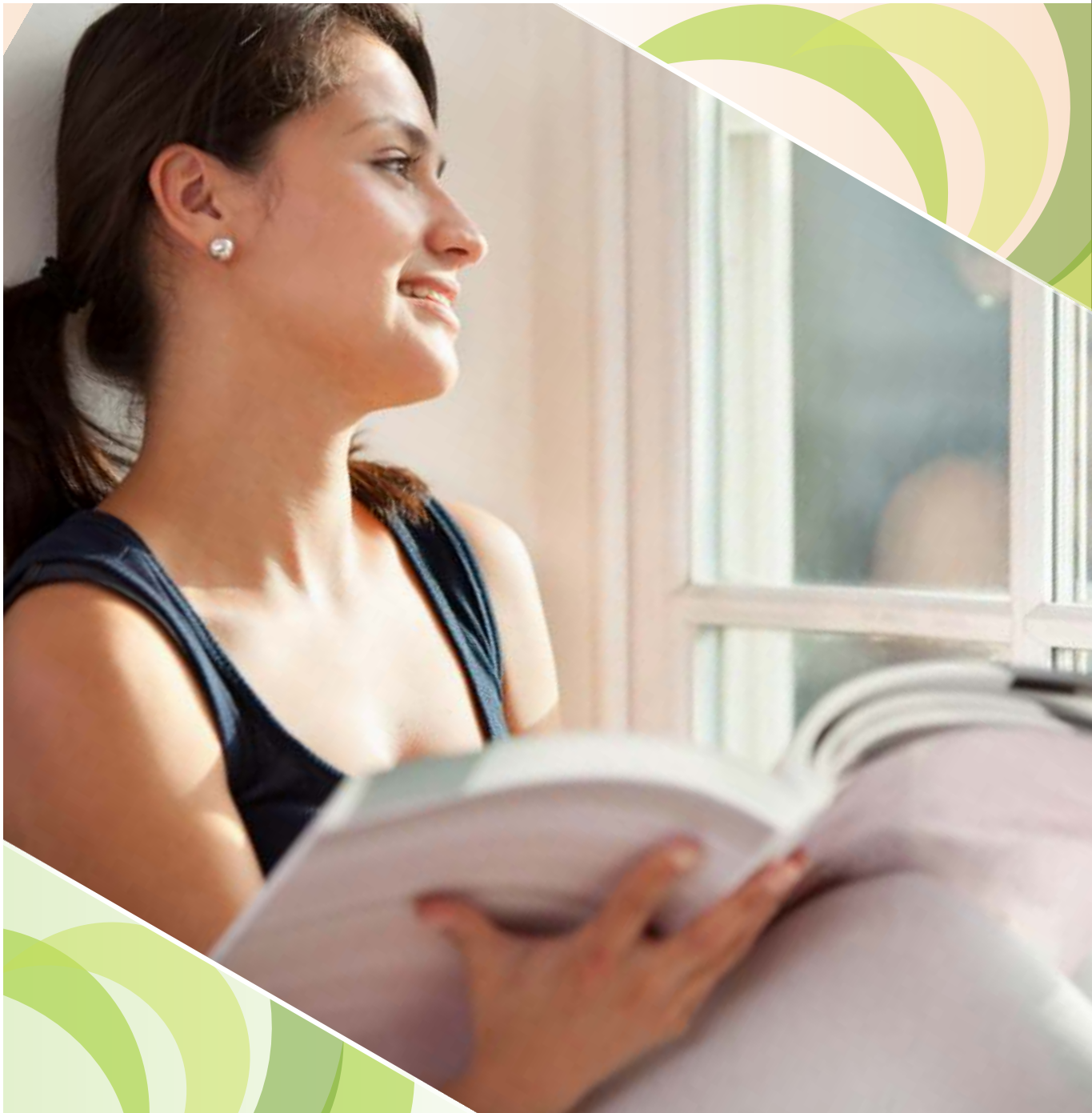


AN INVITATION TO PRISTINE LIVING



KARNI ESTATES
Making Communities Happier



KARNI
AURUM

ENJOY VILLA-LIKE LIVING EXPERIENCE

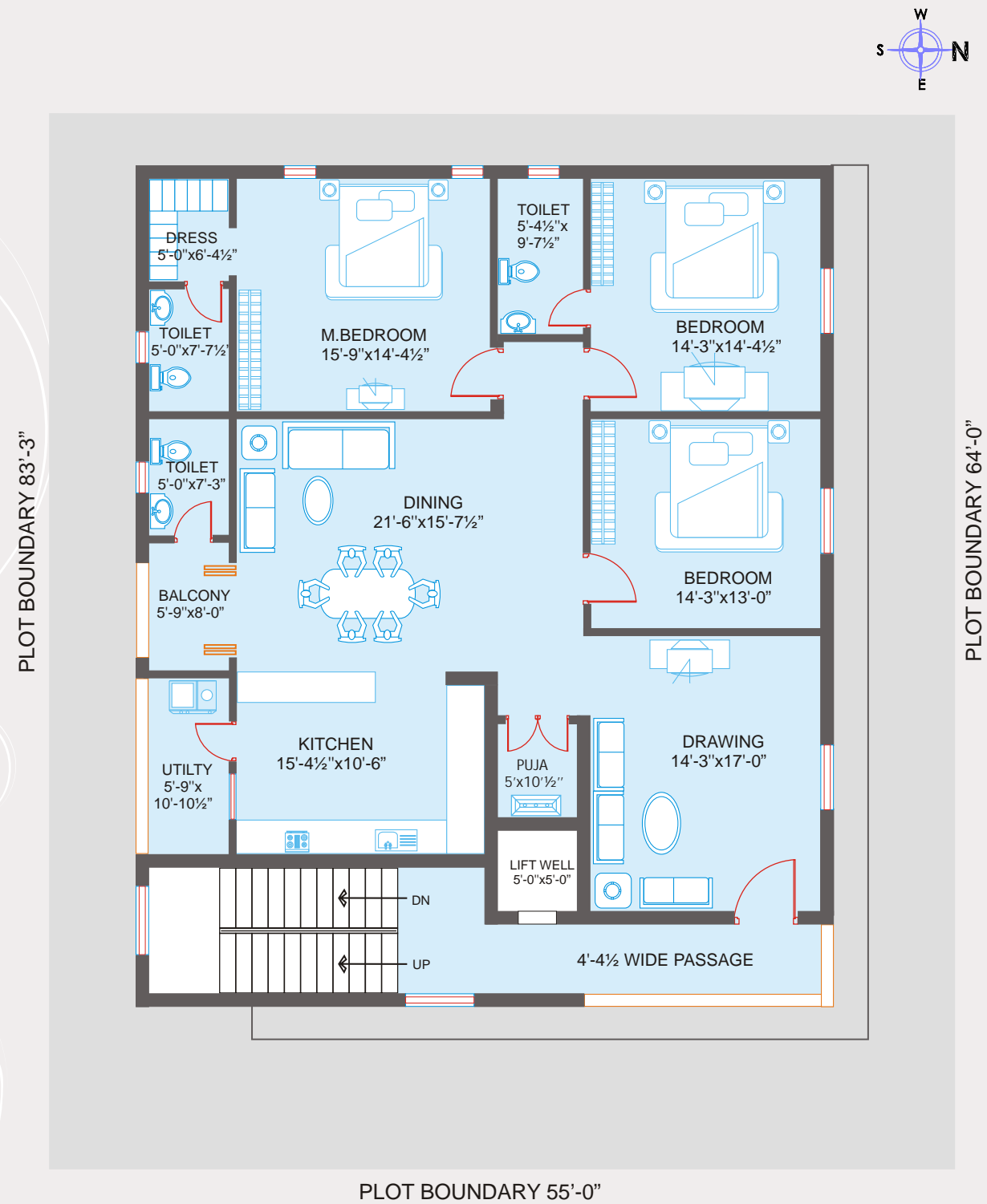
Crafted with an imaginative mix of care and attention, Karni Aurum takes luxurious living to a new high. With an irresistible concept of just one apartment per floor, the premium project accords the freedom of villa-like living combined with the safety of an elegant enclave, as well.

