



**TCG CLIFF GARDEN**

**VC** VOICE CONTROLLED  
**HOMES**

**AT HINJAWADI, PUNE**



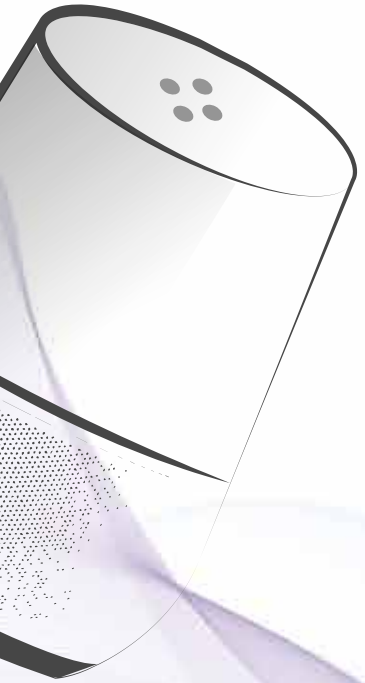
MahaRERA No.: P52100028926  
<https://maharera.mahaonline.gov.in>

AN ENDURING EXPERIENCE BY



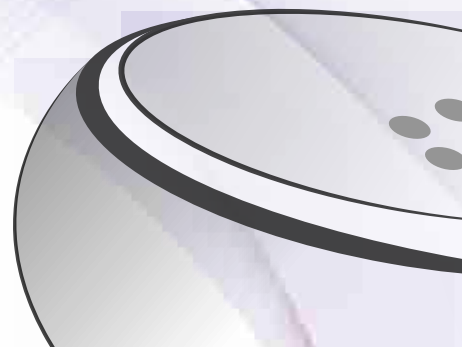


# VC HOMES, ADDING A NEW DIMENSION OF COMFORT TO YOUR LIFE



IN TODAY'S FAST-PACED URBAN LIFE, WHERE SPEED IS THE NEED OF THE HOUR; AND EVERY LIFESTYLE COMFORT THAT MAKES TIME FOR YOU IS REAL LUXURY, VC HOMES ADD A NEW DIMENSION OF TIME & COMFORT TO YOUR LIFESTYLE.

TCG CLIFF GARDEN PRESENTS 'VC HOMES'. FROM ENSURING ALL LIGHTS ARE OFF WHEN YOU LEAVE HOME, TO ANSWERING YOUR CHILD'S CURIOSITY, TO PRE-COOLING YOUR BEDROOM BEFORE YOUR SNOOZE-TIME, THESE SMART RESIDENCES ADD COMFORT TO YOUR LIFE WITH THE POWER OF YOUR VOICE.

- 
- **PRE-INSTALLED SMART SPEAKER**
  - **LIGHTS, AIR-CONDITIONER, FAN ON & OFF CONTROL\***
- 

**FOR THE FIRST TIME  
AT HINJAWADI**

**VC** VOICE CONTROLLED  
**HOMES**  
**AT TCGG** CLIFF GARDEN

**VC HOMES HIGHLIGHTS:**

- Well-planned 2 RLK, 1 RLK & Studio Convertible Homes
- Flora - The Ready Clubhouse
- Community surrounded by huge number of trees & diverse bird species
- Ready Landscaped Central Garden with Recreations & Relaxations
- Upcoming Green Park with Landscaped Leisure Avenues
- Situated at the Foothills of Sahyadri with Green Environs
- Just 5 Mins. walk away from upcoming Metro Station





**TCG CLIFF GARDEN**

VC HOMES WITH MORE...

**UPGRADE  
TO HOMES THAT  
LISTEN TO YOU**



ARTIST'S IMPRESSION

MORE LIFESTYLE, MORE AMENITIES,  
MORE PLANNING...

VC

VOICE CONTROLLED

HOMES

AT TCG CLIFF GARDEN ELEVATE YOUR LIFE

WITH

MORE...

VC

VOICE CONTROLLED

HOMES

WITH

AC

AUTOMATED COMFORTS

VC

VOICE CONTROLLED

HOMES

WITH

SZ

STUDY ZONE

VC

VOICE CONTROLLED

HOMES

WITH

WS

WORK SPACE

VC

VOICE CONTROLLED

HOMES

WITH

LG

LANDSCAPED GREENS

VC

VOICE CONTROLLED

HOMES

WITH

CL

CLUB LIFE

VC

VOICE CONTROLLED

HOMES

WITH

WZ

WIFI ZONES

VC

VOICE CONTROLLED

HOMES

WITH

CA

COMMUNITY ADVANTAGES

VC

VOICE CONTROLLED

HOMES

WITH

FC

FAST CONNECTIVITY

VC

VOICE CONTROLLED

HOMES

WITH

HE

HEALTHY ENVIRONS

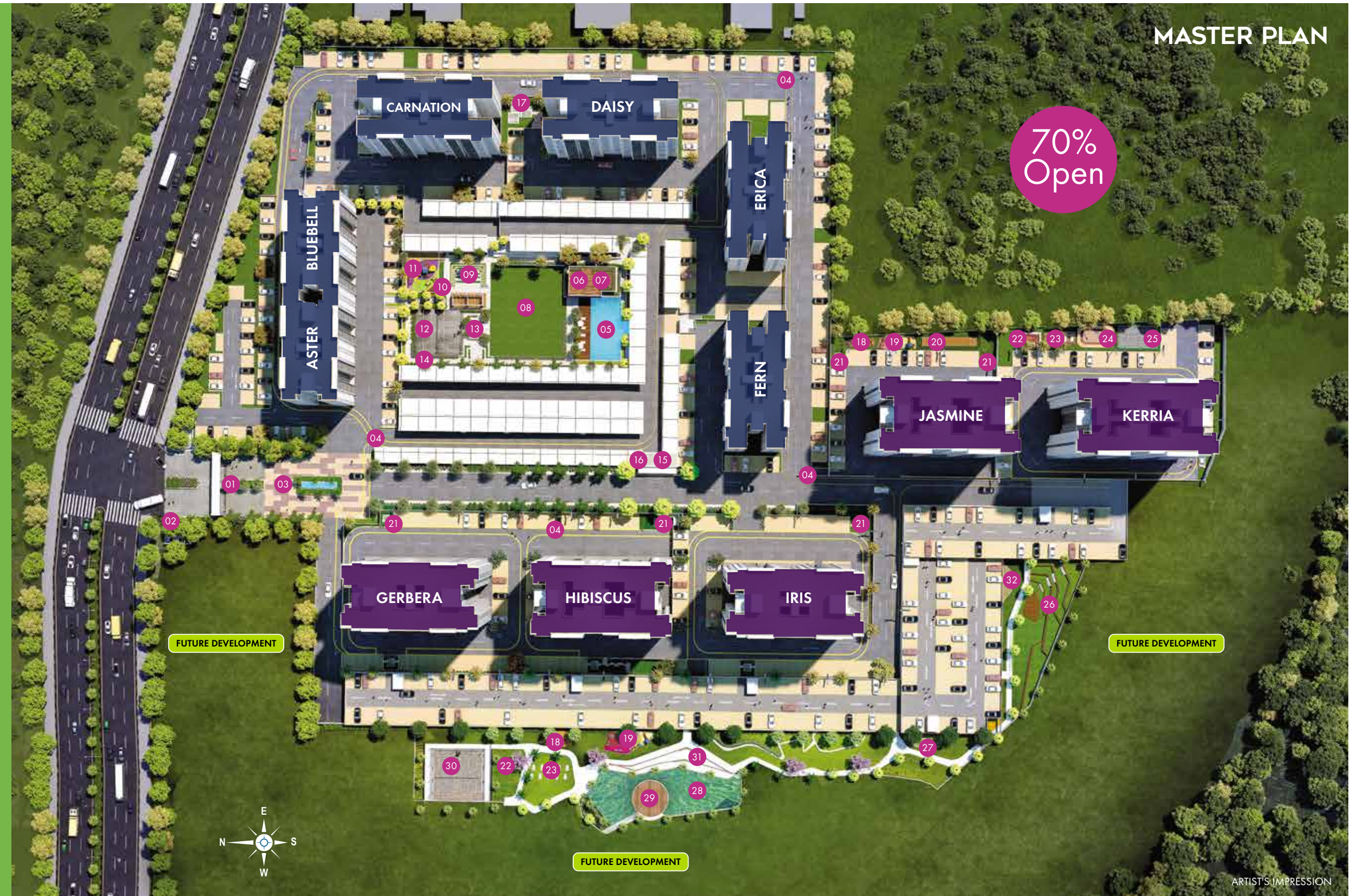
# WELL-PLANNED GATED COMMUNITY, WITH LIFESTYLE COMFORTS

## READY AMENITIES

- 01 Grand Entrance Gate
- 02 Bus Shelter
- 03 Arrival Plaza with Fountain
- 04 Cycling Track
- 05 Swimming Pool with Kid's Pool
- 06 Flora - The Ready Clubhouse
- 07 Roof Top Celebration Zone
- 08 Party Lawn
- 09 Open-Air Amphitheatre
- 10 Pavilion
- 11 Children's Play Park
- 12 Multi-purpose Sports Court
- 13 Family Corner
- 14 Walking/Jogging Loop
- 15 Convenience Store
- 16 Polyclinic
- 17 Senior Citizens' Corner

## PROPOSED AMENITIES

- 18 Outdoor Fitness Zone
- 19 Children's Play Park
- 20 Cricket Pitch
- 21 WiFi Zone
- 22 Senior Citizens' Corner
- 23 Meditation/Yoga Lawn
- 24 Skating Rink
- 25 Open Play Court
- 26 Open-Air Amphitheatre
- 27 Pet Zone
- 28 Seasonal Water Body
- 29 Water Deck
- 30 Multi-purpose Sports Court
- 31 Outdoor Sit-out
- 32 Sand Pit



