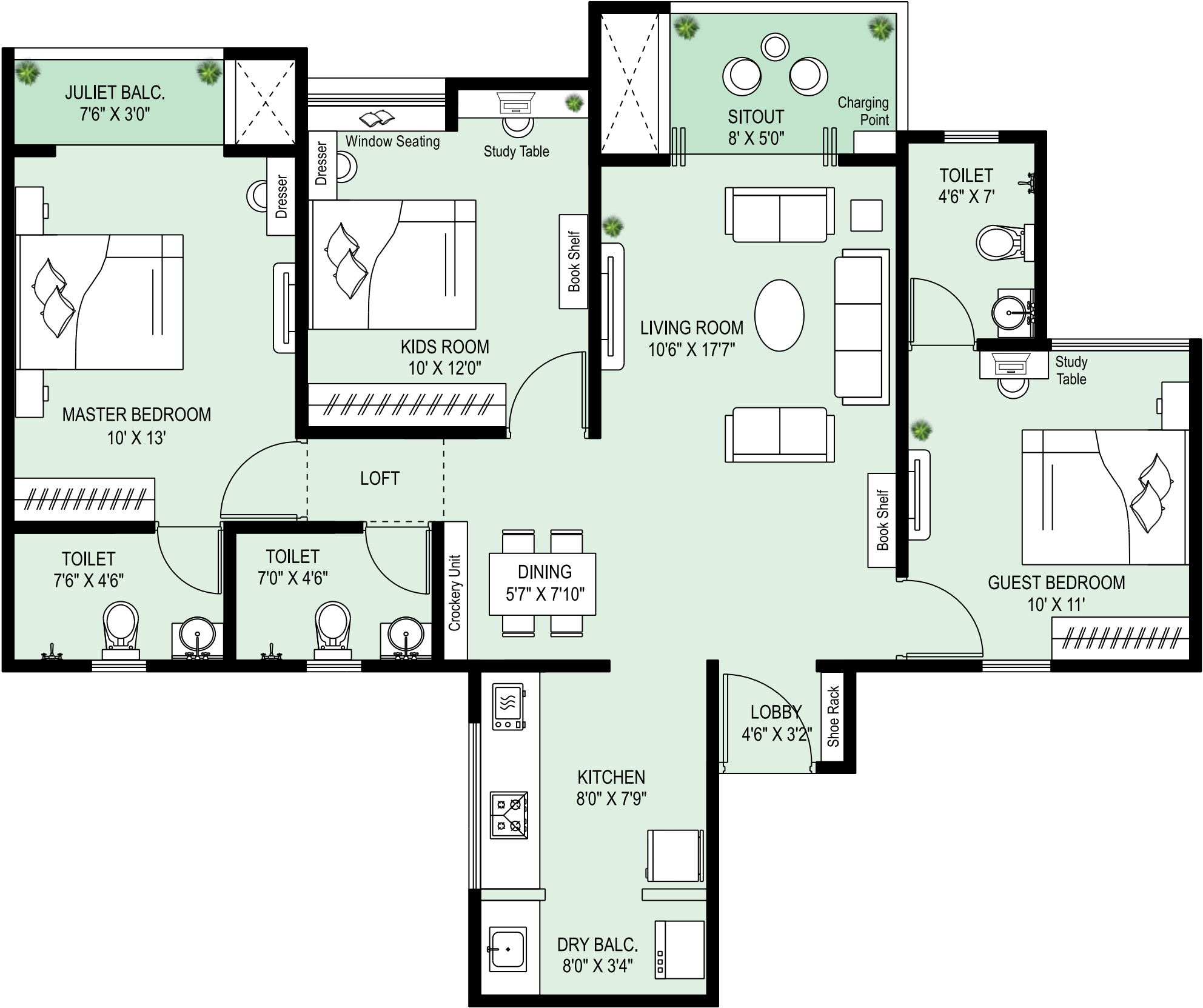
KEY PLAN



Sr. No.	Flat No.	Typology	Carpet Area		Balcony Area		Dry Balcony Area		Total Carpet Area	
			Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.
01	601, 1101, 1601, 2101	2BHK - P - C	59.43	639.70	5.37	57.80	2.33	25.08	67.14	723
02	602, 1102, 1602, 2102 603, 1103, 1603, 2103 604, 1104, 1604, 2104 605, 1105, 1605, 2105	2BHK - P - A	59.46	640.02	5.32	57.26	2.33	25.08	67.12	722
03	606, 1106, 1606, 2106	3BHK - L - C	75.61	813.86	5.86	63.07	2.51	27.01	83.99	904
04	607, 1107, 1607, 2107 608, 1108, 1608, 2108	2BHK - P - B	59.85	644.22	3.73	40.14	2.51	27.01	66.10	711
05	609, 1109, 1609, 2109 610, 1110, 1610, 2110	3BHK - L - B	76.96	828.39	5.84	62.86	2.51	27.01	85.31	918
06	611, 1111, 1611, 2111	2BHK - L - A	61.65	663.60	5.84	62.86	2.51	27.01	70.00	753
07	612, 1112, 1612, 2112	2BHK - L - B	61.56	662.63	5.66	60.92	2.51	27.01	69.73	751