The charm of living in these luxurious apartments is enhanced by the idyllic interiors scheme. The contemporary style of architecture - with a touch of glamour thrown into the blend, in the form of glass, wood and metal - creates a timeless look that's appealing as well as inviting. In essence, the address offers a sense of grandeur... forever.



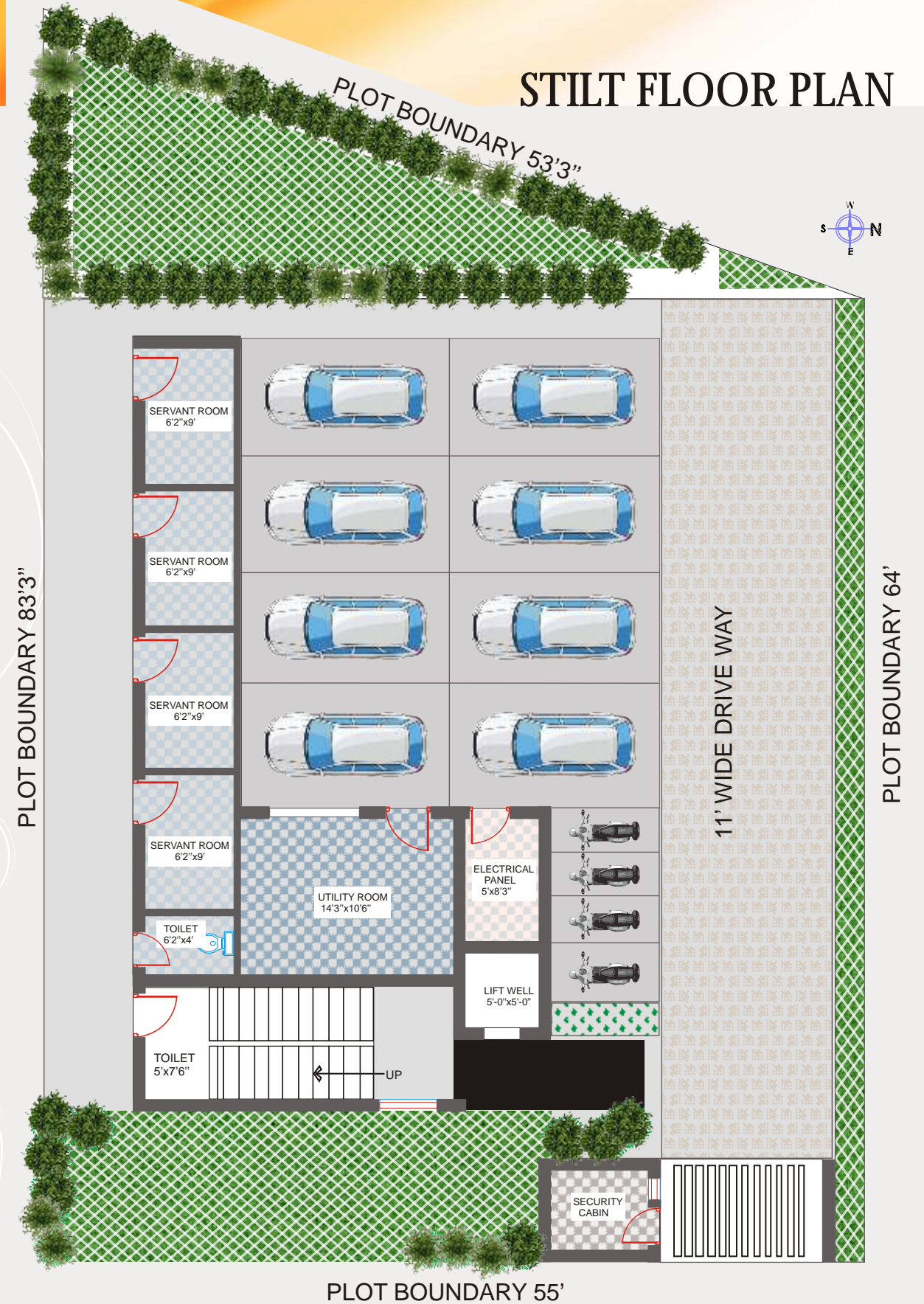
Karni Aurum, our 3 BHK apartments offer an optimal blend of class, comfort and convenience. With meticulously designed floor plans, we make sure these apartments are roomy and appealing. They are not simply functional, they are also beautiful. Everywhere you look, including the common spaces, are made to evoke feelings of pride and warmth. These are ideal for people who want to own a beautiful home with all modern facilities in a peaceful locality closer to the bustling activity of the city. These apartments are designed to provide maximum ventilation and natural light with each home having the unbeatable advantage of being the only one on each of the 4 floors.