MASTER PLAN

70%  
Open

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

ARTIST'S IMPRESSION

# TCG CLIFF GARDEN, READY COMMUNITY WITH OVER 600 HAPPY FAMILIES



ACTUAL PHOTOGRAPH

**VC** VOICE CONTROLLED  
**HOMES**  
WITH **FC** FAST CONNECTIVITY

LOCATED JUST 5 MINS WALKING  
DISTANCE FROM UPCOMING  
METRO STATION AT HINJAWADI

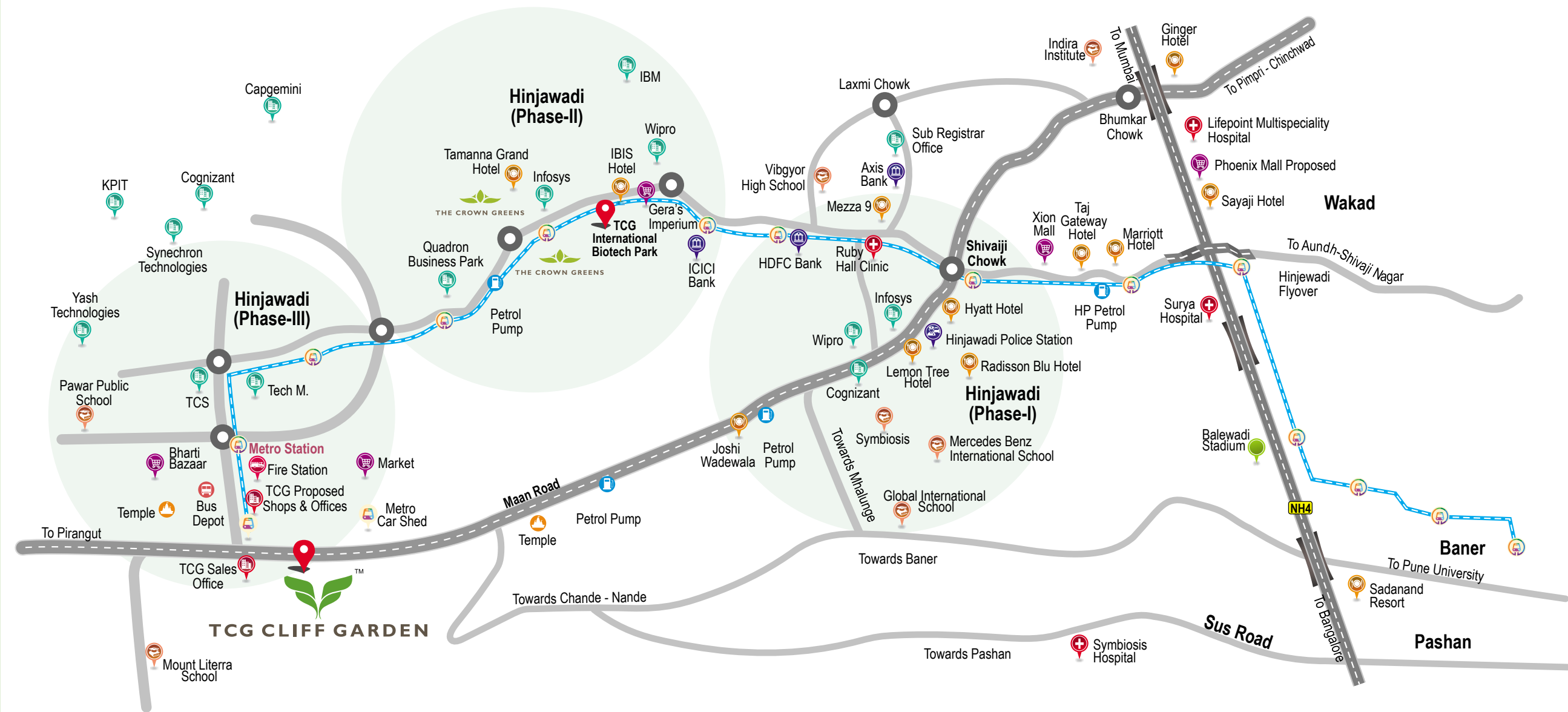


# HINJAWADI

SURROUNDED BY MULTIPLE  
CONNECTIVITY AVENUES & CONVENIENCES

- UPCOMING METRO STATION – 0.7 KM
- MUMBAI-BENGALURU HIGHWAY – 7.5 KMS
- PUNE-MUMBAI EXPRESSWAY – 16 KMS
- SHIVAJINAGAR RAILWAY STATION – 19.5 KMS
- PUNE RAILWAY STATION – 23 KMS
- PUNE AIRPORT – 30 KMS

## LOCATION MAP



### SHOPPING & ENTERTAINMENT

- D MART – 7.3 KM
- XION MALL & MULTIPLEX – 7.5 KM
- VISION ONE MALL – 9 KM

### HOSPITALS

- RUBY HALL CLINIC – 4.7 KM
- HINJAWADI HOSPITAL – 5.2 KM
- MULSHI MILLENNIUM – 7 KM
- LIFE POINT – 9.3 KM
- SYMBIOSIS HOSPITAL – 11.5 KM

### FUEL STATIONS

- HP – 6.2 KM
- SHELL – 4 KM
- BP – 5.9 KM
- IOC – 3.5 KM

### SCHOOLS / COLLEGES

- MOUNT LITERA ZEE SCHOOL – 5.3 KM
- PAWAR PUBLIC SCHOOL – 2.6 KM
- SYMBIOSIS COLLEGE – 6.3 KM

### HOTELS

- GRAND TAMANNA – 4.3 KM
- HYATT PLACE – 5.6 KM
- IBIS – 5.5 KM
- LEMON TREE – 5.8 KM
- TAJ GATEWAY – 7.3 KM
- COURTYARD BY MARRIOTT – 7.7 KM
- SAYAJI – 9.5 KM
- RADISSON BLU – 6.2 KM

