

Near Sutgirni Chowk, Garkheda, Aurangabad

Prime Residential & Commercial destination

Aesthetically designed elevation
for eye catching look




Aurum
Aurum
Jio

Adorable homes to cherish
every moments of life



Luxurious **1/2/3 BHK Homes**, Perfectly Designed for extra Luxury.

Aurum believes its about Home and not Flats.

Aurum provides range of Luxury Homes which can comfortably meet the occupancy and budget.

Aurum is located so centrally that every member of family younger or elder will find their place of interest & importance very nearby. Specially designed Terraces are highly complementing to the flats making it a matchless preposition on the grounds of comparison. Unique features of Safety & Security like Security Driven pre-entry Intercom, Card Entries, Panic Buzzers, Dual Security Posts and many more are like a cherry on the pie.



Attractive location for enhanced consumer appeal



Expand Business with Luxurious **Shops** with double height.

Customers approach in selecting a particular Shop is mostly associated with Convenient & Accessible location. Central Location of **Aurum** is magical enough to attract consumer's towards the shop space. Rest can be easily achieved. Wi Fi zone & Ample Parking Space will add to the increased footfall. Super Advantage of 14 feet high shop will add up to the additional space with same frontage. Expanding to new section or need of additional space or requitement for storage space, anything can be well managed by utilizing the Loft in the shop.



Shop View of 03

Offices Created to meet modern day corporate needs.

Aurum is determined to provide business house's the Best of Amenities for Hassle Free Performance. To provide that team **Aurum** has worked on many parameters, smallest being **14 feet height**. Apart from that, **Aurum** provides **Ultra Luxury Lobby** which elevates the elegance.

A Commercial space which is highly accessible is of prime importance when we talk about business. Convenience to all comes complementary with accessibility whether its your employee or client. The Supper Advantage of **14 feet high** office is worth mentioning. Advantageous Loft can be used in great way to meet the additional requirements whether its Anti-Chamber or Additional Cabin or More Cubicles.