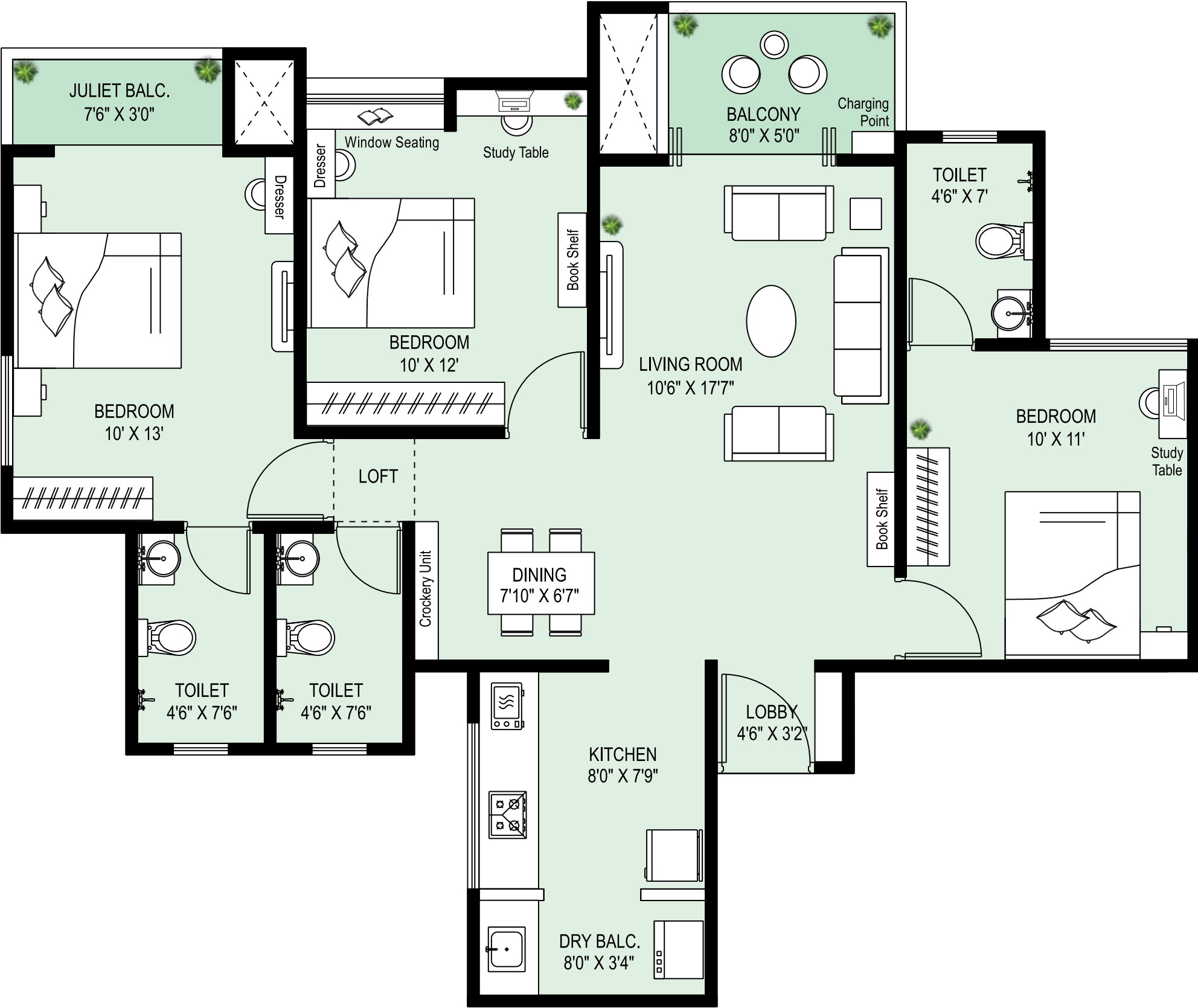


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3 BHK LUXURY TYPE A | Total Area : 1277 Sq.ft. | Carpet Area : 912 Sq.ft.