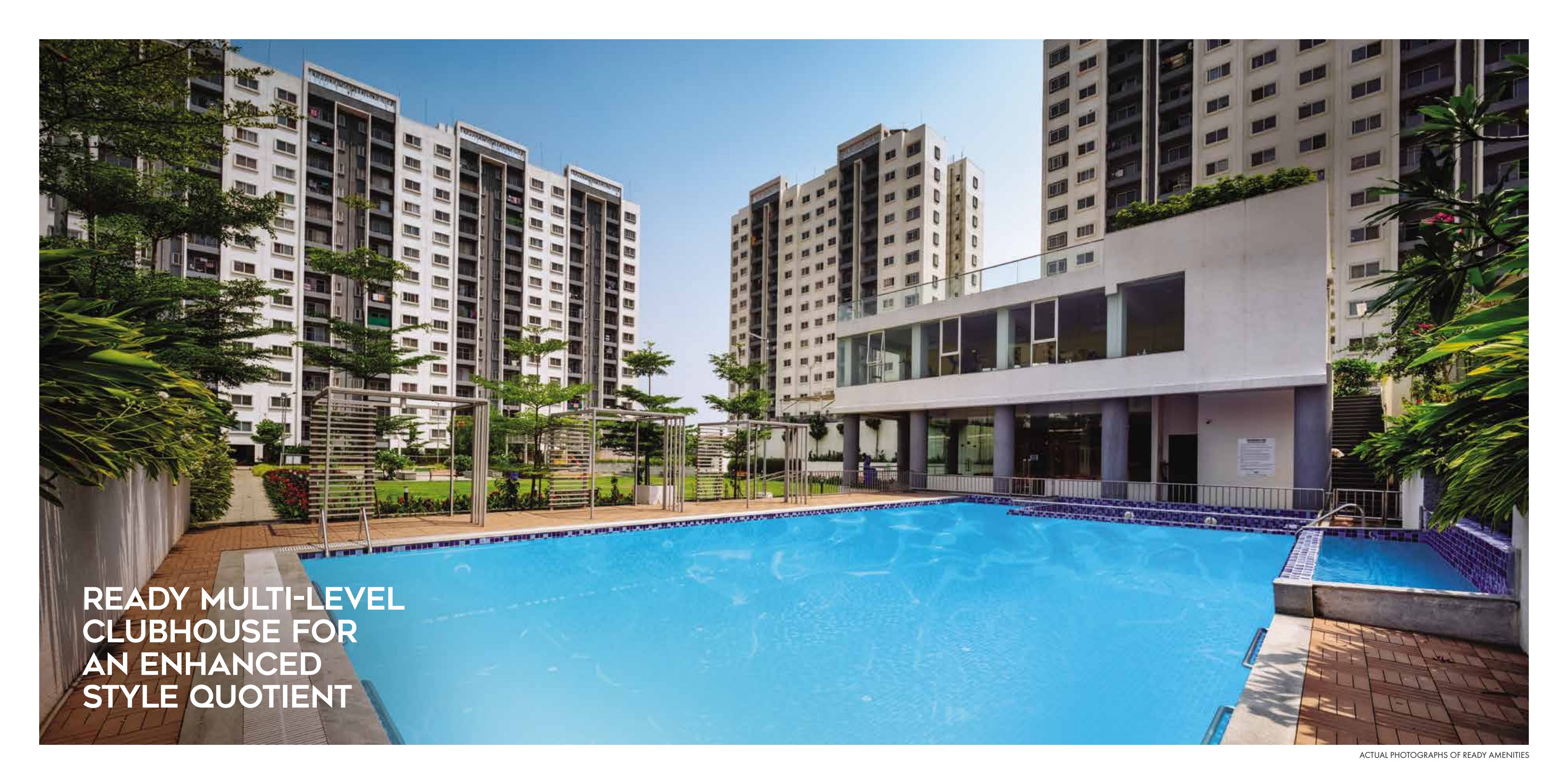
### BANKS / ATMS

- ICICI BANK – 2.3 KM
- AXIS BANK – 4.8 KM
- CANARA BANK – 7.1 KM
- SBI – 6 KM

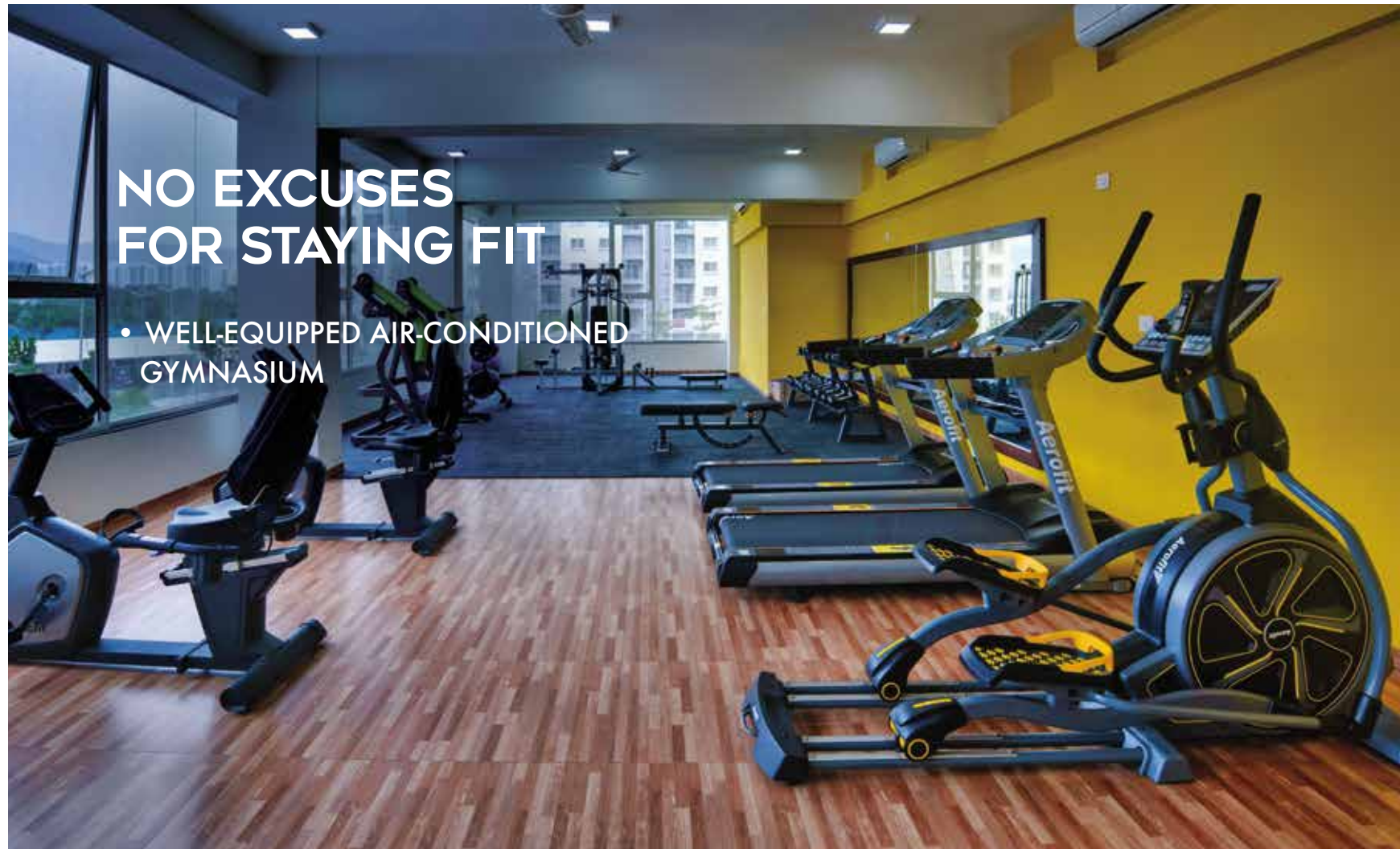
**VC** VOICE CONTROLLED  
**HOMES**  
WITH **CL** CLUB LIFE

FLORA - THE READY  
CLUBHOUSE WITH  
HIGH-LIFE INDULGENCES



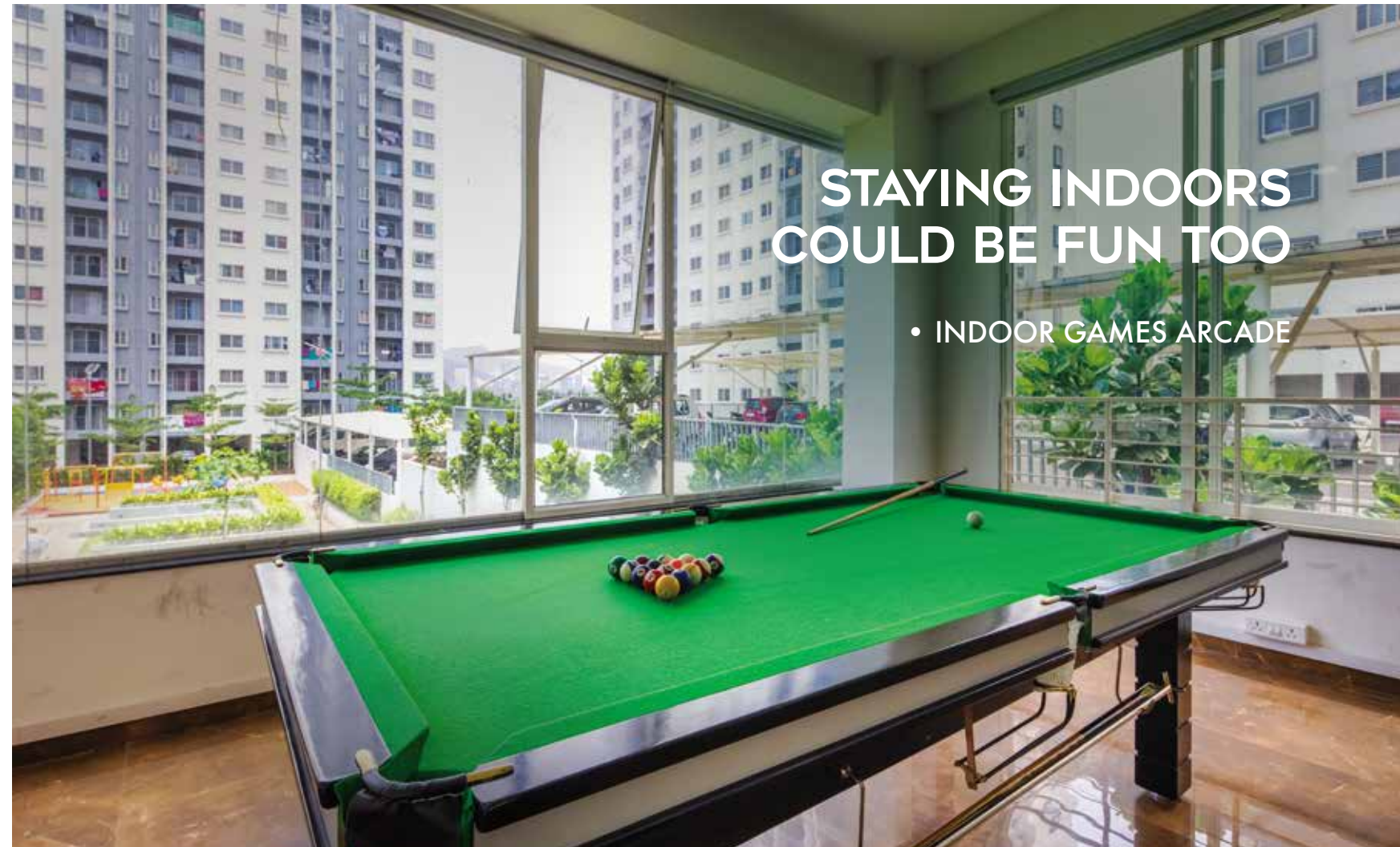


READY MULTI-LEVEL  
CLUBHOUSE FOR  
AN ENHANCED  
STYLE QUOTIENT



## NO EXCUSES FOR STAYING FIT

- WELL-EQUIPPED AIR-CONDITIONED GYMNASIUM



## STAYING INDOORS COULD BE FUN TOO

- INDOOR GAMES ARCADE



## LET SPLASHES OF AQUA CREATE MOMENTS TO CHERISH

- SWIMMING POOL WITH KID'S POOL



## MAKE LIFE'S PRECIOUS EVENTS MEMORABLE

- MULTI-PURPOSE BANQUET HALL
- ROOF-TOP CELEBRATION ZONE

**VC** VOICE CONTROLLED  
**HOMES**  
WITH **LG** LANDSCAPED GREENS

LANDSCAPED RECREATIONS  
WITH MULTIPLE WIFI ZONES  
AND GREEN PARK.





MULTI-PURPOSE  
SPORTS COURT

OPEN-AIR  
GYMNASIUM

CHILDREN'S PLAY  
PARK

WALKING/JOGGING  
LOOP

LAWN

PET ZONE

WATER DECK

SEASONAL WATER  
BODY

OPEN-AIR  
AMPHITHEATRE

UPCOMING GREEN PARK  
LANDSCAPED GREEN  
CANVAS WITH A HOST  
OF LEISURE AVENUES



SENIOR CITIZENS'  
CORNER

YOGA LAWN

SKATING RINK

BADMINTON COURT

# RECREATIONAL AVENUES AT UPCOMING GREEN PARK



CRICKET PITCH



LET THE  
FUN-TIMES BEGIN

CHILDREN'S PLAY PARK



LANDSCAPED  
ZONES WITH 'MORE'

