

DEAL — of a — LIFETIME

GURU
ATMAN
360° LIVING


2 BHK FINEST LUXURY HOMES AT KALYAN - WEST



CALL: 022 3357 8040 | www.gurukrupagroup.com

Site Address: Guru Atman, Near Yogi Dham, Opp. Vrundavan Residency,
Off Kalyan-Murbad Road, Prem Auto Circle, Kalyan (W).

Disclaimer: All plans, drawings, amenities, features, specifications, other information, etc. mentioned in this brochure are indicative of the kind of development that is proposed and are subject to the approval of the respective authorities. All pictures, plans and views of building and apartments are artist's impression. The developers reserve the right to make changes at their sole discretion without prior notice obligation in the interest of the project. All written communication refers to the carpet area in sq. ft. for ease of reference. Final discretion remains with the developers.

The background of the advertisement is a photograph of two tall, modern apartment buildings. The buildings are light-colored with dark window frames and balconies. They are set against a dramatic sky with soft, orange and pink clouds, suggesting a sunset or sunrise. The buildings are positioned on the left and right sides of the frame, creating a sense of height and scale.

ONE LIFE, ONE OPPORTUNITY, IT'S TIME TO MAKE THE MOST OUT OF IT

Opportunity doesn't knock the doors often. When it comes, everyone sees it, but only few cherish it. Gurukrupa Group presents an exclusive opportunity to own your spacious 2 BHK dream home in the heart of Kalyan. It's not only an extravagant lifestyle abode but an address that offers great conveniences today and supreme connectivity tomorrow. Come, let's not miss this opportunity which is rightfully termed as 'Deal of a Lifetime'. Welcome to Guru Atman.

WELCOME TO
A WELL-CONNECTED
WORLD OF ABUNDANT
LUXURIES & LIFESTYLE

A Luxury Gated Community of 7 Magnificent Towers of 19 Storeys each

GURU
ATMAN

360° LIVING

KALYAN (WEST)



ACTUAL PHOTOGRAPH

LIVE A HOLISTIC LIFE AT KALYAN'S FINEST LIFESTYLE LANDMARK

Project Highlights

- Luxury Community Living with Mesmerising Natural Views
- Situated Adjacent to Proposed 26 acre Town Park
- Just 2.9 kms Away from Kalyan Railway Station
- Thoughtfully Planned Living Spaces with Open Balconies and Terraces
- Designer Landscaping by Renowned Architect
Site Concepts International, Singapore
- Modern Clubhouse with Indoor Amenities
- 1.5 Lacs sq. ft. Spacious Parking Space for Residents
- Advanced Security & CCTV Surveillance in Compound



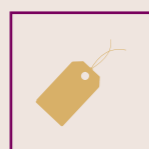
ACTUAL PHOTOGRAPH

DISCOVER WHY GURU ATMAN AT KALYAN IS 'A DEAL OF A LIFETIME'

Lifestyle Privileges



One of the Fastest Completed Township Project in Kalyan (OC Received)



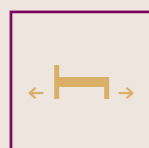
Kalyan's Best Ever Priced 2 BHK Homes



Modern Clubhouse with Indoor Amenities



1.5 Lacs sq. ft. Spacious Parking Space for Residents

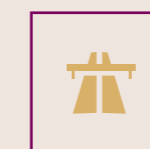


Most Spacious Homes with Open Balconies & Terraces

Futuristic Location



Proposed 26 acre Town Park Adjacent to the Project



Shortlisted as One of the Fast Growing Smart Cities of India



Proposed Metro rail Corridor from Thane to Kalyan via Bhiwandi



Upcoming MMRDA Multi-modal Bus Rapid Transport System (BRTS) at Kalyan



Proposed Longest 21 km Flyover from Dombivali to Kalyan

PLAY LIFE,
PAUSE MOMENTS,
REWIND HAPPINESS,
PROSPER
IN A LIFESTYLE OF
HEALTH & PEACE

Modern Clubhouse with Luxury Amenities and Designer Landscaping by
Renowned Architect Site Concepts International, Singapore