TYPICAL FLOOR PLAN



PLOT BOUNDARY 55'-0"

STILT FLOOR PLAN



PLOT BOUNDARY 55'

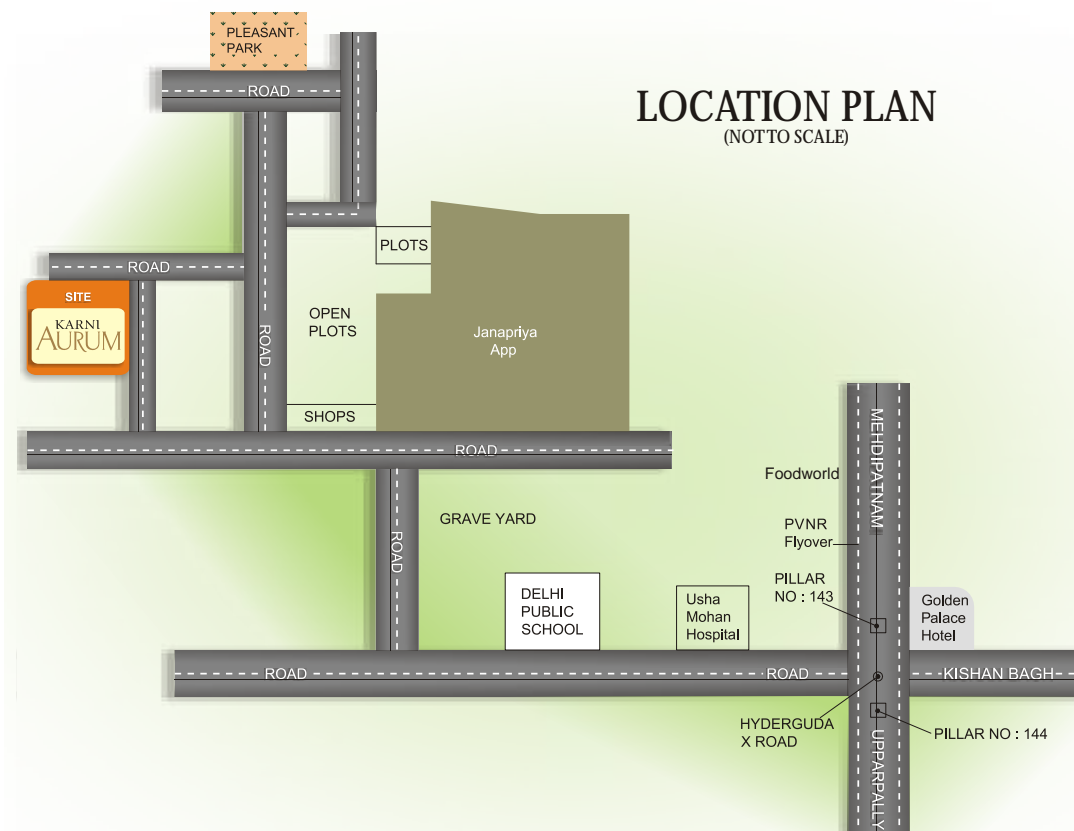
SET IN AN ELITE LOCALE

Karni Aurum is an exclusive project set in an elite locale of Attapur, a growth-oriented hub of the city. What lends an air of significance to the area is its proximity to Gachibowli the major financial district and Hitec City, the major IT hub of Hyderabad. The city is sprinkled with authentic traits of erstwhile Nizam era and also peppered with the new age developments that make the city one of the world's growing metropolises. The neighbouring Mehdiptnam and Banjara Hills enhances the growth prospects of Attapur.

Many malls, branded stores, fine dining options and modern entertainment extravaganzas add to the excitement of living in this swanky location.

LOCATION ADVANTAGES

- Proximity to Mehdiptnam/Banjara Hills
- Blissfully close to the IT corridor/financial district for a pleasant drive to work experience
- Green and clean environment for a healthy lifestyle
- PVNR Express Highway at stone's throw, facilitates citywide connectivity
- Eminent educational institutions ensure quality learning for children
- Eating out enabled by famous restaurants in Attapur and nearby areas
- Mega malls cum multiplexes, a short drive away, for shopping therapy as well as chilling out



WORLDCLASS SPECIFICATIONS

- **Foundation Structure** : RCC frame work designed for earth quake resistant to Zone - 2
- **Super Structure** : Red bricks/AAC bricks
Outside walls 9" thick
Internal Walls 4.5" thick
- **Doors** : Main door with teak wood frames & teak shutter
Designer Internal flush doors with Top quality hardware fitting on all doors
- **Windows** : All windows UPVC system
- **Electrical** : Concealed copper wiring with adequate points for Geyser, AC etc., MCB will be provided in all apartments