OPEN-AIR AMPHITHEATRE



MULTI-PURPOSE SPORTS COURT

ARTIST'S IMPRESSIONS



WIFI ZONE

ARTIST'S IMPRESSIONS

# READY LIFESTYLE AMENITIES WITH MODERN RECREATIONS

CHILDREN'S  
PLAY PARK

AMPHITHEATRE

WALKING/JOGGING  
LOOP

FLORA  
CLUBHOUSE

PAVILION

SWIMMING POOL  
WITH KID'S POOL

MULTI-PURPOSE  
COURT

FAMILY CORNER

PARTY  
LAWN



ACTIVE-LIFE FEATURES  
FOR ALL FAMILY MEMBERS

MULT-PURPOSE COURT



A GREEN ZONES FOR  
'ME' TIME & 'WE' TIME

PARTY LAWN



WALKING/JOGGING LOOP



CHILDREN'S PLAY PARK WITH SAND PIT



SENIOR CITIZENS' CORNER



OPEN-AIR AMPHITHEATRE

ELEVATE YOUR  
CHARM QUOTIENT

POOL SIDE DECK

ACTUAL PHOTOGRAPHS OF READY AMENITIES



MULTI-PURPOSE BANQUET HALL



MULTI-PURPOSE SPORTS COURT

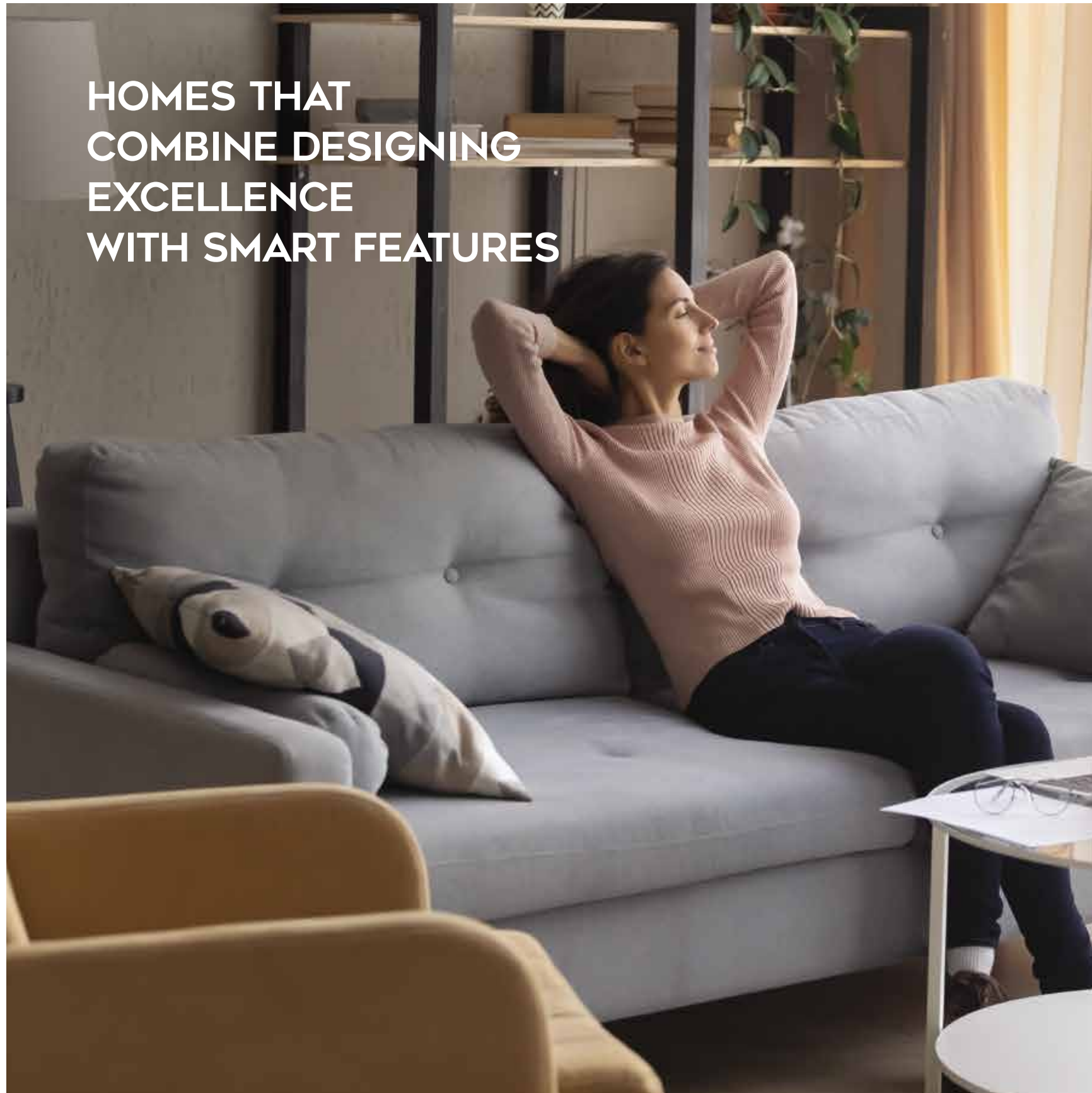
ACTUAL PHOTOGRAPHS OF READY AMENITIES

**VC** VOICE CONTROLLED  
**HOMES**  
WITH **AC** AUTOMATED COMFORTS

FUTURISTIC  
2 RLK, 1 RLK & STUDIO  
CONVERTIBLE HOMES  
WITH VOICE CONTROLLED  
FEATURES



# HOMES THAT COMBINE DESIGNING EXCELLENCE WITH SMART FEATURES



IMAGES FOR REPRESENTATION PURPOSE ONLY



LIGHTS, FAN, AIR-CONDITIONER ON /OFF CONTROLS



WORK FROM HOME & STUDY SPACE

IMAGES FOR REPRESENTATION PURPOSE ONLY



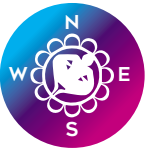
IMAGES FOR REPRESENTATION PURPOSE ONLY

# HOMES PLANNED FOR BETTER LIVING



## AMPLE NATURAL DAY LIGHT

- Almost 80% of homes receive good day light
- 80% of Balconies get direct Sunlight without obstruction
- All homes have maximum access to sunlight, as they have East-West orientation.



## VASTU COMPLIANT

- All homes are designed to optimise good energies & offer positivity.



## BETTER VENTILATION

- All homes have 2 times better natural ventilation.

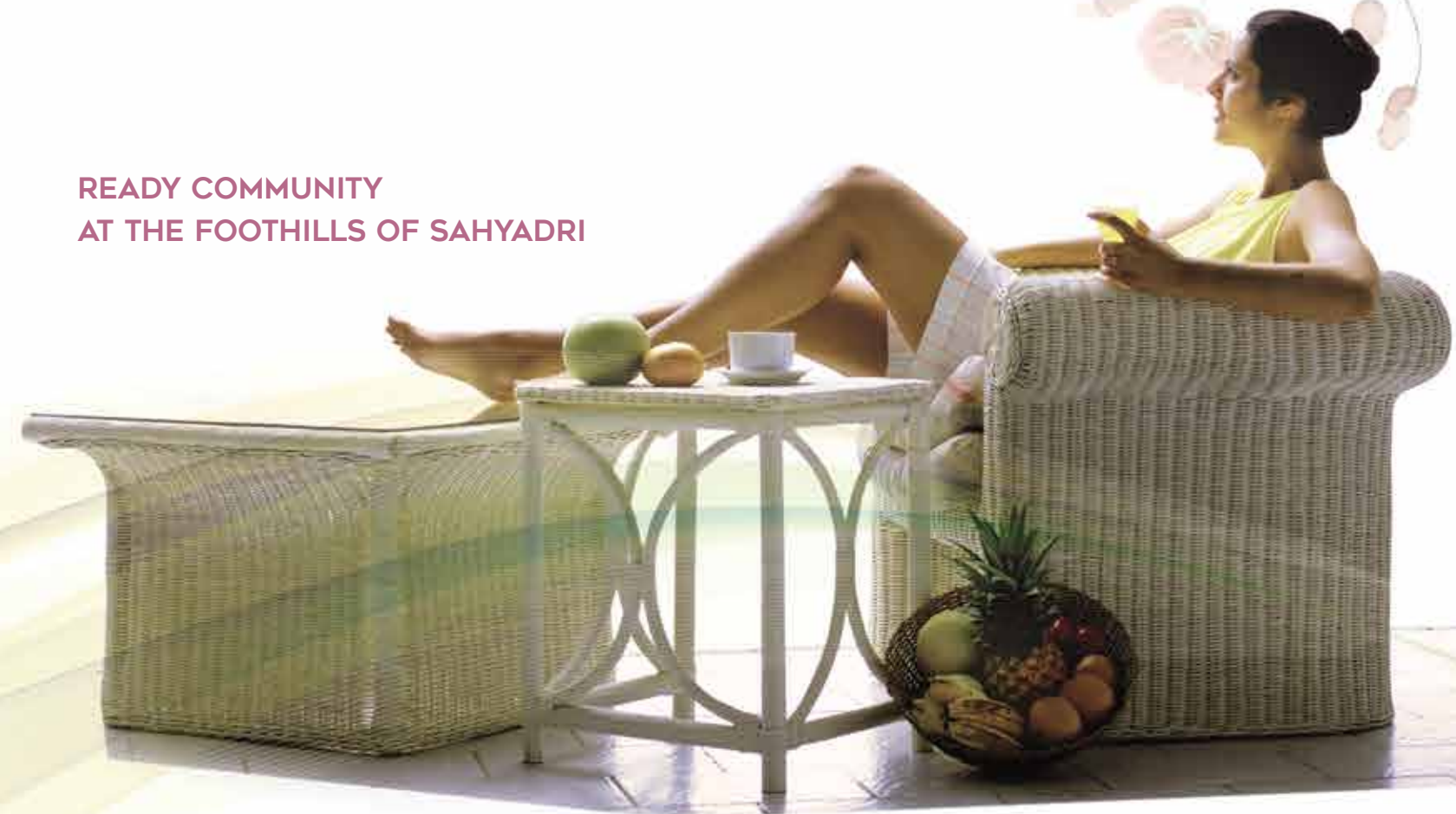


## BETTER WIND FLOW

- 50% of the homes are designed to allow cool winds from the West
- The other 50% get the benefit of East Winds

**VC** VOICE CONTROLLED  
**HOMES**  
WITH **CA** COMMUNITY ADVANTAGES

READY COMMUNITY  
AT THE FOOTHILLS OF SAHYADRI



THOUGHTFULLY-  
PLANNED TO  
MAKE EVERYDAY,  
COMFORTABLE



AMPLE CAR PARKS



ELECTRIC VEHICLE CHARGING POINTS



POLYCLINIC



BUS SHELTER



AUTOMATIC ELEVATORS



MOUNT LITERA ZEE SCHOOL

A COMMUNITY PLANNED WITH  
YOUR CHILD'S EDUCATION IN MIND,  
VC HOMES HAVE A TIE-UP WITH  
MOUNT LITERA ZEE SCHOOL,  
SITUATED JUST 5 KMS. AWAY



ARTIST'S IMPRESSION

## COMMUNITY PLANNED FOR BETTER ENVIRONMENT



### COOLER

TCG Cliff Garden is 2°C cooler  
than Central Pune.



### QUIETER

Experience a 20% quieter community.



### BETTER AIR QUALITY

Hills with lush green trees ensure  
more oxygen.

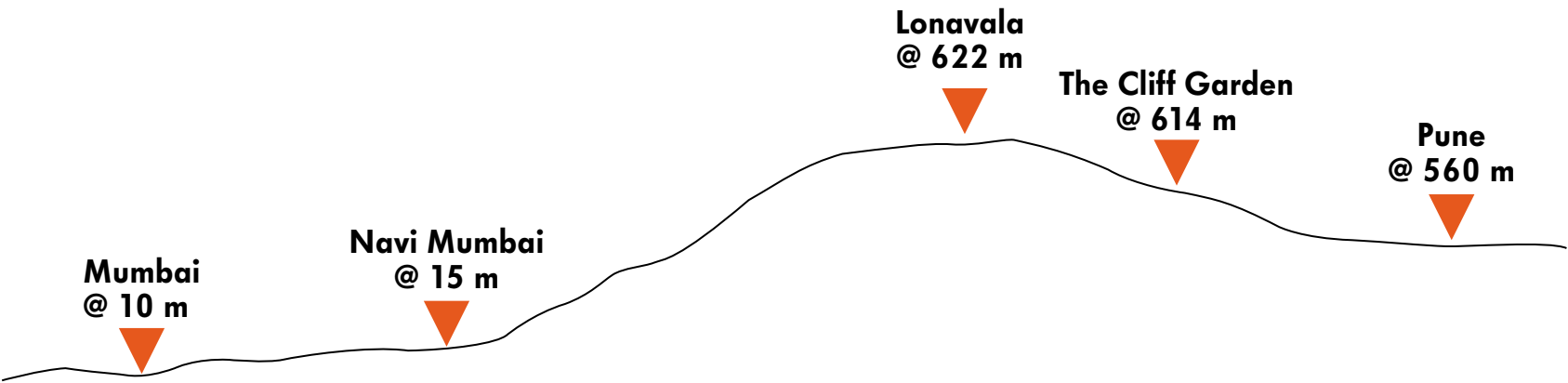


### COOLER MICRO-CLIMATE

The community is in close proximity to a vegetated  
hillock providing a cooler micro-climate.

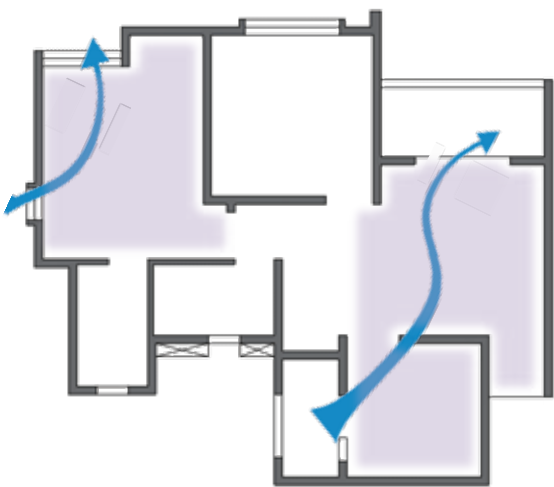
ELEVATED

Cliff Garden is elevated by 180 ft. / 54 mtrs. above Central Pune.

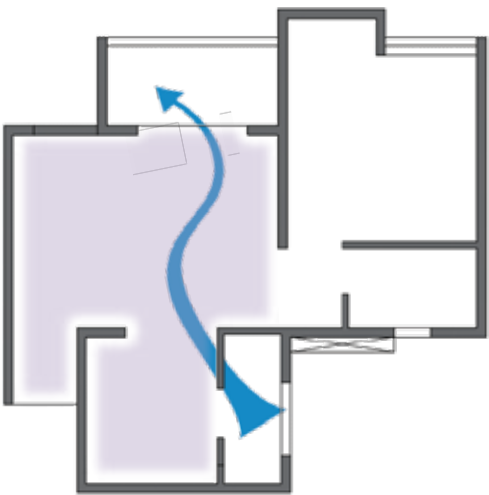


BETTER CROSS VENTILATION

On an average 68% of the regularly occupied spaces of homes have better cross ventilation.