ACTUAL PHOTOGRAPH

RELAX, REDISCOVER, REJUVENATE YOURSELF, COME HOME TO A WORLD OF PLAY & PEACE

Clubhouse & Landscape Features

- Well-equipped Modern Gymnasium
- Indoor Games Room with Carrom, Snooker, Table Tennis & Board Games
- Yoga & Meditation Room
- Swimming Pool with Jacuzzi
- 1.5 mtrs Wide Jogging Track
- Children's Play Area with Latest Equipment

KALYAN - A SMART CITY OF INDIA, BEST CONNECTING THE PRESENT & FUTURE

Location Advantages



Kalyan Railway Station - 2.9 kms



Conveniently Located between Shahad & Kalyan



Colleges, Hospitals, Banks,
Restaurants within 2 km Radius

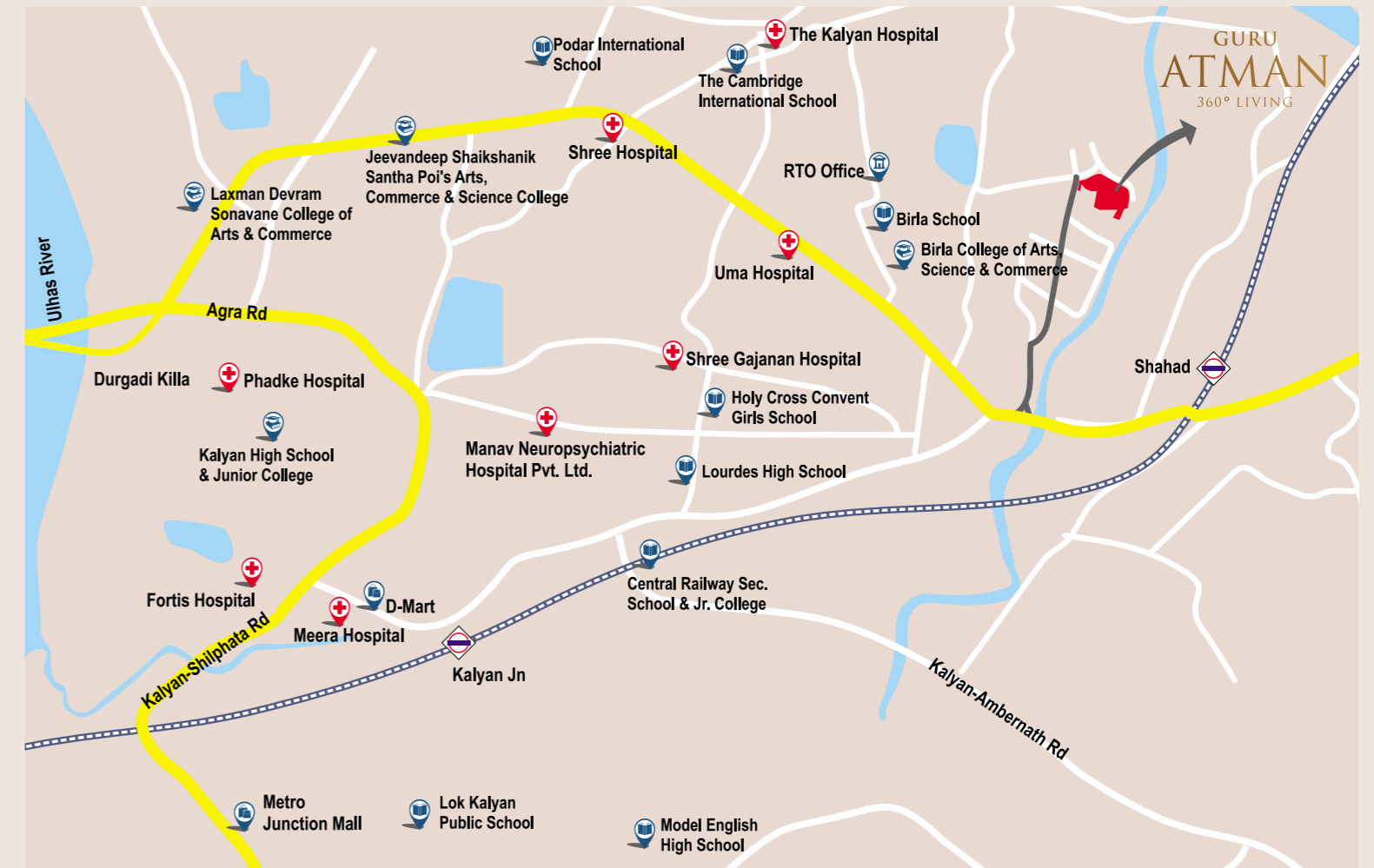


1 Hour's Drive to Upcoming International Airport



Proposed Metro rail, Flyover and Bus Services Nearby

Location Map



Proposed Metro Route



PANORAMIC VIEWS,
PREMIUM SPACES,
PRICELESS ELEGANCE,
HERE'S A HANDPICKED
LUXURY EXPERIENCE,
JUST FOR YOU

Thoughtfully Planned Apartment Embellishments

EXPERIENCE A WORLD OF EXCLUSIVITY, INSIDE YOUR HOME OF DREAMS

Apartment Features

- 800x800 mm Vitrified Flooring in Entire Apartment
