



K. P.
AURUM
Pure Excellence



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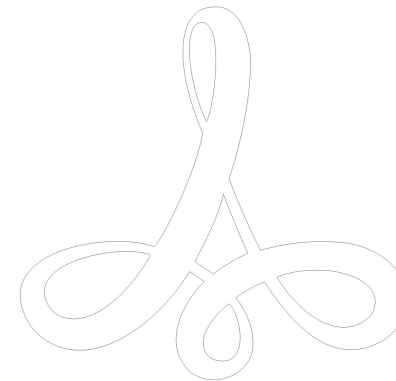
Site Address: K.P. AURUM
K.P. Engineering Compound,
Near Sumer Plaza, Marol Maroshi Road,
Andheri (E), Mumbai -400 056.

Architect:
SQUARE CONSULTANTS
Consulting Architect:
NILESH BARVE AND ASSOCIATES
Legal Advisor:
PRAKASH D. SHAH (P.D.S. LEGAL)
R.C.C. Consultant:
P. K. SURA AND ASSOCIATES

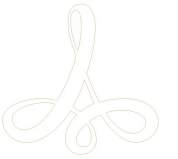
NOTE: The Developers reserve the right to change plans, specifications
and features without prior notice or obligation .



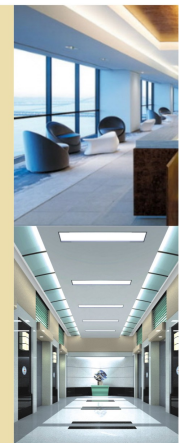
Shri Harshad P. Doshi
An Ever Present Fountain Of Inspiration
& Support Behind Our Ventures.



K. P.
AURUM
Pure Excellence



Inspiring Growth



Beyond
GROWTH



COMPREHENSIVE SOLUTIONS

Any concept to be truly effective, has to be innovative in its thought, practical in its design and simple yet elegant in its aesthetics. Business and Enterprise/Commerce demands that the most contemporary technology be wielded with a perceptive touch. An astute understanding of the ground level nitty gritty has to go hand in glove with flawless aesthetics. AURUM is a congruence of the best of all worlds. Conservative in its understanding of Commerce, it is radically bold in its technology and refreshingly contemporary in its outlook. The sleek glass and metal structure creates an ambiance that inspires creativity, and motivates higher achievement. AURUM with its value added features and embedded technology, make perfect business sense.



DELIVERING POTENTIAL

The true realisation of a design is in its execution. The concepts have to be converted into tangible benefits to the end user. AURUM is an 11 storey composition that inspires with its classy facade. The interiors are encased in energy efficient UV coated glass cladding, that lets in a panoramic view. The lush Landscaping and chic decor at the Ground level sets the tone for the elegance inside. Hi tech construction with post tensioned slabs, wide spans and minimal columns, render an unmatched flexibility to the office spaces. Vastu Compliant planning ensures a proper balance of natural energy fields. The value added Amenities, Superior Finishes and Embedded Technology make for the most user friendly spaces.

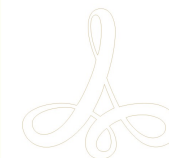


AMENITIES

Aesthetically pleasing and air conditioned entrance lobby.
Advanced high speed passenger Elevators with minimum capacity of 10 Passengers each (3 in Number).
Car lift with capacity of 2,500 kgs. each (2 in Number).
Ample connected power load from Reliance /TATA power.
Power back up for common areas through DG set.
Additional space for air conditioners and condenser units provided on each floor.
High sensitive fire detection system with automatic sprinkler network.
Ample capacity of 2 days water storage available through BMC and underground boring augmented by rain water harvesting.
All types of connectivity like Leased /ISDN /V-SAT available.
Top level security, CCTV Cameras and Smoke detectors available in common areas.
Ample Parking facility for 130+ cars within the building.
Wi-fi connectivity.

VALUE ADDED FEATURES

Yoga Room/ Multi-Purpose Activity Room (7th level).
Food Court and Cafeteria (7th level).
Signage and branding space available at ground floor, 1st floor and terrace.
Meeting or conference room at the ground level.