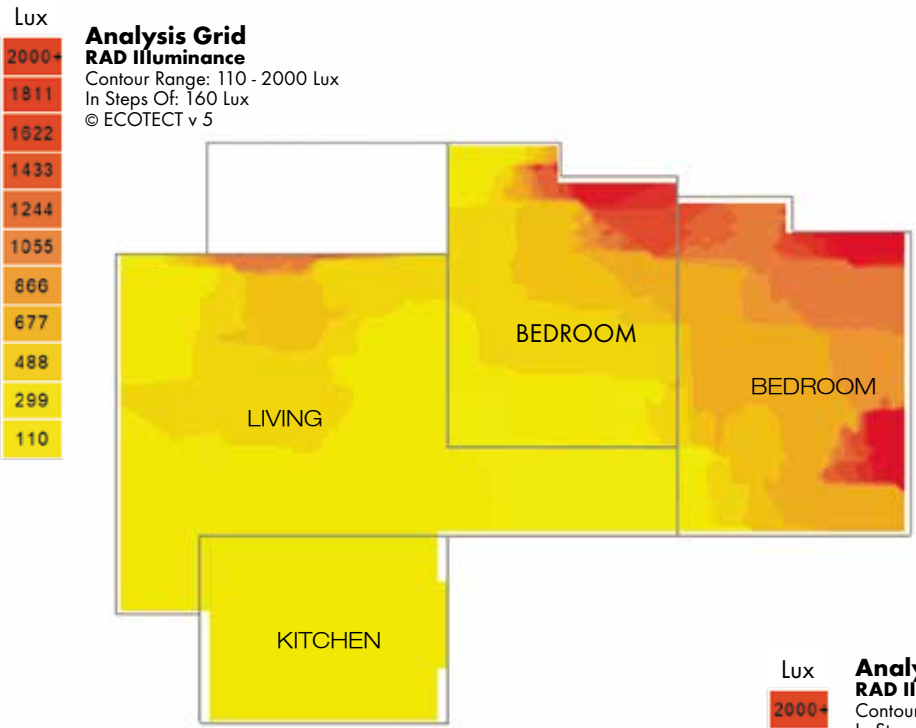
2 RLK



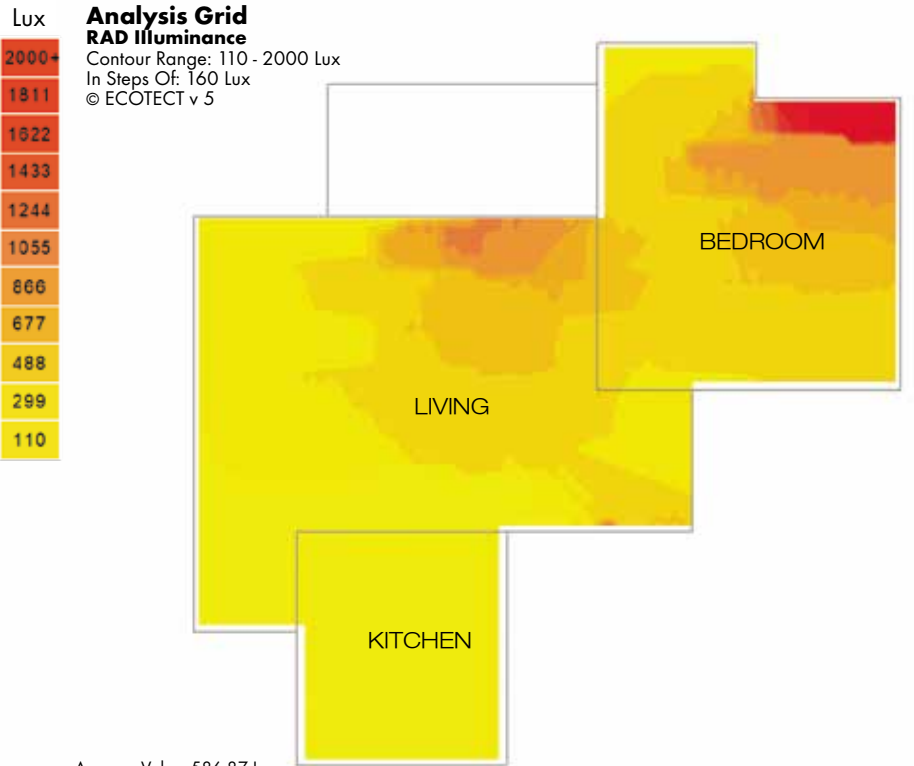
1 RLK

BETTER DAYLIGHT

75% to 80% of the homes receive good day light.



Average Value: 586.87 Lux  
Above Clip Threshold: 100.0%  
Visible Nodes: 4269  
2 RLK



Average Value: 586.87 Lux  
Above Clip Threshold: 100.0%  
Visible Nodes: 4269  
1 RLK

EXPERIENCE  
ADVANCED  
LIVING AT VC HOMES,  
TCG CLIFF GARDEN

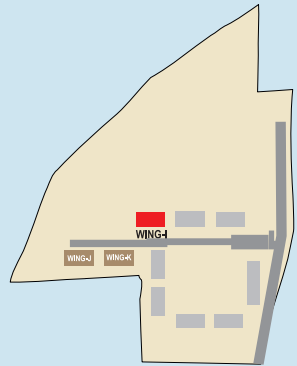


ARTIST'S IMPRESSION



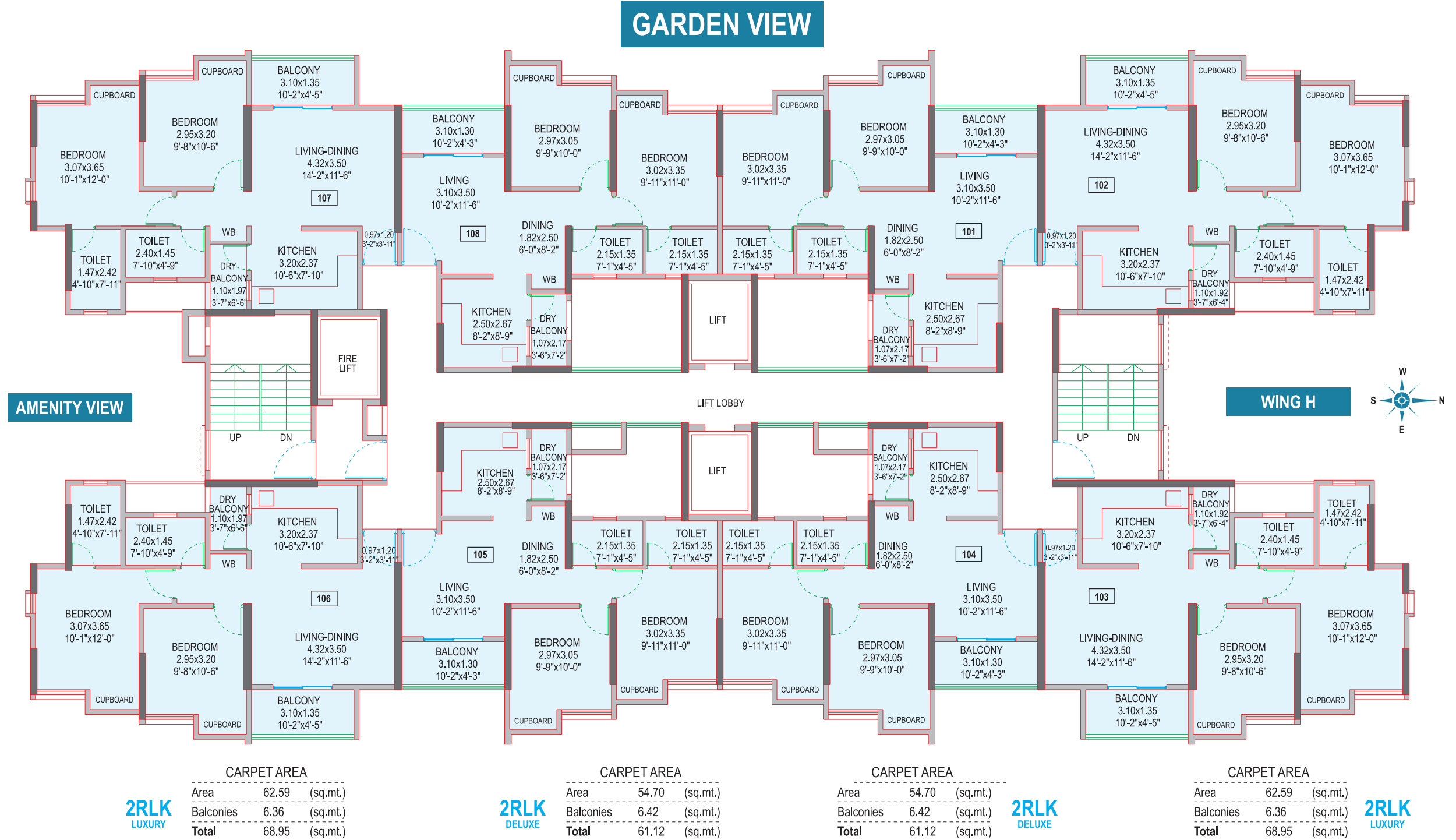
Iris

## 1<sup>ST</sup> TO 18<sup>TH</sup> & 20<sup>TH</sup> FLOOR PLANS



### Disclaimer:

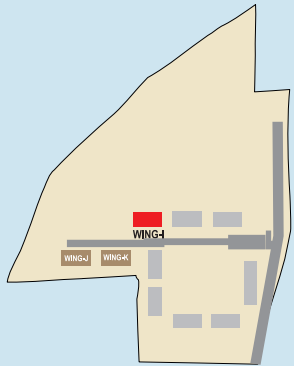
Dimensions in meters are as per MIDC sanctioned plans, before all finishing work (like plaster, gypsum plaster, paint, skirting, dado, etc). Dimensions in feet are calculated at 1 mt. = 3.28 ft. Dimensions of the finished flats may vary/change as per actual site conditions and finishes. The size and location of structural columns and beams may change per design requirements. Carpet Areas are calculated as per MahaRERA circular. Refuge Area is only on the 19th Floor. Floor plans are indicative and subject to change.