- Laminated Doors from Both Side with Archis Mortise Handle & Cylinder Lock
- Powder Coated Aluminium Sliding French Windows
- Designer Fittings & Fixtures in Bathrooms
- Concealed Plumbing with Jaquar Fittings
- Granite Kitchen Platform with S.S. Sink & Service Platform
- Glazed Tiles in Kitchen Above & Below Platform
- MK Electrical Accessories Switches with Polycab Concealed Wiring
- Gypsum Finish Walls with Branded Distemper Paint
- Intercom Security System
- Solar Water Supply & Electrical Geyser in all Bathrooms



Elegant Living Spaces with Open Balconies & Terraces

LIVE LAVISH,
STAY WORRY-FREE
FOREVER, AT YOUR
WELL-SECURED
GATED LUXURY
COMMUNITY

Advanced Tower Features & Facilities



1.5 Lacs sq. ft. Spacious Parking Space for Residents

BEST CONVENIENCES OF THE WORLD, MADE AVAILABLE AT YOUR SERVICE

Tower Features

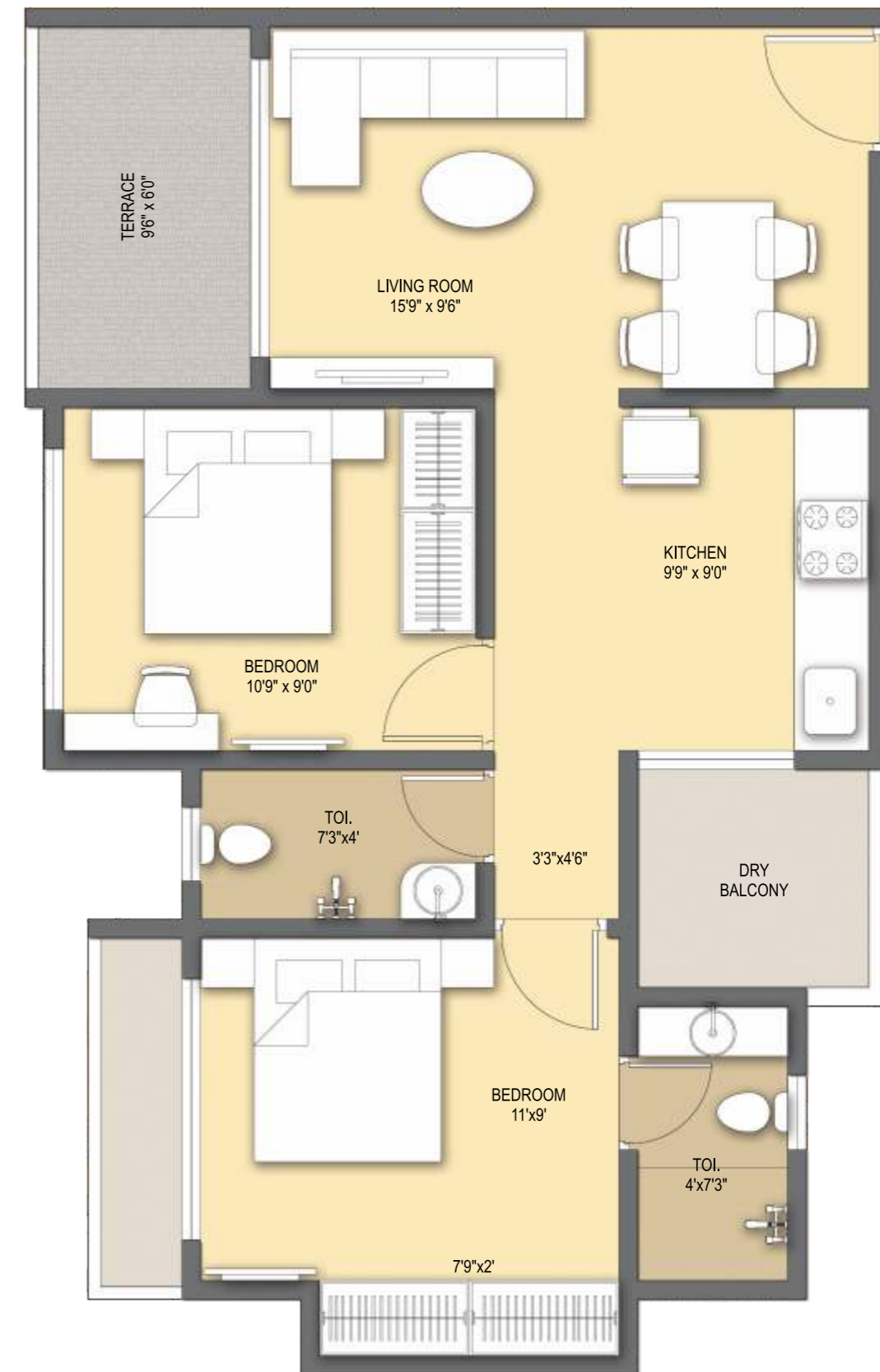
- Grand Entrance Gate
- Designer Apartment Lobbies
- 24x7 Security & CCTV Surveillance System
- Otis High-speed Advanced Elevators
- Kirloskar DG Set Separate for All Wings for Power Backup