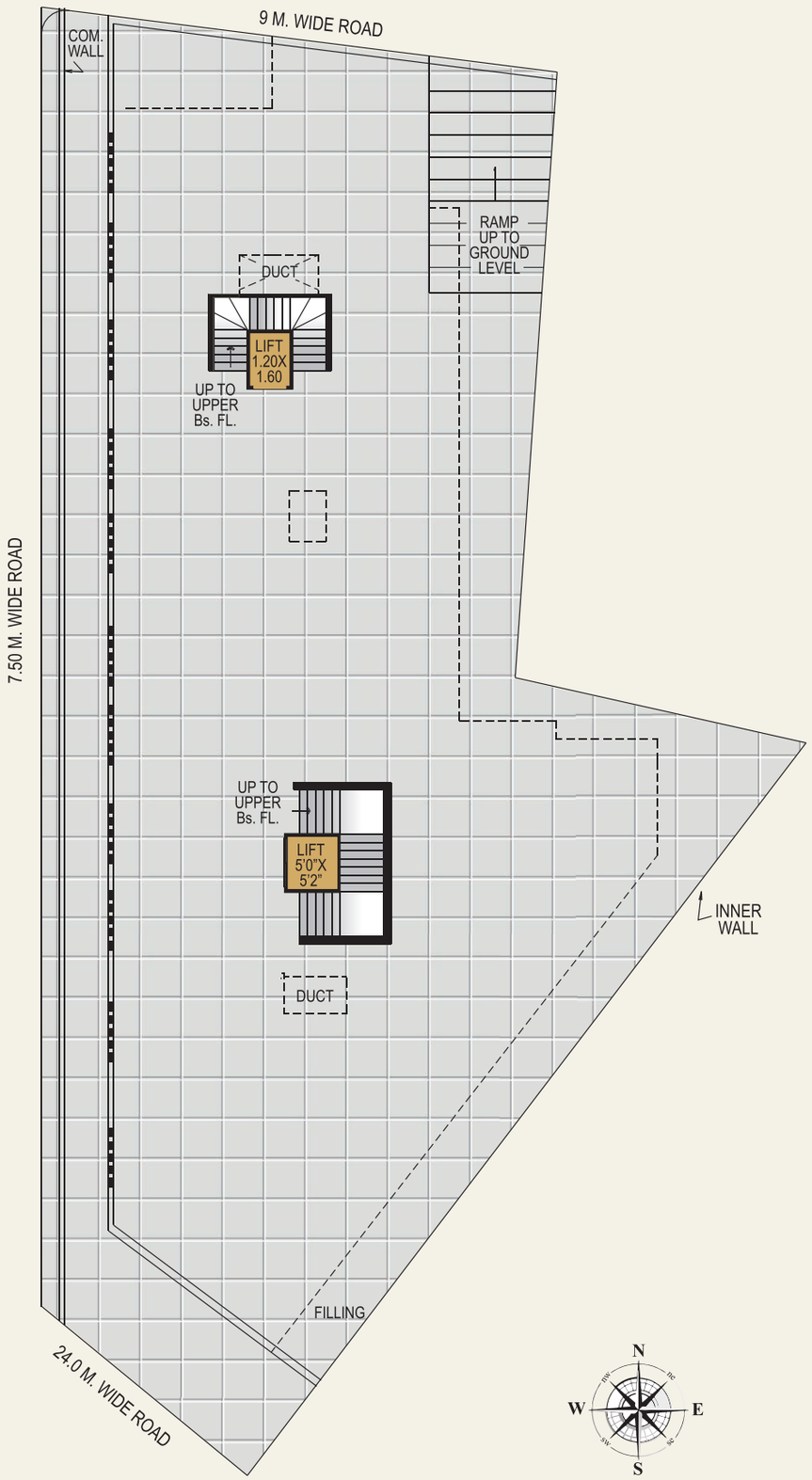




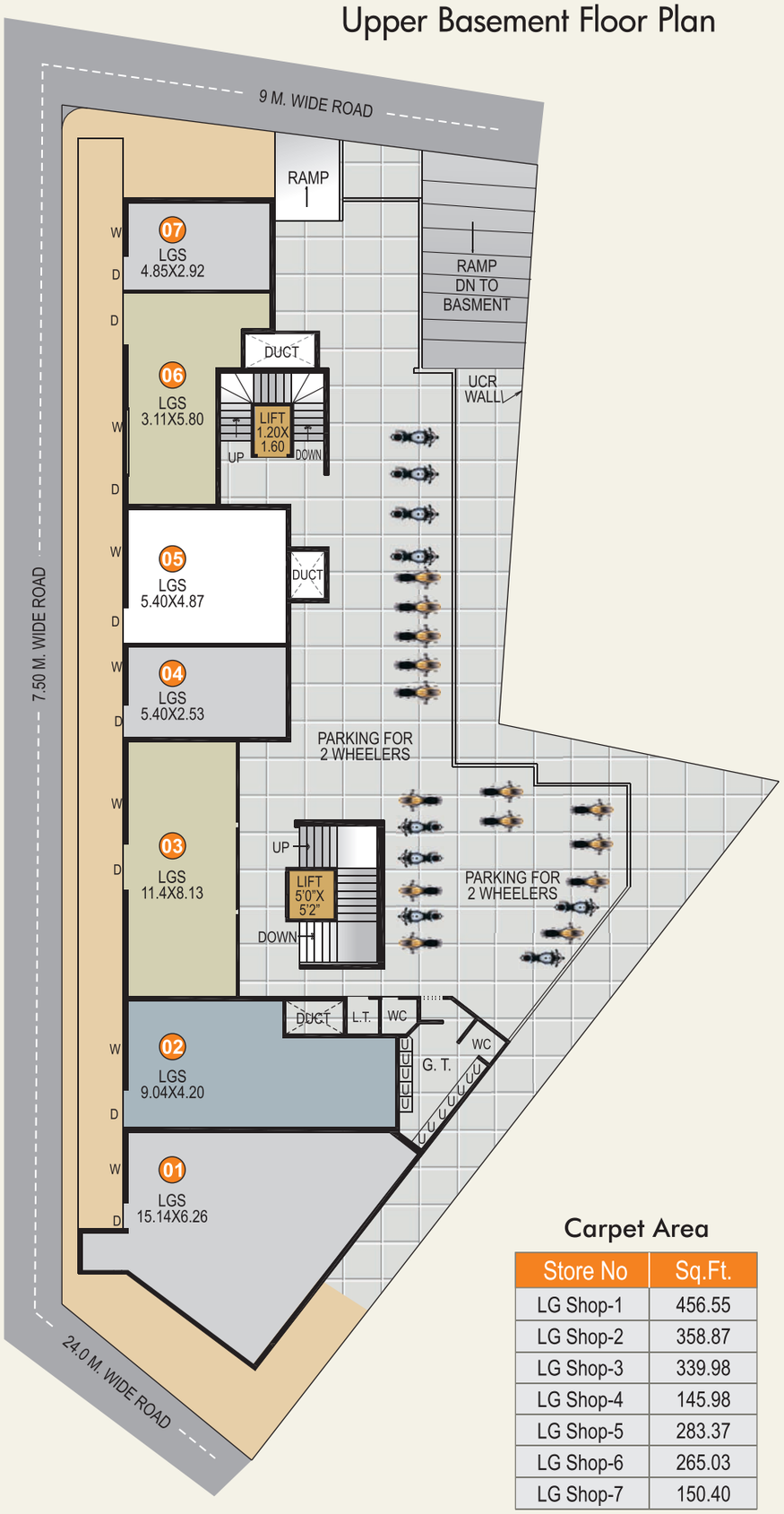
Office View of 106


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Lower Basement Floor Plan