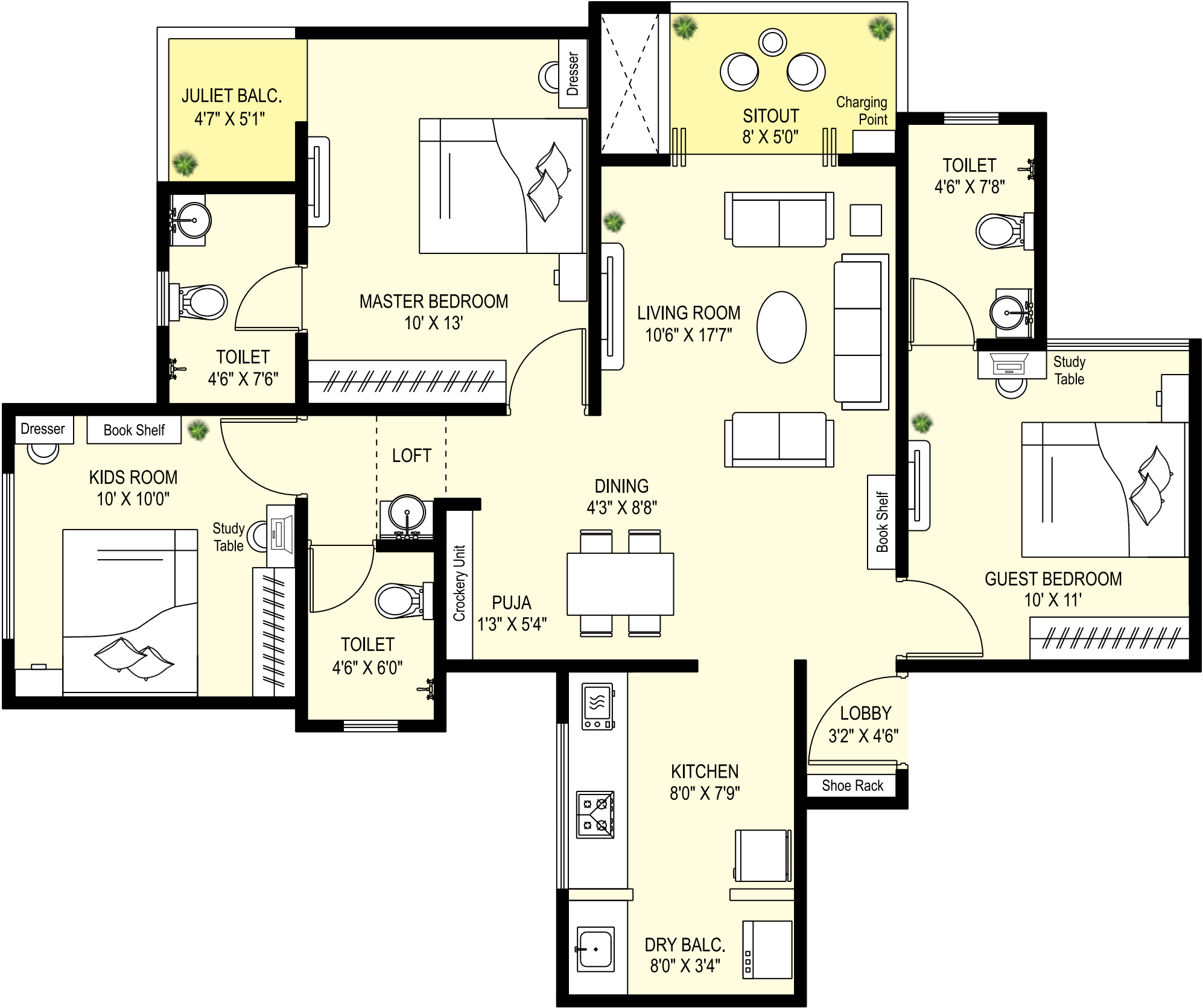
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