PLANS

C & D Wing Even Plan - 2nd, 4th, 6th, 10th, 12th, 14th, 16th & 18th Floor

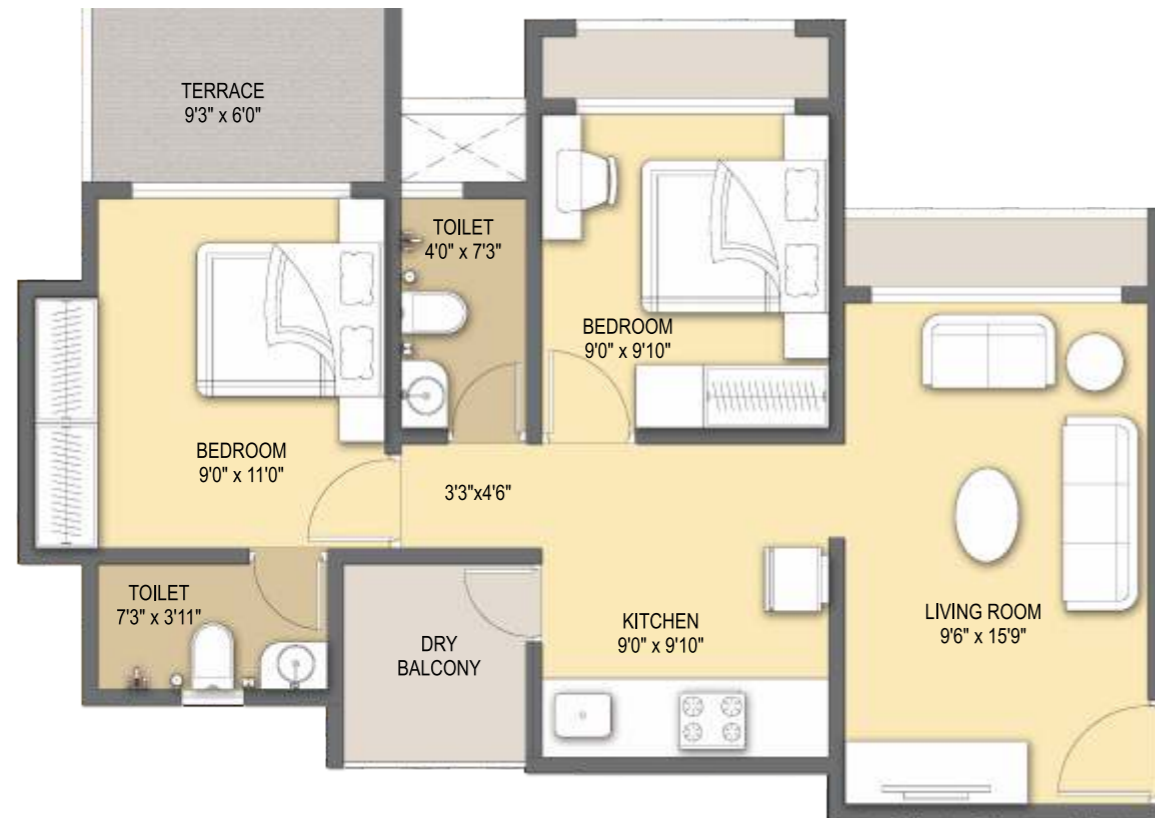


C & D Wing Odd Plan - 3rd, 7th, 9th, 11th, 15th, 17th & 19th Floor