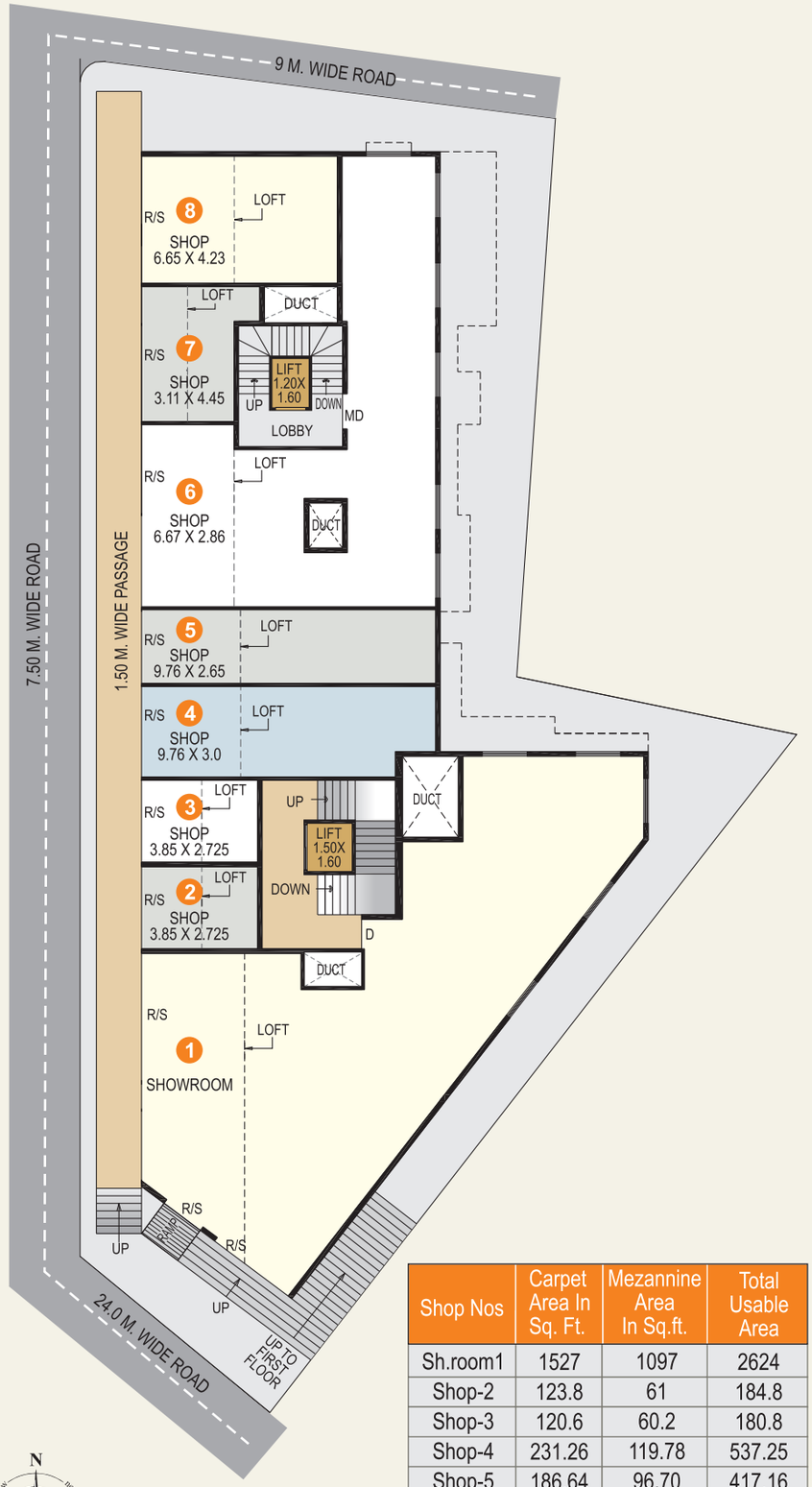
Upper Basement Floor Plan



Carpet Area

Store No	Sq.Ft.
LG Shop-1	456.55
LG Shop-2	358.87
LG Shop-3	339.98
LG Shop-4	145.98
LG Shop-5	283.37
LG Shop-6	265.03
LG Shop-7	150.40

