

KALKA HOME DEVELOPERS P. LTD.



KALKA
Royal Residency
BHIWADI

1/2/3 BHK Flats



Redefining Lifestyle...

THE GROUP

The core team of Kalka Home Developers comprises of a highly qualified professional management group, which have acted as the driving force to take Kalka Home Developers to new heights of success and expertise. The group has an experience of more than 12 years in construction & real estate in Faridabad, Green Field Colony, Ashoka Enclave, Sainik Colony, Palwal (Haryana), Pune (Maharashtra).

Kalka Home Developers have an edge over others, by delivering on their promises. For Kalka Home Developers the number of projects completed is not the main consideration but what matters is their efficient management.

BHIWADI

Bhiwadi, the gateway of Rajasthan, is a fast growing industrial town in the NCR, and is being featured as one of the hottest destination in India. Bhiwadi received a total investment of Rs.15,000/- crores last year, and the picture for this year is even better. Major portion of the investment has gone into Housing and other infrastructure projects.

Bhiwadi is surrounded by well developed industrial hubs like Manesar, Bawal, Khushkera, Chopanki, Neemrana, Rewari etc., Little wonder, the prominent corporates like HONDA SIEL CAR, HONDA SCOOTERS, SHREE CEMENT, LAFARGE, PARRYWARE HINDWARE etc. have already got themselves established there. Apparel Processing Export Zone, Leather Processing Zone have been approved to emerge in the area in the near future. Besides industries setting their footholds in Bhiwadi, other facilities like banks, schools, shopping malls etc. are also available in plenty.

The most significant development in Bhiwadi is the Delhi-Mumbai Industrial Corridor (DMIC) incorporating nine Mega Industrial Zones of about 200-250 sq. km. with Japanese Collaboration which shall have high speed freight line, three ports and six air ports; six lane intersection-free expressway. DMIC will be a catalyst for massive industrialisation of Bhiwadi.

New Master Plan 2031 also envisages development of bhiwadi with the Administration geared up to bring the required development in the area. With the New Master Plan according operational, Bhiwadi will present a new picture of itself.



KALKA *Royal Residency* BHIWADI

THE PROJECT

Kalka Royal Residency is located 200 mtrs. from 4 Line Mega Highway Alwar Bye-pass Road, at Bhiwadi just 30 minutes drive from Gurgaon in near surroundings of highly developed industrial areas of Bhiwadi / Dharuhera / Bewal / Manesar / Chopanki / Khuskhera.

Features of the Project - Kalka Royal Residency

- One, Two & Three bedroom Apartments
- Stilt + 9 Storied Towers
- A Grand Entrance Gate with Splendid Fountains
- Project has more than 77% open area with Beautiful Landscaped Gardens.



SPECIFICATION

S + 9

Structure: Earthquake resistant R.C.C. and non load bearing brick walls.

Floor

Drawing / Dining - Vitrified Tile, Bed rooms - Ceramic
 Toilet / Kitchen - Anti skid Ceramic Tile

Kitchen

Pre-polish stone platform with stainless steel sink,
 2' high dado above the platform
 24 hrs. water supply, granite counter, individual RO
 in every kitchen.

Toilet

Branded sanitary
 Good quality sanitary wares & CP fitting
 Chinaware with matching wall tiles upto 7 ft. height in all the toilets
 24 hrs. water supply

Doors / Windows

Hard wood / Pressed Steel Door & Window Frames.
 Flush Doors & Glazed Window Shutters

Electrical

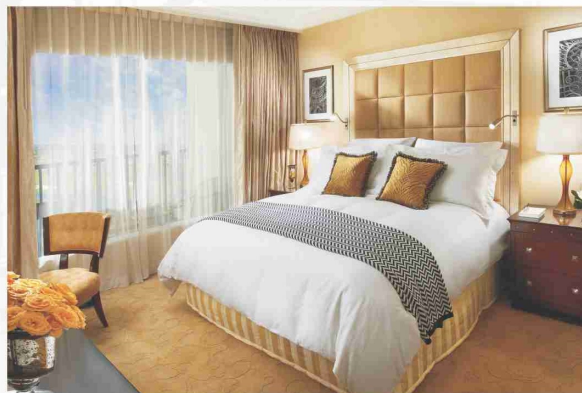
Chandelier in drawing room with fancy lights
 Concealed conducting copper wiring with TV point
 Modular switches in all flats
 Provision for DTH / Dish TV / Cable
 Proper MCB circuits with ISI marked electrical modular switches

Woodwork

Modular Kitchen & Front Main Entrance Door would be
 in 3 bedroom flats only.

P.O.P. / Painting Work

Plaster of Paris in all bedrooms & drawing rooms
 False ceiling in drawing room
 Oil Bound Distemper on walls & Apex / Texture paint on



- The building plan of "Royal Residency is approved by concern authority.
- Loan facility available from all banks



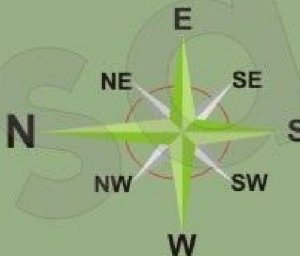
FACILITIES / SERVICES

- 24 hrs. Power Backup
- 23% Ground Coverage & 77% Open Green & Road area
- Club Facility / Community Centre
- Gated complex of high boundary walls and concertina wires.
- Two tier security system comprises of sufficient security guards.
- Ample water supply round the clock.
- Wide cemented road networks.
- Parks with beautiful landscaping.
- Vaastu & eco friendly complex.
- Lift Facility.
- Shopping areas for daily needs within the complex.
- Garbage collection & disposal.
- STP & Rain water harvesting.
- Road / Street lights / Fire Fighting System.
- Covered drainage system.
- Maintenance of Park, Electricity & Plumbing etc. by skilled staff.
- Lush Green Parks / Green Area
- Swimming Pool

KALKA Royal Residency BHIWADI

SITE PLAN

- 2 BED ROOM (A) TOWER
 - 3 BED ROOM (B) TOWER
 - 2 BED ROOM (C) TOWER
 - 1 & 2 BED ROOM (D) TOWER
- STILT + 9 STORIED TOWERS



ABOUT BUILDER

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ADDRESS:
KALKA HOME DEVELOPERS P.LTD.
MARKETING OFFICE:
B-4146, First Floor, Green Field Colony, Faridabad-121010

PROJECT DETAILS

PROJECT NAME: Kalka Royal Residency
PROJECT LOCATION: Bhiwadi
PROJECT TYPE: Residential Apartments
UNIT CATEGORY:
1BHK (520 Sq.Ft.),
2BHK (820, 1100 Sq.Ft.),
3BHK (1450 Sq.Ft.)

The contents of this book are purely conceptual and have no legal binding. The developers reserve the rights to amend the layout, plans, dimensions, elevations, colour schemes, specifications and amenities without any notice or intimation. Subject to Bhiwadi Jurisdiction

KALKA ROYAL RESIDENCY



KALKA *Royal* Residency BHIWADI



KALKA HOME DEVELOPERS P. LTD.

Marketing Office :

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Phone :

Site Office:

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