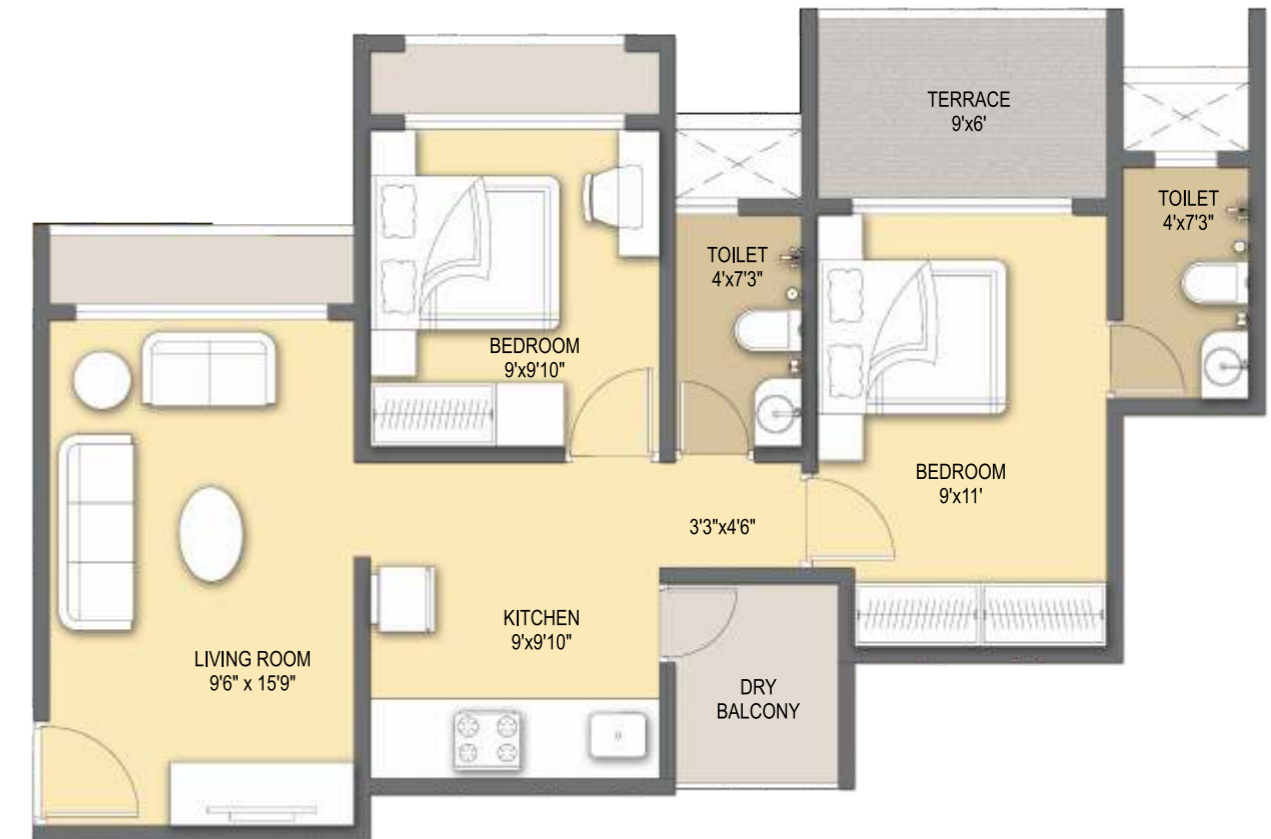


PLANS

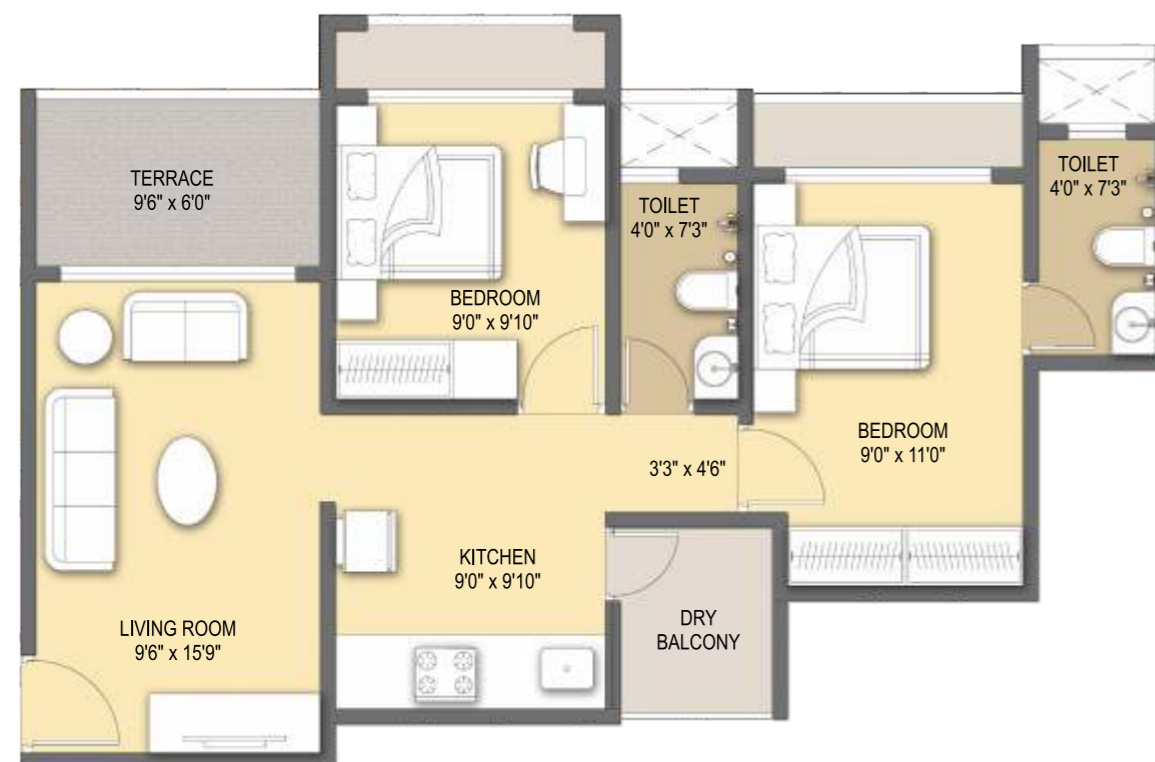
E Wing Even Plan - 2nd, 4th, 6th, 10th, 12th, 14th, 16th & 18th Floor