Wiring make - Finolex/equivalent brand
Switches make - Legrand/equivalent brand
- **Flooring** : Laminated wooden flooring for two bedrooms
3'x3' Vitrified tiles for drawing & dining
2'x2' Vitrified tiles for other areas
Make - Johnson/Kajaria/equivalent brand
- **Sanitary & Plumbing** : Anti-skid vitrified tiles up to 7ft height in all Bathrooms with WC and Wash basin
Tiles make - Johnson/Kajaria/equivalent brand
Sanitary make - Roca/Kohler/equivalent brand
CP fitting make - Jaguar/equivalent brand
- **Water Supply Piping** : Superior quality CPVC piping
- **Plastering** : Smooth finish to internal walls
Sponge finish to external walls
- **Painting** : Exterior - As per design
Interior - Birla wall putti with 2 coats of plastic emulsion painting
- **Kitchen** : Granite platform with stainless steel sink
2ft height dado with tiles above the counter
Provision for exhaust fan and Suitable electrical points for kitchen appliances
- **Generator** : All points in the flat and other areas including corridors will have power backup except plug like AC, Refrigerator etc.
Make - Kirloskar Green/equivalent brand
- **Elevator** : Elevator for 4 to 6 passengers capacity as planned with generator backup
Lift make - Johnson/Kone/equivalent brand
- **Common Areas** : Corridor and staircase with marble/granite flooring
Corridors is provided with false ceiling
Staircase railing with Stainless Steel make



KARNI ESTATES
Making Communities Happier



Karni Estates India Pvt. Ltd.
14-3-251/A, 2nd Floor, G Mahal
Hyderabad-500012
Ph. : 040 24614420
www.karni.co.in

Note: This brochure is only a conceptual presentation and not a legal offering. The Promoters reserve the right to alter the specifications, plans and elevation as deemed fit.