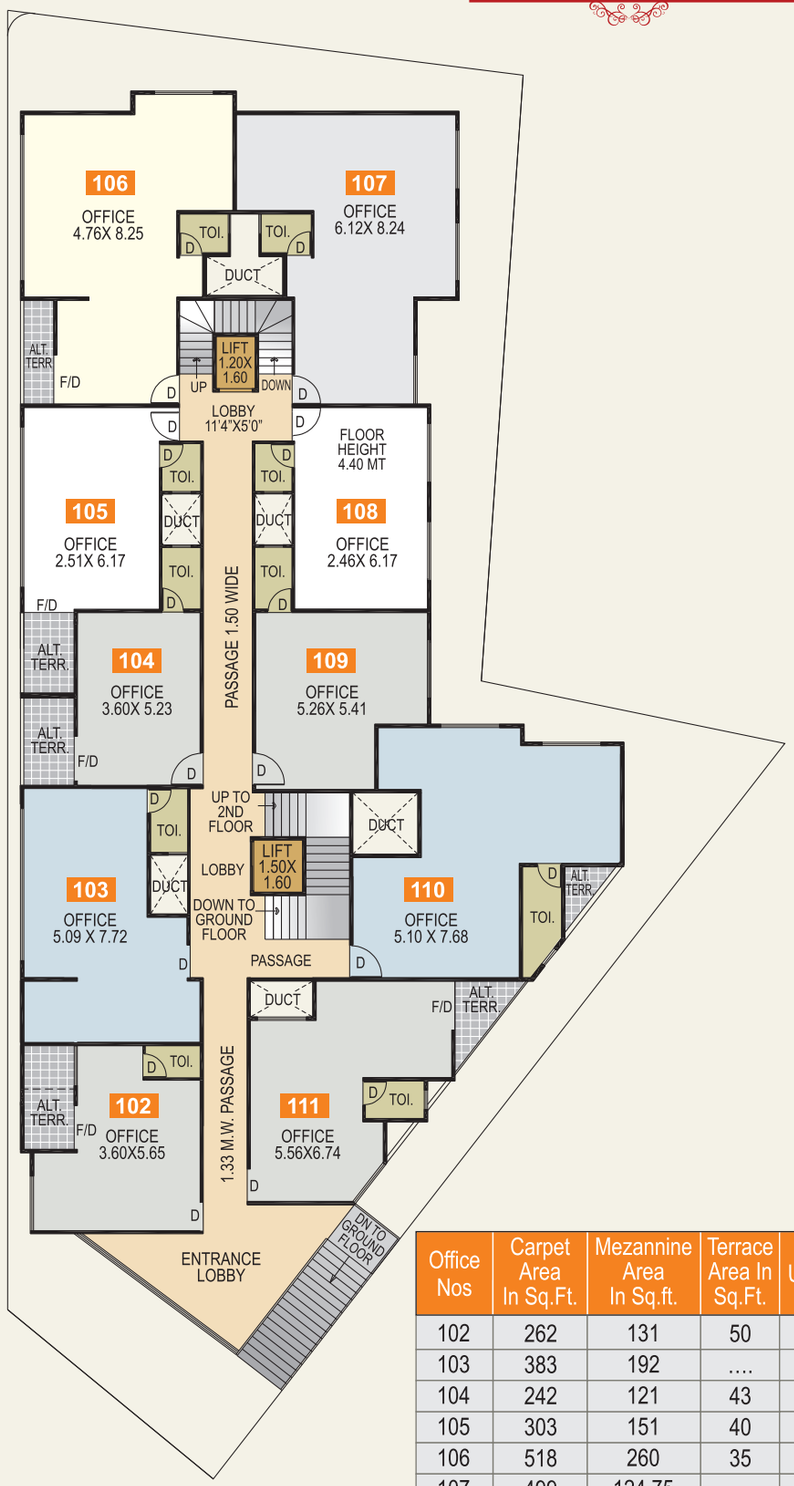
Ground Floor Plan



Shop Nos	Carpet Area In Sq. Ft.	Mezannine Area In Sq.ft.	Total Usable Area
Sh.room1	1527	1097	2624
Shop-2	123.8	61	184.8
Shop-3	120.6	60.2	180.8
Shop-4	231.26	119.78	537.25
Shop-5	186.64	96.70	417.16
Shop-6	934.50	792.05	1606.85
Shop-7	168.66	94.51	263.17
Shop-8	294.00	82.36	376.36