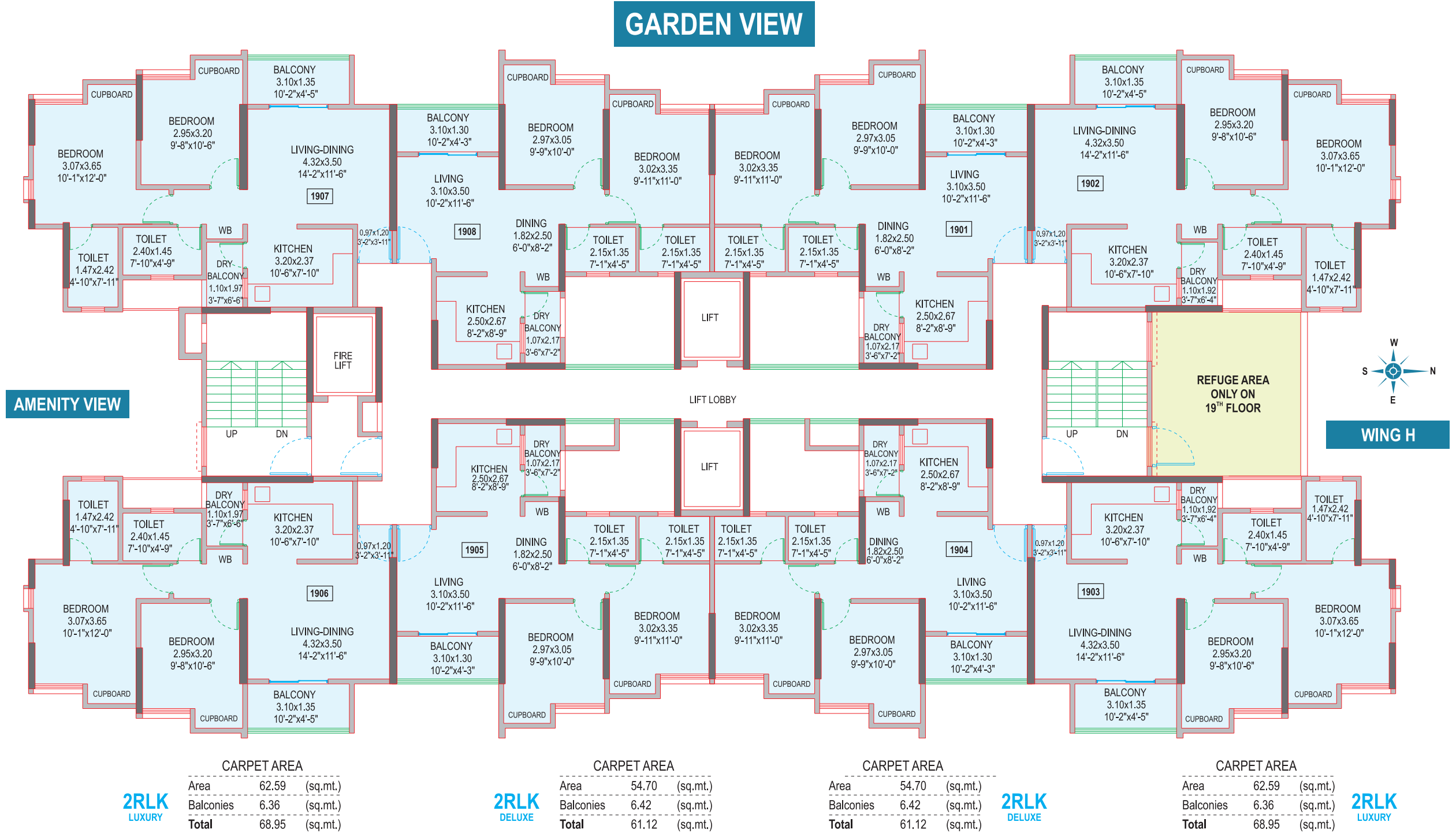
Iris

## 19<sup>TH</sup> FLOOR PLAN



### Disclaimer:

Dimensions in meters are as per MIDC sanctioned plans, before all finishing work (like plaster, gypsum plaster, paint, skirting, dado, etc). Dimensions in feet are calculated at 1 mt. = 3.28 ft. Dimensions of the finished flats may vary/change as per actual site conditions and finishes. The size and location of structural columns and beams may change per design requirements. Carpet Areas are calculated as per MahaRERA circular. Refuge Area is only on the 19th Floor. Floor plans are indicative and subject to change.

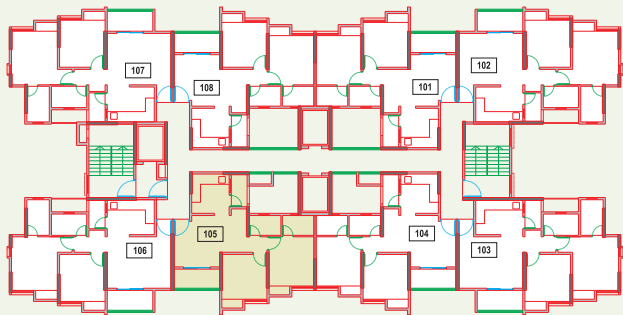


ISOMETRIC PLAN



2 RLK DELUXE

| CARPET AREA |                |
|-------------|----------------|
| Area        | 54.70 (sq.mt.) |
| Balconies   | 6.42 (sq.mt.)  |
| Total       | 61.12 (sq.mt.) |

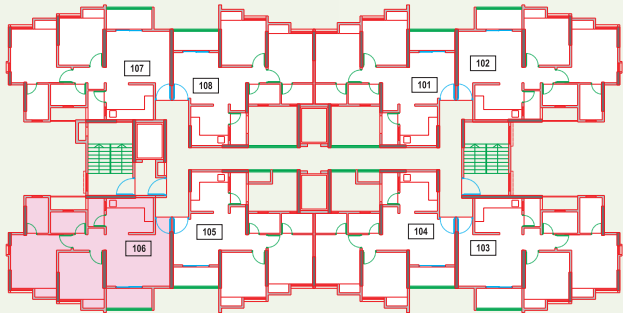
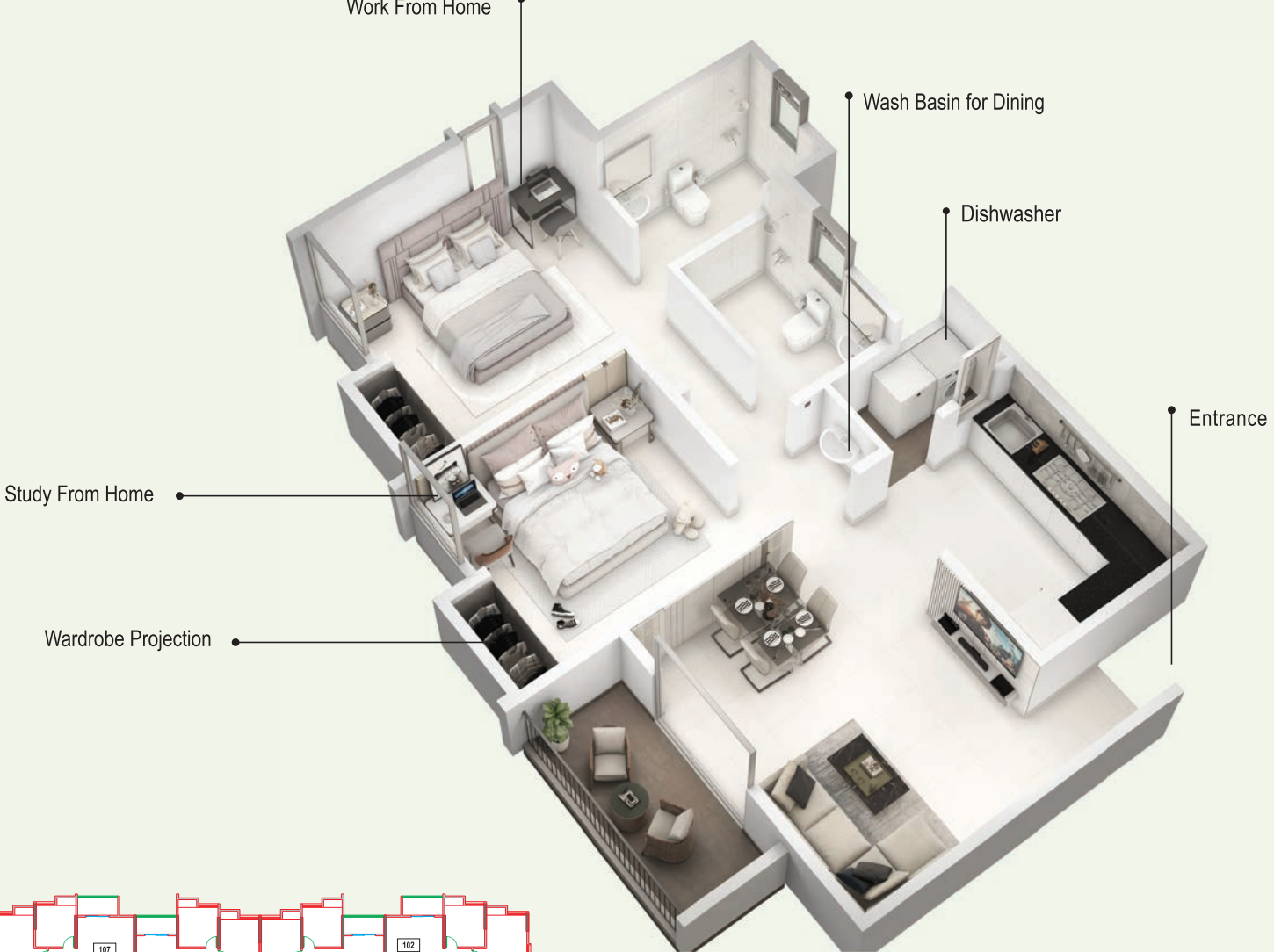


ISOMETRIC PLAN



2 RLK LUXURY

| CARPET AREA |                |
|-------------|----------------|
| Area        | 62.59 (sq.mt.) |
| Balconies   | 6.36 (sq.mt.)  |
| Total       | 68.95 (sq.mt.) |