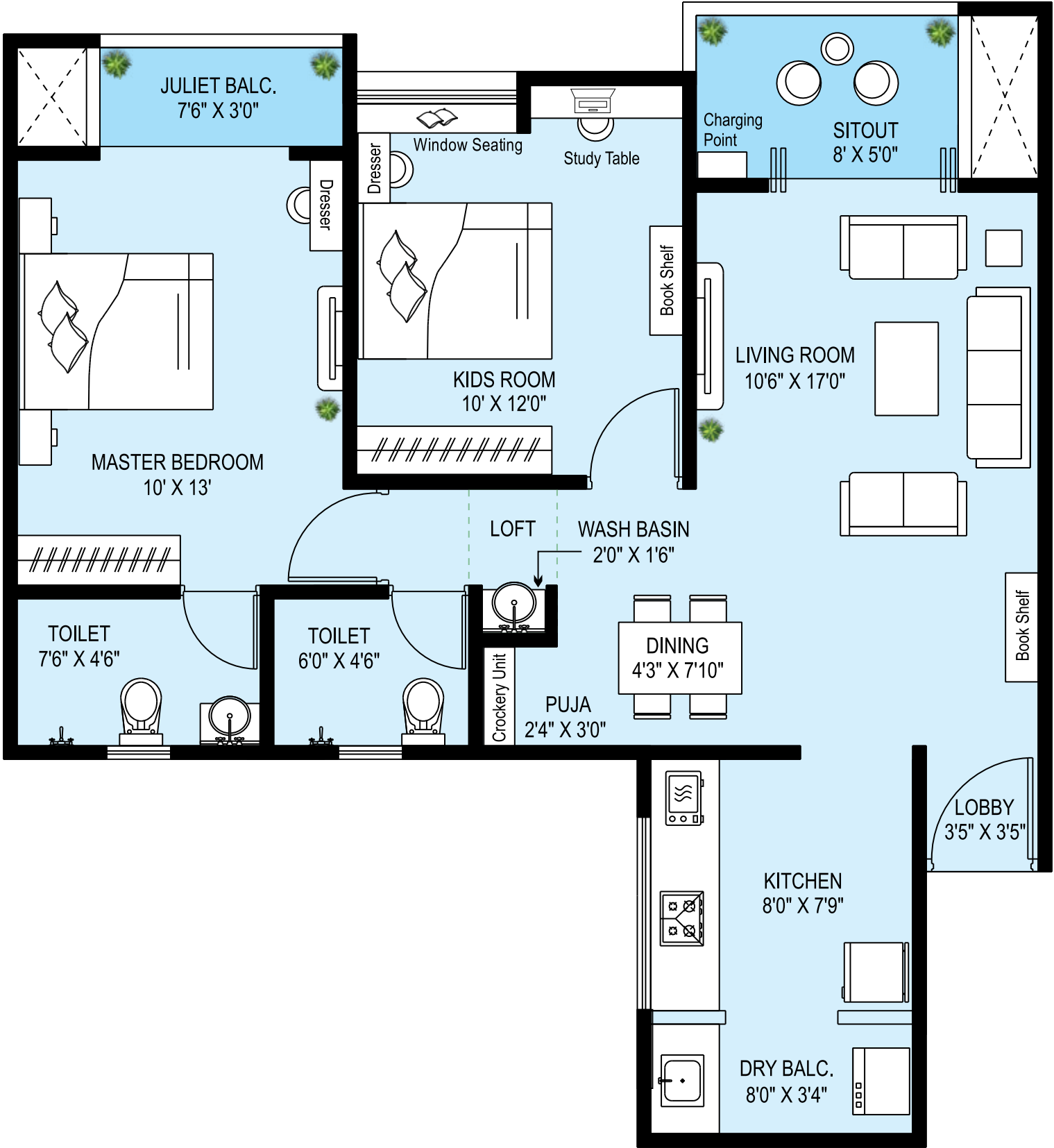
3 BHK LUXURY TYPE B

Total Area : 1286 Sq.ft.