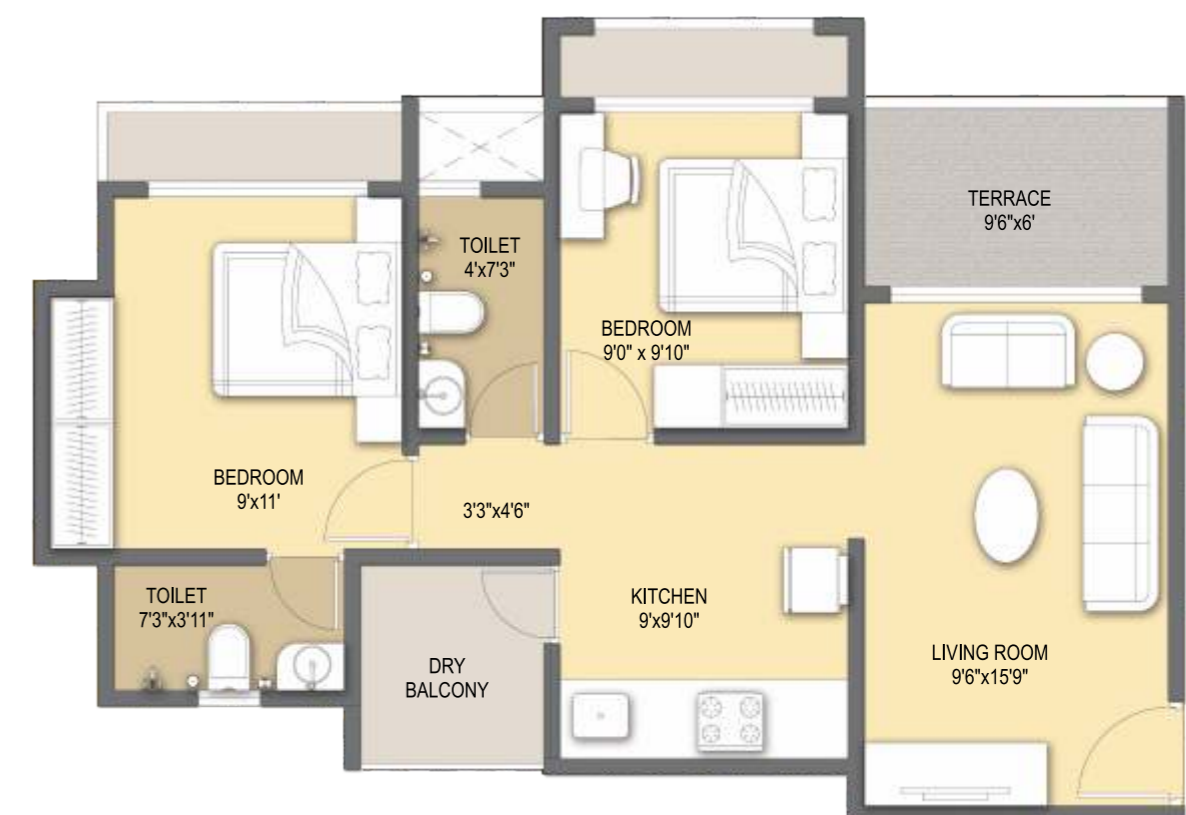
F & G Wing Even Plan - 2nd, 4th, 6th, 10th, 12th, 14th, 16th & 18th Floor