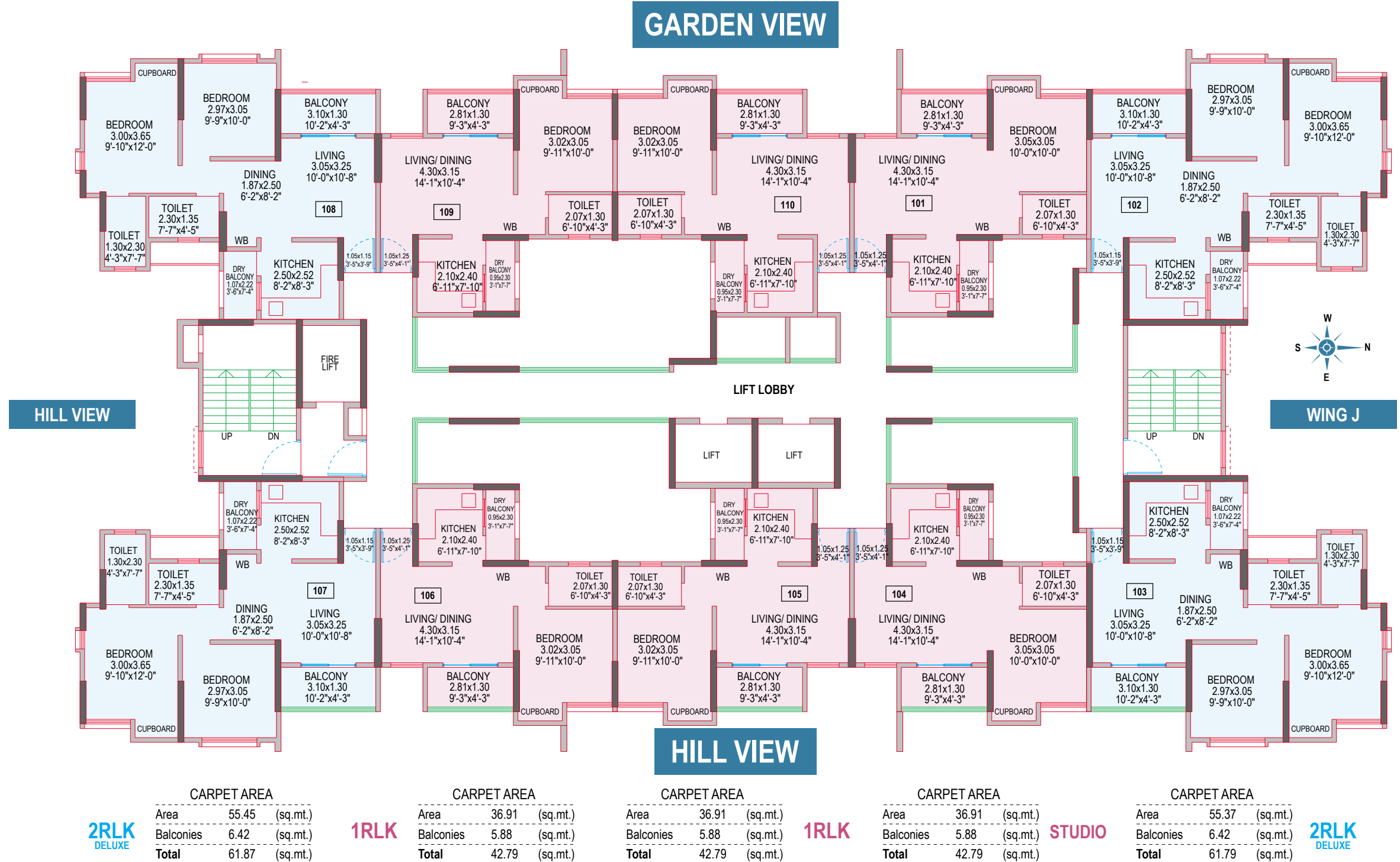
Kerria

## 1<sup>ST</sup> TO 18<sup>TH</sup> & 20<sup>TH</sup> FLOOR PLANS



### Disclaimer:

Dimensions in meters are as per MIDC sanctioned plans, before all finishing work (like plaster, gypsum plaster, paint, skirting, dado, etc). Dimensions in feet are calculated at 1 mt. = 3.28 ft. Dimensions of the finished flats may vary/change as per actual site conditions and finishes. The size and location of structural columns and beams may change per design requirements. Carpet Areas are calculated as per MahaRERA circular. Refuge Area is only on the 19th Floor. Floor plans are indicative and subject to change.





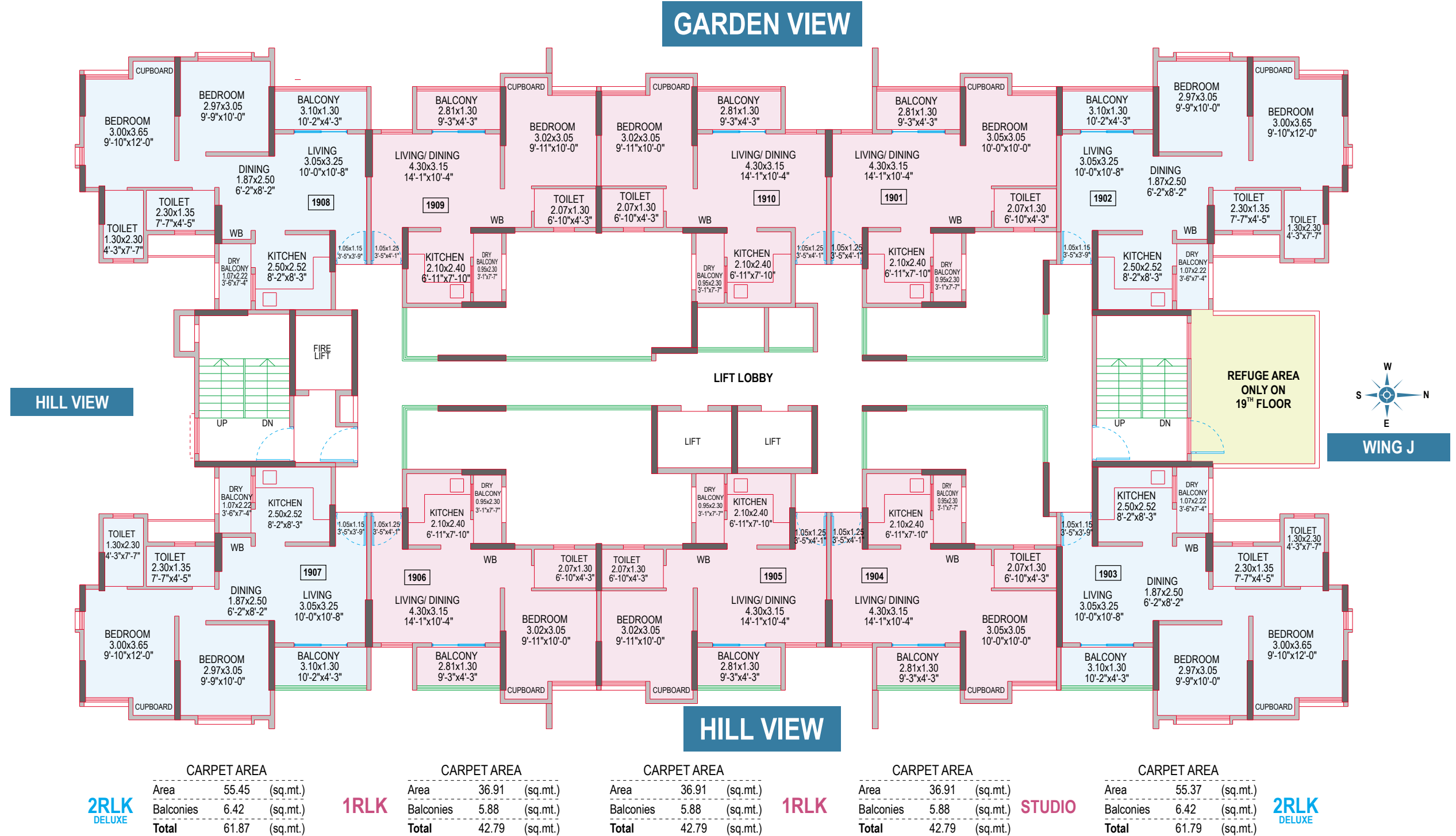
Kerria

## 19<sup>TH</sup> FLOOR PLAN



### Disclaimer:

Dimensions in meters are as per MIDC sanctioned plans, before all finishing work (like plaster, gypsum plaster, paint, skirting, dado, etc). Dimensions in feet are calculated at 1 mt. = 3.28 ft. Dimensions of the finished flats may vary/change as per actual site conditions and finishes. The size and location of structural columns and beams may change per design requirements. Carpet Areas are calculated as per MahaRERA circular. Refuge Area is only on the 19th Floor. Floor plans are indicative and subject to change.

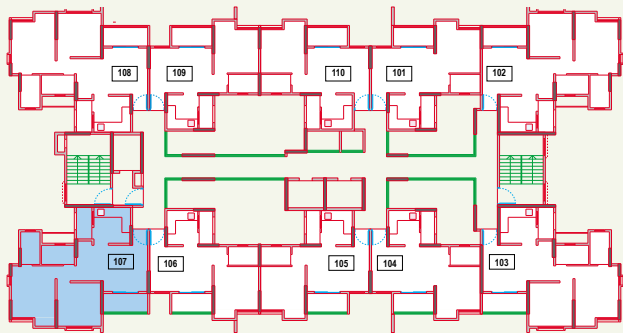
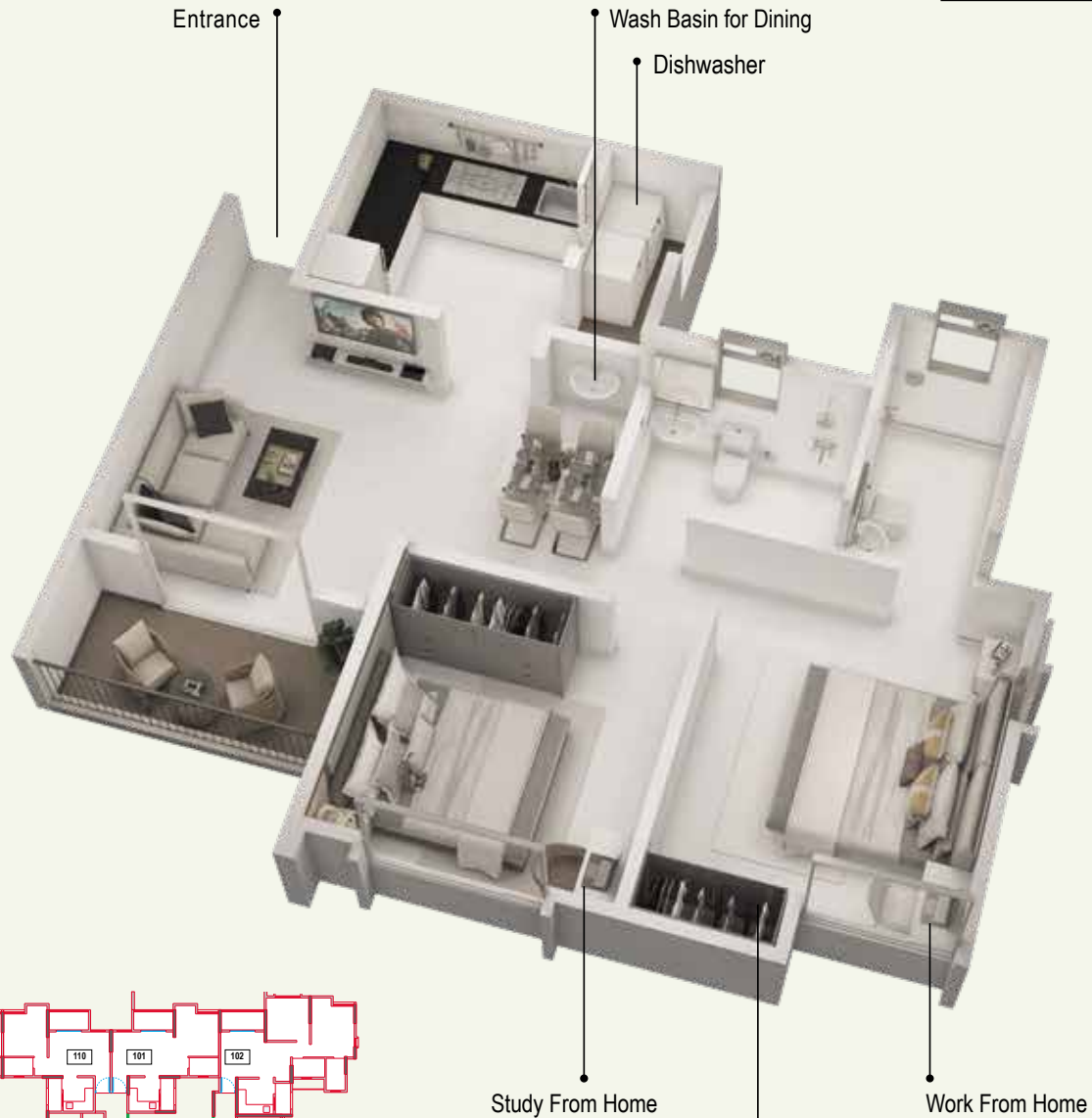