NURTURING
Growth

Location AT PAR



AURUM exudes sophistication, vibrancy and dynamism, that is complimented by it's strategic location. It is set in the very midst of the most valued Business Districts of Mumbai, Andheri (E). An extensive network of Roads and Highways, proximity to prominent Railheads, the Metro and close proximity to both the Domestic and International Airports puts it firmly on the International map. This stunning addition to the Andheri skyline not only offers prime location, but also creates a unique Corporate Identity.

The location resonates with the buzz of emerging corporates & multinationals, aspiring for growth beyond boundaries.

LOCATION Accessibility

Conveniently located on the anterior of the main Andheri Kurla road with railway station, metro, express way within easy reach & connectivity to domestic, international airports. Easy accessibility from / to Powai Hiranandani, MIDC, Goregaon, Jogeshwari.

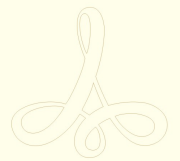


-  International airport 1kms
Domestic airport 3kms.
-  Proposed Metro station 0.3kms
Andheri Railway Station 2kms.
-  Western express highway 1.5kms.
Jogeshwari Vikroli Link Road 0.5kms.
-  5 Star Hotel 3kms.
-  Fitness centre 0.5kms.
-  Retail & entertainment 1.2kms.



OUR TEAM

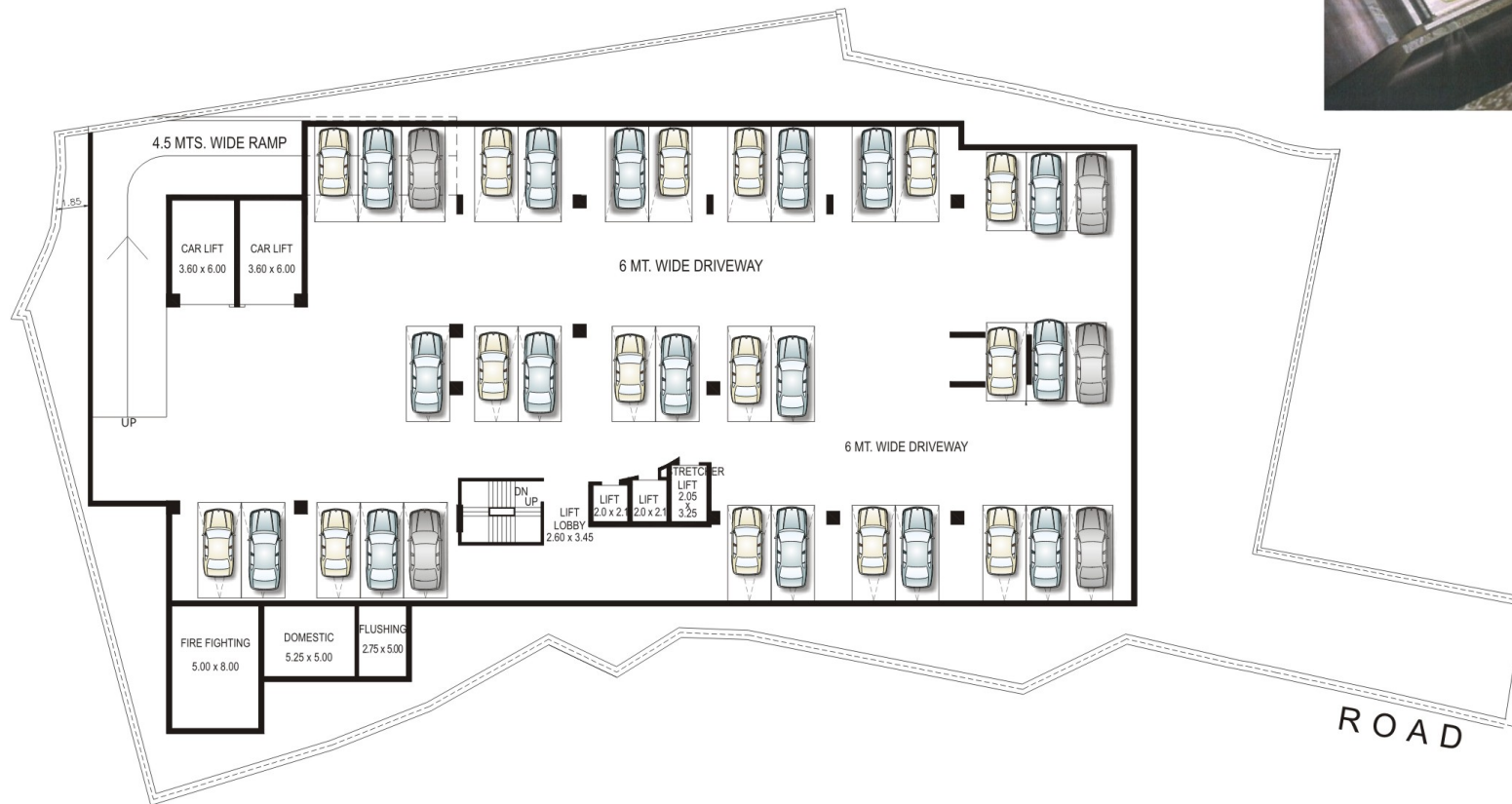
The genesis of any masterpiece, lies in the Creators. CHINTAMANI COMMERCIAL VENTURES have been a constant presence in Mumbai Realty. They have diligently pursued their corporate moto of creating unique identities for end users, with sensitivity and boldness. The emphasis is on commitment, whether it is the quality or timely deliverance. In their efforts they are supported by a team of top notch Consultants, and a team of dedicated Staff. Their solid credibility in the market is borne out by their highly successful creations till date and the ever growing client base.