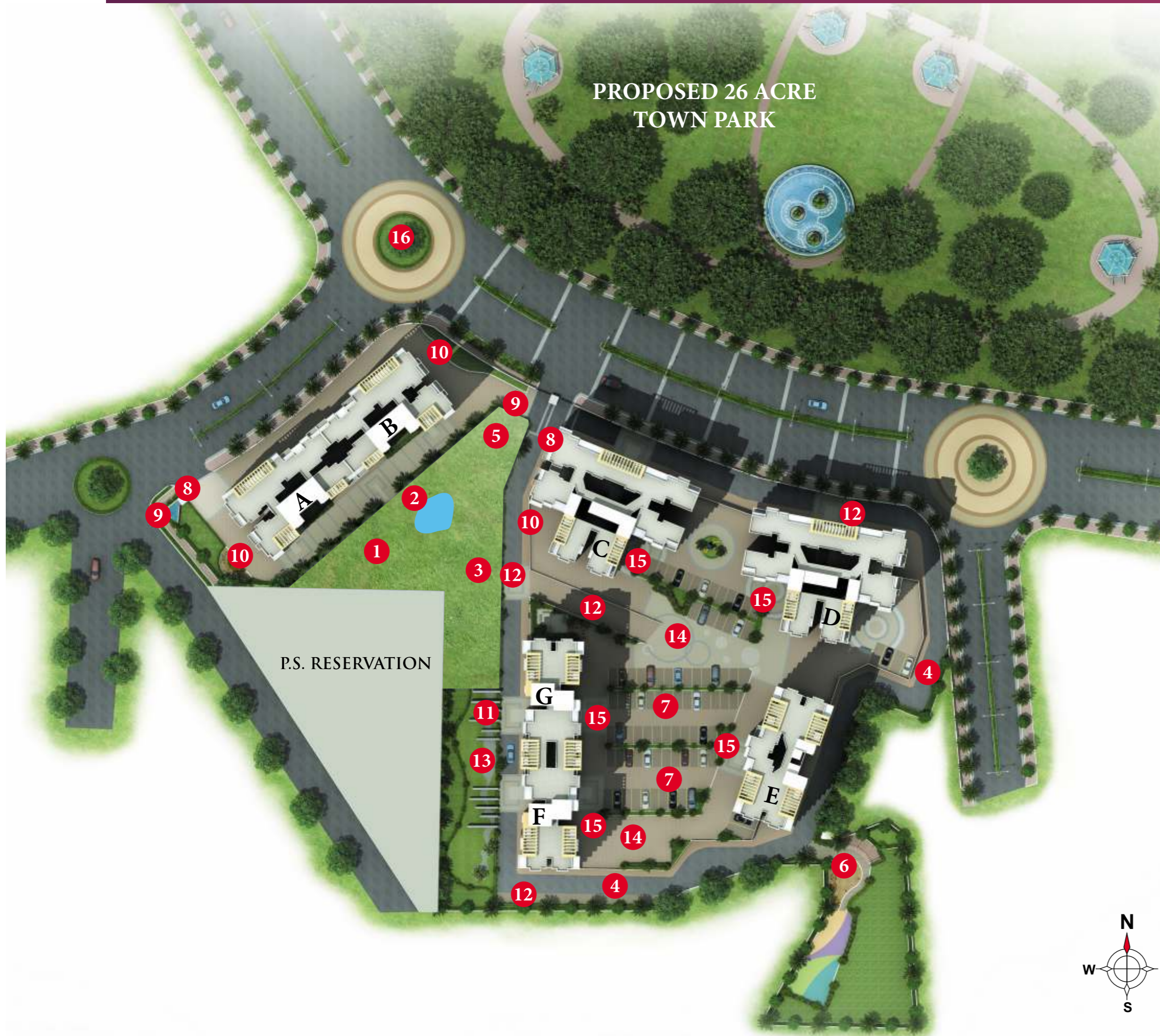
E Wing Odd Plan - 3rd, 7th, 9th, 11th, 15th, 17th & 19th Floor