# ISOMETRIC PLAN



## 2 RLK DELUXE

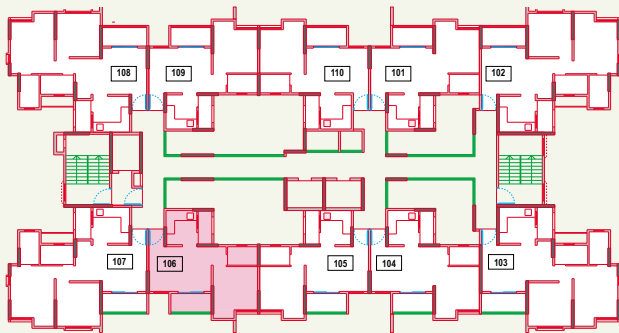
| CARPET AREA  |                       |
|--------------|-----------------------|
| Area         | 55.45 (sq.mt.)        |
| Balconies    | 6.42 (sq.mt.)         |
| <b>Total</b> | <b>61.87 (sq.mt.)</b> |



## 1 RLK

| CARPET AREA  |                       |
|--------------|-----------------------|
| Area         | 36.91 (sq.mt.)        |
| Balconies    | 5.88 (sq.mt.)         |
| <b>Total</b> | <b>42.79 (sq.mt.)</b> |

# ISOMETRIC PLAN



# VC HOMES AT A GLANCE

## WELL-PLANNED COMMUNITY

- Electric Vehicle Charging Points
- Polyclinic
- Convenience Store
- Stroller & Wheel Chair Friendly Pavements

## FLORA - THE READY CLUBHOUSE

- Swimming Pool with Kids Pool
- Well-equipped Air-conditioned Gymnasium
- Indoor Games Arcade
- Multi-purpose Banquet Hall
- Roof-top Celebration Zone

## READY AMENITIES

- Central Pavilion
- Multi-purpose Court
- Children’s Play Park with Sand Pit
- Walking/Jogging Loop
- Open-air Amphitheatre
- Senior Citizens’ Corner
- Cycling Track
- Party Lawn

## UPCOMING GREEN PARK

- Open-air Gymnasium
- Multi-purpose Sports Court & Cricket Pitch
- Children’s Play Park with Sand Pit
- Skating Rink
- Walking/Jogging Loop
- Open-air Amphitheatre
- Meditation/Yoga Lawn
- Landscaped & Vertical Gardens
- Senior Citizens’ Corner
- Seasonol Water Body & Water Deck

## GREEN FEATURES

- Rainwater Harvesting
- Sewage Treatment Plant
- Drip & Sprinkler Irrigation
- Solar Powered Lights in Common Areas
- Solid Waste Management

## SECURITY

- 24x7 Security
- CCTV Cameras in Common Areas
- Fire-fighting System in Common Areas
- Fire Staircase in Every Building

## OTHER SPECIFICATIONS

- Name Plate on the Main Door of each Flat
- Directory of Flat Owners at Ground Floor Lobby
- Notice Board for each Building
- Centralised LPG
- Centralised DTH & Broadband
- Generator Back-up for Common Areas
- Stretcher Lift for each Building
- Common Toilet at Stilt Level for each Building
- Heat Reflective Paint on Top Terrace
- Rodent Prevention Gurads on Pipes
- Anti-termite Treatment to Building Foundation

## INTERNAL SPECIFICATIONS

### DOORS & WINDOWS

- Pre-laminated Doors & Door Frames
- Powder Coated Aluminum Sliding Windows
- Powder Coated Aluminum Sliding Door for Balcony attached to Living Room
- MS Safety Grills for Windows (except Toilet Windows) shall be installed from the inside
- Mosquito Net for all Sliding Doors & Windows

### KITCHEN

- Granite Kitchen Platform with Stainless Steel Sink
- Ceramic Tile Dado 2 Feet above the Kitchen Platform
- Provision for Piped Gas
- Gas Leak Detector
- Provision for Water Purifier
- Provision for Exhaust Fan
- Water Saving Aerator Tap for Sink

### BALCONIES

- Provision for Washing Machine in Dry Balcony
- Provision for Dishwasher in Dry Balcony only for 2 RLK
- MS Railing for balcony attached to Living Room

### ELECTRICALS

- Provision for Inverter
- Touch Panel Switches in Living Room & Bedrooms
- USB Port in the Living Room & Bedrooms
- Provision for Internet in Living Room
- Television Point in Living & Bedrooms
- Provision for Split Air-conditioner in Living & Bedrooms
- Switch & Socket for Work From Home in Master Bedroom

- Switch & Socket for School From Home in Common Bedroom only for 2 RLK

### TOILETS

- Pre-laminated Door with Granite Door Frame
- Ceramic Tiles for Flooring
- Glossy Ceramic Tiles Dado upto 7 Feet Height
- Single Lever Hot & Cold Mixer with Overhead Shower
- Provision for Exhaust Fan
- Provision for Geyser
- Water Saving Aerator Taps for Washbasins

### FLOORING

- Glossy Vitrified Tile Flooring in Living Room, Bedrooms, Kitchen, Passages
- Matt Ceramic Tiles Flooring in the Balcony & Dry Balcony

### INTERNAL PAINT

- Acrylic Distemper for all Internal Walls & Ceiling
- One Wall of the Living Room & Bedrooms will be in a Darker Color Shade

### SMART FEATURES

- Voice Controls for Lights, Fans & Air-conditioner in the Rooms (except Kitchen)
- One Smart Speaker in the Living Room
- Video Door Phone (Standalone)
- Provision for Washbasin near Dining area with Water Saving Aerator Tap
- Smoke Detectors & Firefighting Sprinklers in all the Rooms

Note: In all the above items, there could be variations in colors, finishes, designs, sizes, types, dimensions, features etc. based on the availability of all material at the time of installation. Lights, fans and air-conditioners, water purifier, exhaust fans, invertor, washing machine, dishwasher, internet, telephone, television, are not standard equipment and are not provided in the flat by the Promoter.

# THE CHATTERJEE GROUP LEGACY

The Chatterjee Group (TCG) is a New York based global conglomerate and a strategic investment firm with over \$5 Bn invested in sectors such as petrochemicals, life-sciences, information technology, real estate, etc.

## TCG GROUP COMPANIES



Largest Petrochemical Company in Eastern India & Leading Polyethylene Exporter in India



Advanced Global Technology to manufacture & sell PTA



A real estate development company focussed on Commercial Offices, IT Parks, Biotechnology & Residential Assets across major urban centres in India.



R & D Group focussed on Integrated Drug Discovery



World's Largest Standalone LIMS Vendor



A New-age Technology Consulting Company



A financial technology solutions and services company focussed on financial services providers in Wealth Management and Alternative Investments.



An investment & fund management company focussed on capital market related advisory services.



Leading licensor of proprietary technology in refining, petrochemicals, gas processing & coal gasification sector with more than 3400 patents and patent applications.



Polyester Manufacturing and Fashion Apparels



# THRIVING ON INTELLIGENT INFRASTRUCTURE

## PAN-INDIA PRESENCE 4.2 MILLION SQ. FT. ALREADY DEVELOPED



BENGALURU - First Technology Park



MUMBAI - TCG Financial Centre



NCR -  
First India Place

World Trade Center



KOLKATA -  
Bengal Intelligent Park

Bengal Eco Intelligent Park



CHENNAI - First Software Park



PUNE -  
International  
Biotech Park

The Crown Greens TCG Cliff Garden



TCG Real Estate, Sales Lounge, R2/1 Rajiv Gandhi Infotech Park,  
MIDC Phase 3, Maan, Hinjawadi, Pune 411057, India.

**TOLL FREE NO.: 1800 103 4124**

**Email:** myhome@tcgcliffgarden.com | [www.tcgcliffgarden.com](http://www.tcgcliffgarden.com)

---

Disclaimer: The proposed development mentioned in all printed, displayed, electronic, digital marketing collaterals including brochures, websites, models, sample flats, virtual tour, hoardings, displays, etc., is part of the proposed larger layout development and entire development will be carried out in a phase-wise manner by the Promoter. The Promoter is entitled to use the entire potential of the said entire layout as per its convenience, in one phase or in other phases or jointly in multiple phases. The information herein i.e. contents, pictures, images, renderings, maps, specifications, designs, dimensions, etc. are artist impressions and are digitally enhanced and are only indicative and may differ from actuals. Layout, roads, master plan, views, elevations, number of buildings/floors/ apartments, features, specifications, amenities, floor plans, carpet areas, dimensions of rooms, toilets, balconies, doors, windows, kitchen platform, columns, beams, parkings, colour schemes, landscape, etc as shown in all marketing collaterals, mentioned above, may be revised from time to time as per onsite conditions and statutory/regulatory requirements. There could be variations in, but not limited to, colours, finishes, designs, sizes, types, features, materials, lighting, paints, parking, amenities, gardens, trees, shrubs, accessories, interiors, furniture, facilities, etc. based on the market conditions and availability of materials or reasons beyond control of the Promoter at the time of installation. All marketing collaterals shall not be treated as any representation, promise, invitation to offer or offer by the Promoter. Electrical and electronic gadgets/appliances, lights, fans, air conditioners, water purifiers, exhaust fans, inverter, washing machine, dishwasher, internet connection, telephone, television, furniture, curtains, interior design accessories are not provided by the Promoter. Prospective customers are therefore required to verify all the details, including area, amenities, services, terms of the allotment and payments and other relevant terms independently with the sales team/ Promoter prior to concluding any decision for acquiring any flats in the project. All marketing collaterals do not create any obligations or contract of any nature whatsoever. The Allottee and the Promoter shall be bound only by the terms of the Agreement executed and registered and these marketing collaterals shall not be deemed or construed to form a part of the aforesaid agreement or the transaction for allotment of any flat in the project. All marketing collaterals are to give only the possible glimpse of the project and same shall not be treated as document disclosing the nature of the project. All marketing collaterals are not the part of the disclosure. The information provided herein cannot be produced for any legal purpose and the Allottee is not called upon or invited to book the unit, enter into agreement or make any advance or deposit payment on the basis of these marketing collaterals and though all efforts have been made to ensure accuracy in no event shall the Promoter be liable for claim made by any Allottee seeking any cancellation for any inaccuracies in the information provided.