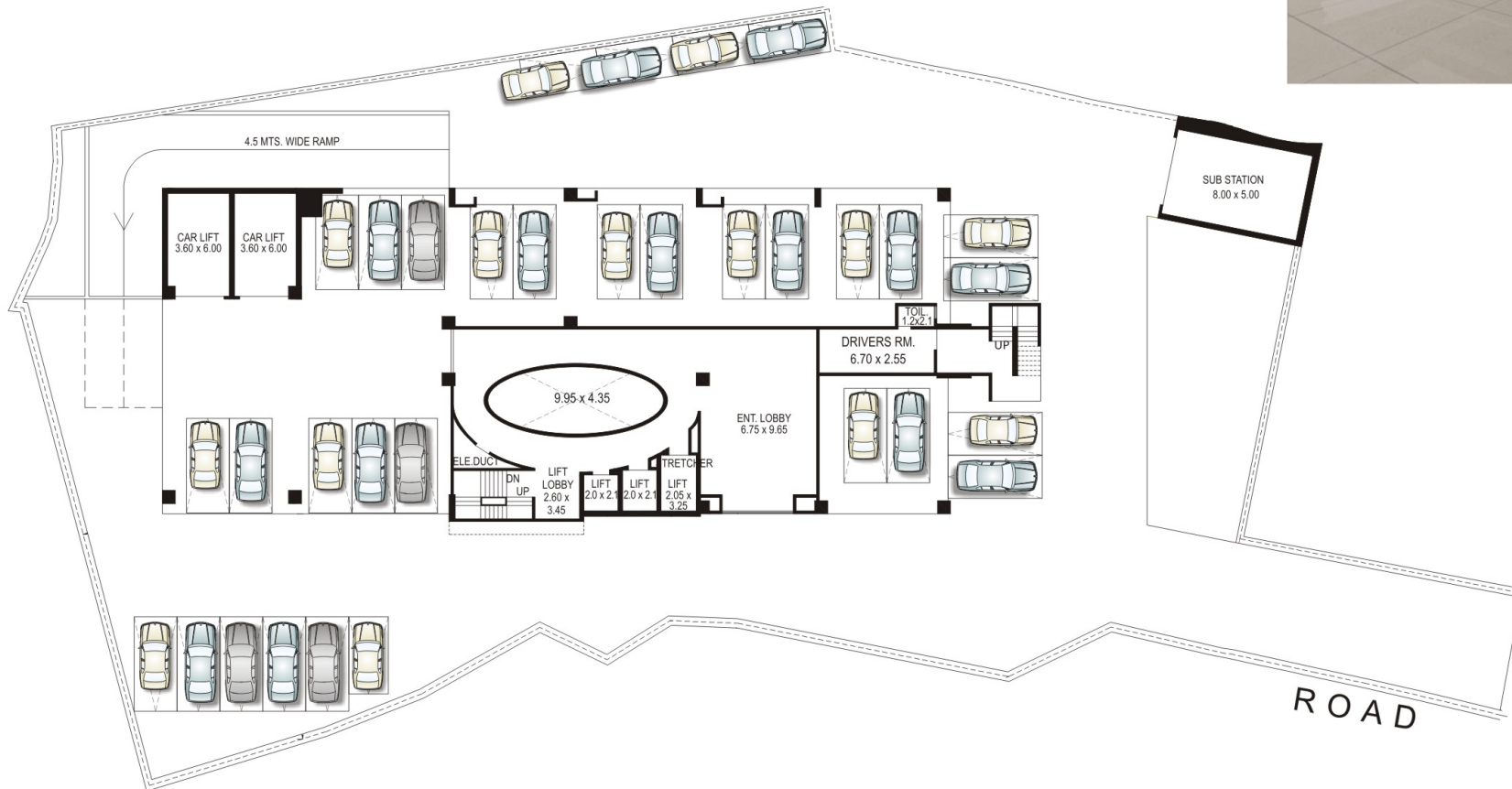
BASEMENT FLOOR PLAN

The backbone of every Commercial premises, especially of the scale of K.P. AURUM, are the service areas, starting with the parking. To accommodate the large requirement of parking, K.P. AURUM, has a spacious basement and stilt area at the ground level. To cater to the traffic in peak hours, access to the basement is by way of a ramp, with two car lifts. A Grand Air conditioned Entrance Lobby, sets the tone for the plush premises above.