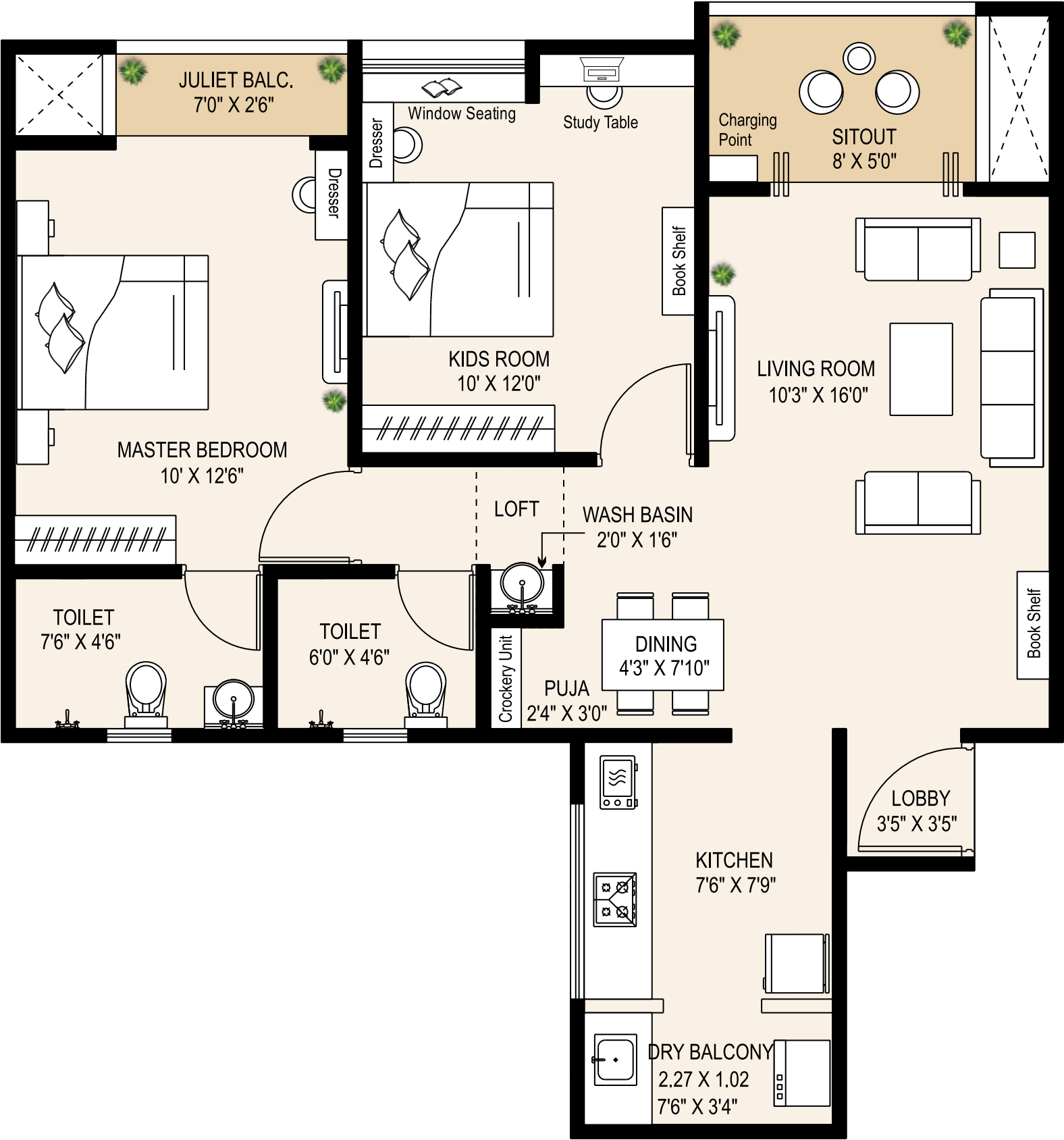
Carpet Area : 918 Sq.ft.