F & G Wing Odd Plan - 3rd, 7th, 9th, 11th, 15th, 17th & 19th Floor



MASTER LAYOUT PLAN



Features:

1. Clubhouse with Sports Room & Gymnasium
2. Swimming Pool with Jacuzzi
3. Landscape Garden / Play Lawn
4. Jogging Track
5. Toddler's Play Area
6. Sandpit / Children's Play Area
7. Ample Car Parking at Ground and Podium Level
8. Entry Signage
9. Low Feature Wall with Waterbed Fountain
10. CCTV surveillance system
11. Trellis
12. Drive Way
13. Seating Enclave
14. Special Pavement
15. Drop-off
16. Guru Atman Circle



ACTUAL PHOTOGRAPH

AT A GLANCE

Project Highlights

- A Luxury Gated Community of 7 Magnificent Towers of 19 Storeys Each
- Luxury Community Living with Mesmerising Natural Views
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- Advanced Security & CCTV Surveillance in Compound

Club-life & Outdoor Features

- Clubhouse with Sports Room & Gymnasium
- Swimming Pool with Jacuzzi
- Landscape Garden / Play Lawn
- 1.5 mtrs Wide Jogging Track
- Toddler's Play Area
- Children's Play Area with Sandpit
- Entry Signage
- Low Feature Wall with Waterbed Fountain
- Trellis
- Drive Way
- Seating Enclave
- Special Pavement
- Drop-off with Special Paving
- Guru Atman Circle

Internal Specifications

FLOORING

800x800 mm Vitrified Flooring in Entire Apartment

TOILETS

- Designer Fittings & Fixtures in Bathrooms
- Concealed Plumbing with Jaquar Fittings
- Solar Water Supply & Electrical Geyser in all Bathrooms

ELECTRIFICATION

- MK Electrical Accessories Switches with Polycab Concealed Wiring

WALLS & PAINTS

- Gypsum Finish Walls with Branded Distemper Paint

DOORS & WINDOWS

- Laminated Doors from Both Side with Archis Mortise Handle & Cylinder Lock
- Powder Coated Aluminium Sliding French Windows

KITCHEN

- Granite Kitchen Platform with S.S. Sink & Service Platform
- Glazed Tiles in Kitchen Above & Below Platform

SECURITY

- Intercom Security System