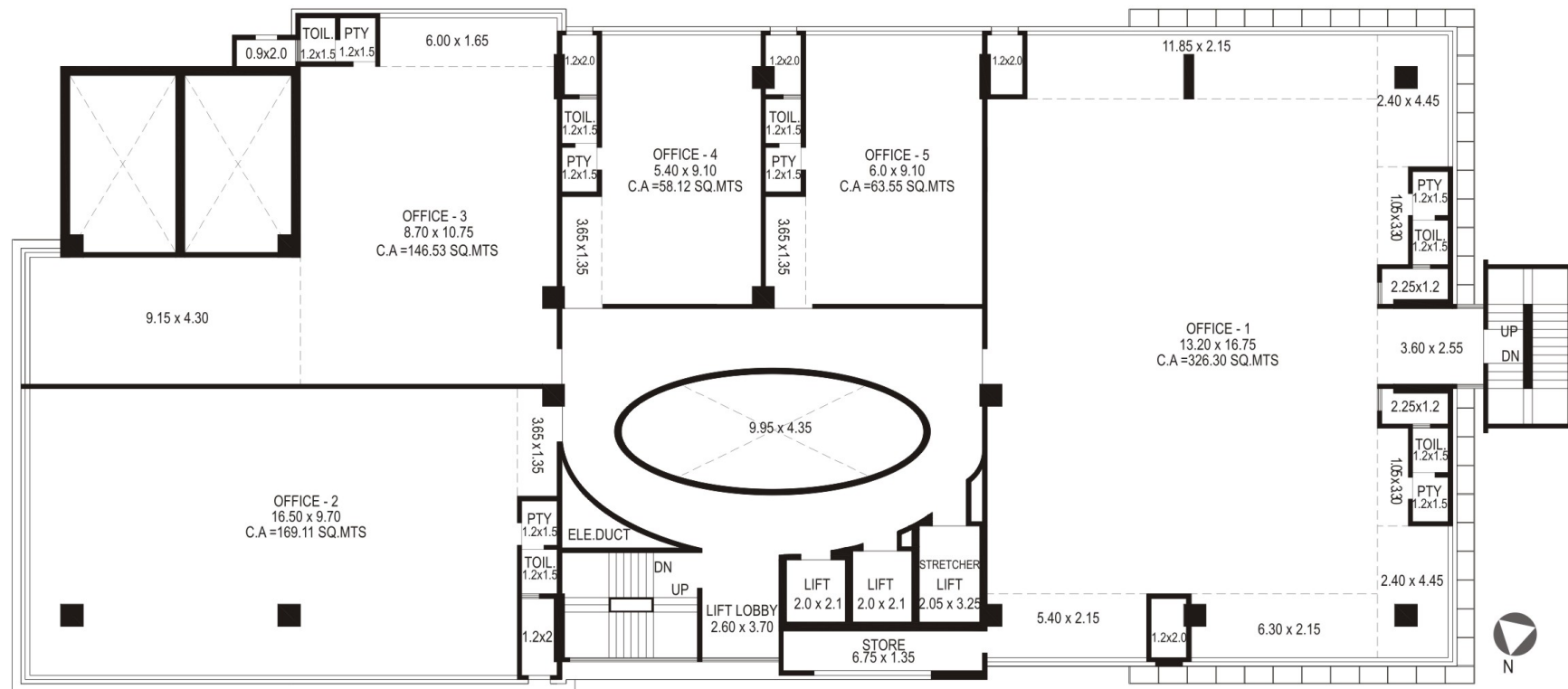
GROUND FLOOR PLAN





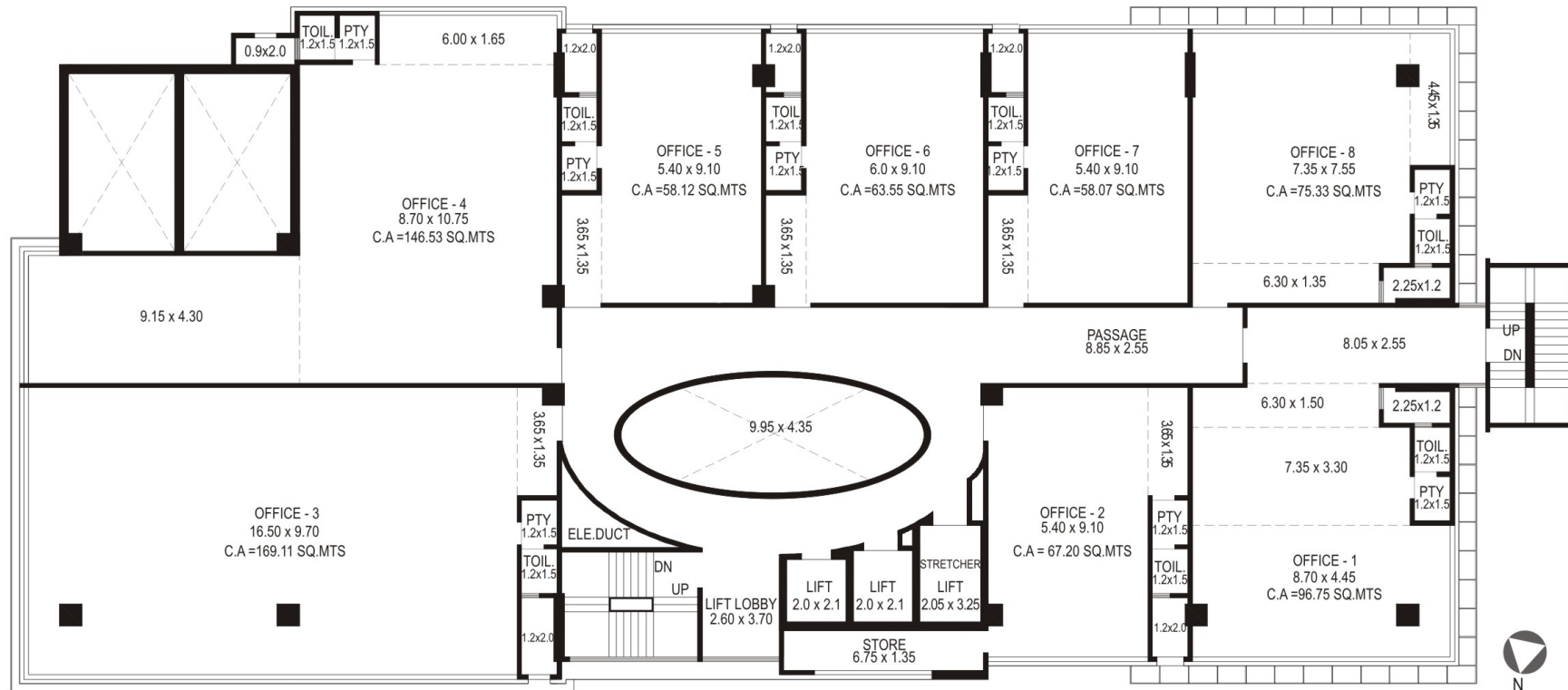
1ST-3RD & 8TH-10TH FLOOR PLAN

The first three floors comprises of larger office premises. Each office is self contained with attached Pantry, Toilet and Service Areas. Minimal columns ensure flexibility in the footprint of each office. Each office has an outlook of the surroundings, through the floor to floor glass facade. Vastu Compliant Planning gives that extra edge.