3 BHK LUXURY TYPE C | Total Area : 1266 Sq.ft. | Carpet Area : 904 Sq.ft.



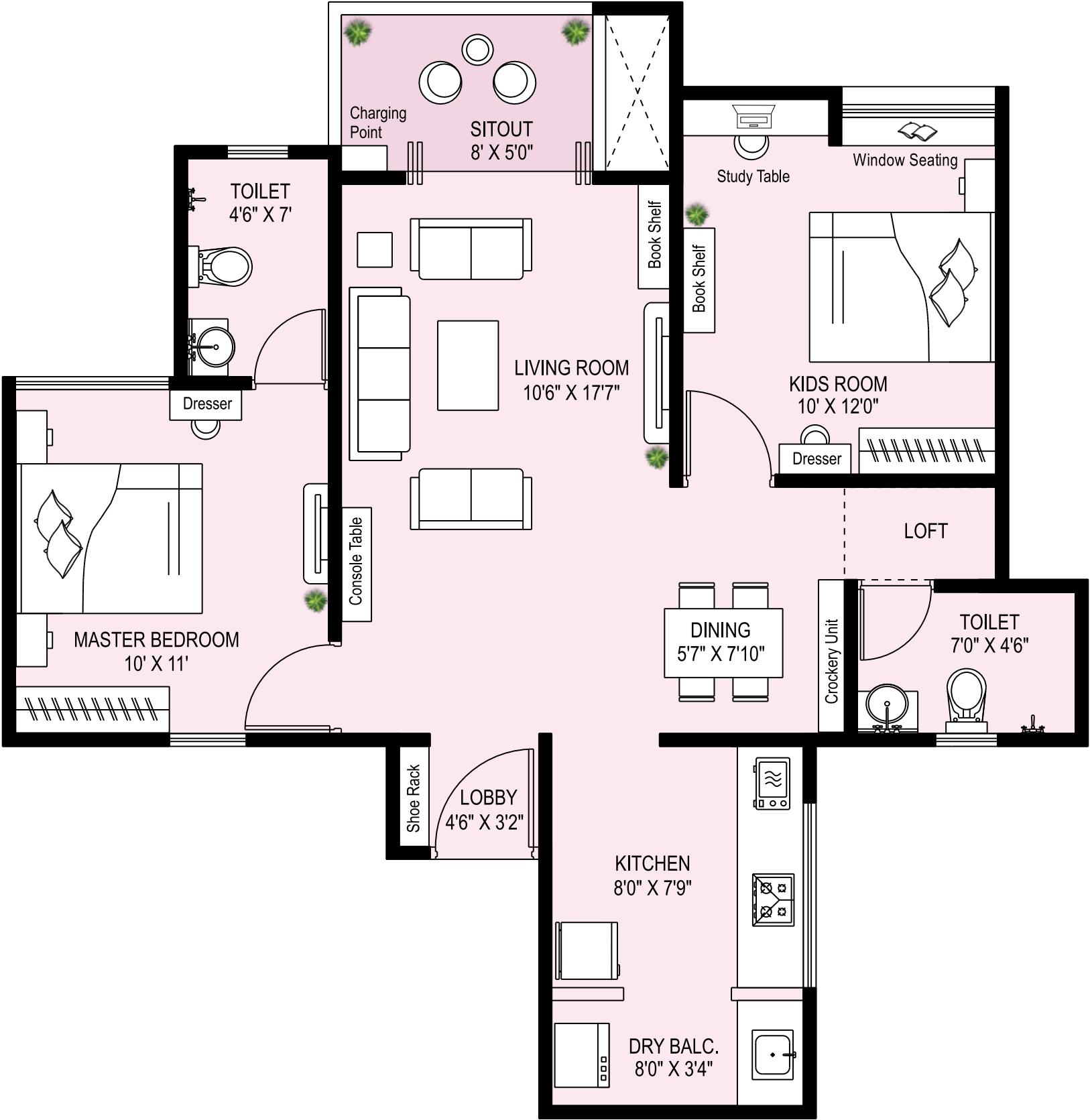
2 BHK LUXURY TYPE A | Total Area : 1055 Sq.ft. | Carpet Area : 753 Sq.ft.



2 BHK PREMIUM TYPE A

Total Area : 1011 Sq.ft.

Carpet Area : 722 Sq.ft.