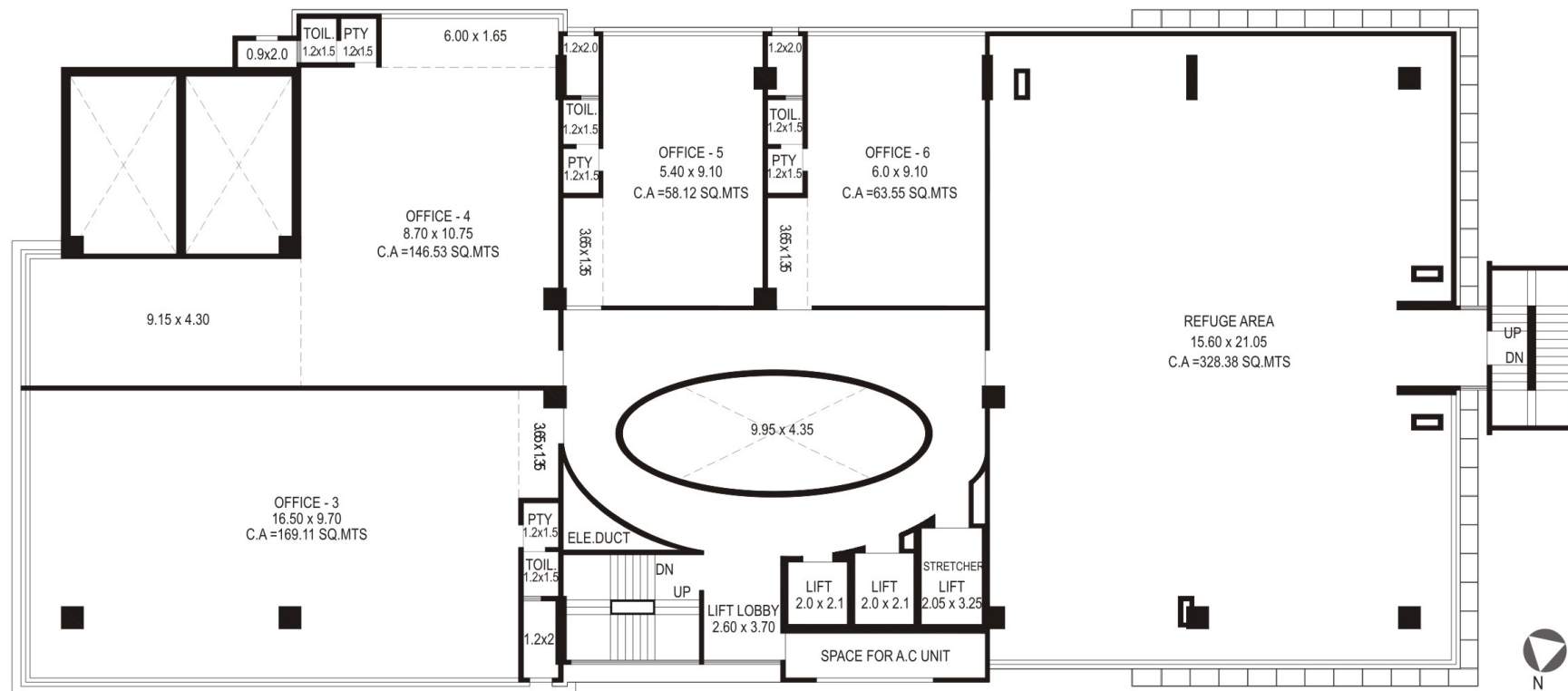
4TH-6TH FLOOR





7TH FLOOR PLAN

The upper floors afford a flexibility, creating more smaller add-on units that can be merged into larger offices, to suit the requirement of a wide range of clients.





11TH FLOOR PLAN