2 BHK PREMIUM TYPE B | **Total Area : 996 Sq.ft.** | Carpet Area : 711 Sq.ft.

A NEW SEAT OF LEARNING

We are committed to build more than homes. In continuing with our holistic traditions of bettering lives through our initiatives; we have tied up with the prestigious Cambridge Group of Schools to fuel better careers and lives for our future generations.

This involves a **80% concession** on admission fees for all **Krisala** family member students. Other than keeping up with the core vision and values of our company; it will help forge strong careers for all deserving students and make them a shining beacon of light for the society.





41

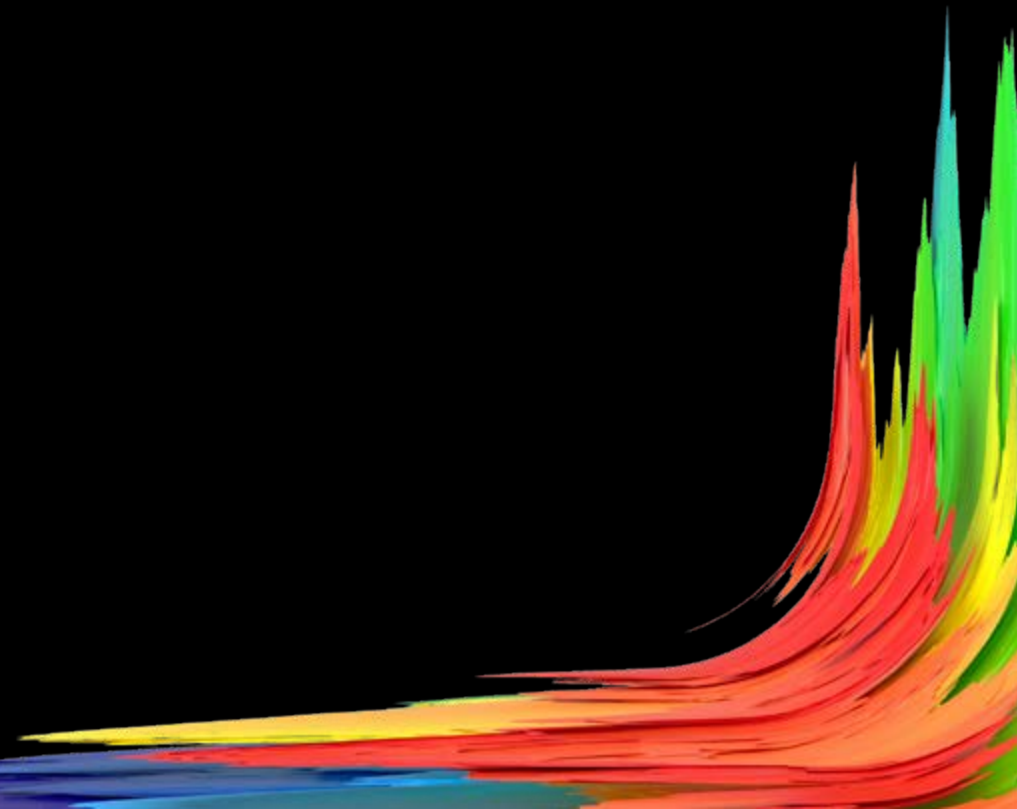
41 is not just a number, it's the story of a dream, the struggle, the passion & the hard work behind it. **#41** has come to us like it was destined. We have worked hard & earned everything that is to see today and nothing has come out of sheer luck. Our esteemed project **41 Zillenia** in Punawale is blessed to have the Survey No. **41** and there came the idea of **41**. While working on **41 Zillenia**, our team sat down to analyse what makes a perfect living experience. And we realized that there are **41** things a home needs to be perfect; from amenities and specifications to design and layout.

41 things come together to create a dream home. And that's what we have ensured.

This project makes way for a blissful way of life with the magical confluence of **41** thoughtful additions that lead to prosperity, abundance and satisfaction. We believe **41** will bring each and every one of you good fortune and happiness at all of our projects.

So join us, experience the power of **41**.

#LIVTHE41



TEAM 41

Managing Directors

Mr. Sagar Agarwal

Mr. Aakash Agarwal

Mr. Vishal Agarwal

Principal Architect
VK:a Architecture

Liasoning Architect
VK:a Architecture

Landscape Architect
VK:a Landscape

EC Consultant
VK:e Environment

Structural Consultant
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3D View
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