First Floor Plan

Appealing landscapes & floor planing



Office Nos	Carpet Area In Sq.Ft.	Mezannine Area In Sq.ft.	Terrace Area In Sq.Ft.	Total Usable Area
102	262	131	50	443
103	383	192	....	575
104	242	121	43	406
105	303	151	40	494
106	518	260	35	813
107	499	124.75	....	624
108	398	99.5	....	498
109	239	120	....	469
110	519	260	....	779
111	346	173	35	554





Second Floor Plan

Flat Nos	Flats	Carpet Area In Sq.Ft.
201	3 BHK	1190
202	3 BHK	664
203	2 BHK	500
204	2 BHK	495
205	2 BHK	537
206	2 BHK	499



Third Floor Plan

Flat Nos	Flats	Carpet Area In Sq.Ft.
301	3 BHK	1050
302	2 BHK	508
303	3 BHK	626
304	3 BHK	630
305	1 BHK	367
306	2 BHK	448



Fourth Floor Plan

Ambitious group with great vision

Kankariya Properties an organization established on the ethos of integrity and ingenuity. And since then, the vision of improving and enhancing the lives of satisfied customer is getting better and bigger. Today after more then two decades of persistent pursuits... It is taking quantum leaps of unparalleled performance in realty industry. Our strength is reflected across the spectrum of realty sector enriching our project portfolio with successful commercial, residential, specialized and retail projects execution.

Flat Nos	Flats	Carpet Area In Sq.Ft.
401	3 BHK	1710
402	2BHK	508
403	3BHK	626
404	3BHK	616
405	1BHK	367



Interior Specification

▪ **Wall Punning & Paint Work**	1) Wall Punning with premium gyproc. 2) Wall Paint i) Interior :- Royal Luster by Asian paint. ii) Exterior :- Apex Ultima with Pre coat of Dam Proof by Asian Paint.
▪ **Flooring**	1) Premium 2x2 vertified Tiles. 2) Kitchen Ota in Granite. 3) Main Door & window Seal in Granite. 4) Bathroom main door frame in Granite Designer wall tiles for kitchen & Bathroom.
▪ **Electricals**	1) Ample of 6 amp three pin socket and light point in all rooms. 2) All electrical wiring done in heavy quality polycab wire. 3) Master bed and hall with AC Point. 4) Inverter point. 5) TV Cables. 6) Optic fiber cabling for internet. 7) Fridge, Oven, Aqua guard and exhaust point in kitchen. 8) Three phase meter in every unit.
▪ **Door**	1) Main Entry Door - PU coated factory made pinewood designer door with biomateric lock. 2) Terrace Door - Powder coated MS French folding doors for terrace with openable window. 3) Bed room - Premium Designer door for bedroom. 4) Bathroom Door – FRP Door for bath room.
▪ **Window**	Three Track Aluminum window on granite window seal with MS Safety grill.
▪ **CP & Sanitary Fitting**	CP & Sanitary Fitting by Cera & Kerovit.
	Concealed wiring with modular switches (Rama, Anchor or equivalent). A.C. point in bedroom & Inverter point in each room.

Homes with the best view in Aurangabad...

Legal

- Completion Certificate Received
- Completely Clear Legal Title
- Any Bank Loan Available

Luxurious Amenities

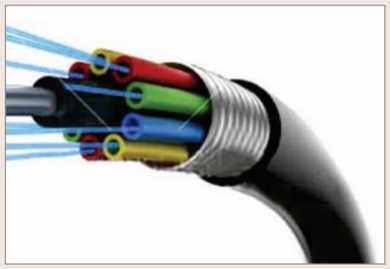
- Censor Lighting for common areas
- Designer Lobbies
- Premium interior finishing
- Unique & Classy Building Elevation

Securities

- Completely secured
- Biometric gate for residence sector from 2nd Floor Residential
- Biometric Lift
- Security Guard Check point.
- CCTV Cameras
- Secured entry through my gate app.

Common Facilities

- Two Stair case
- Two Lift
- Common area with generator backup
- Fire fighting System
- Ample Two wheeler parking
- Separate two wheeler & Four wheeler parking for residential
- Over head water tank filling system on censor.
- Common wash area on terrace.



Optic fiber cabling for internet.



Biometric Door Locks



Fire Fighting System



Generator backup for Common Areas



CCTV Cameras



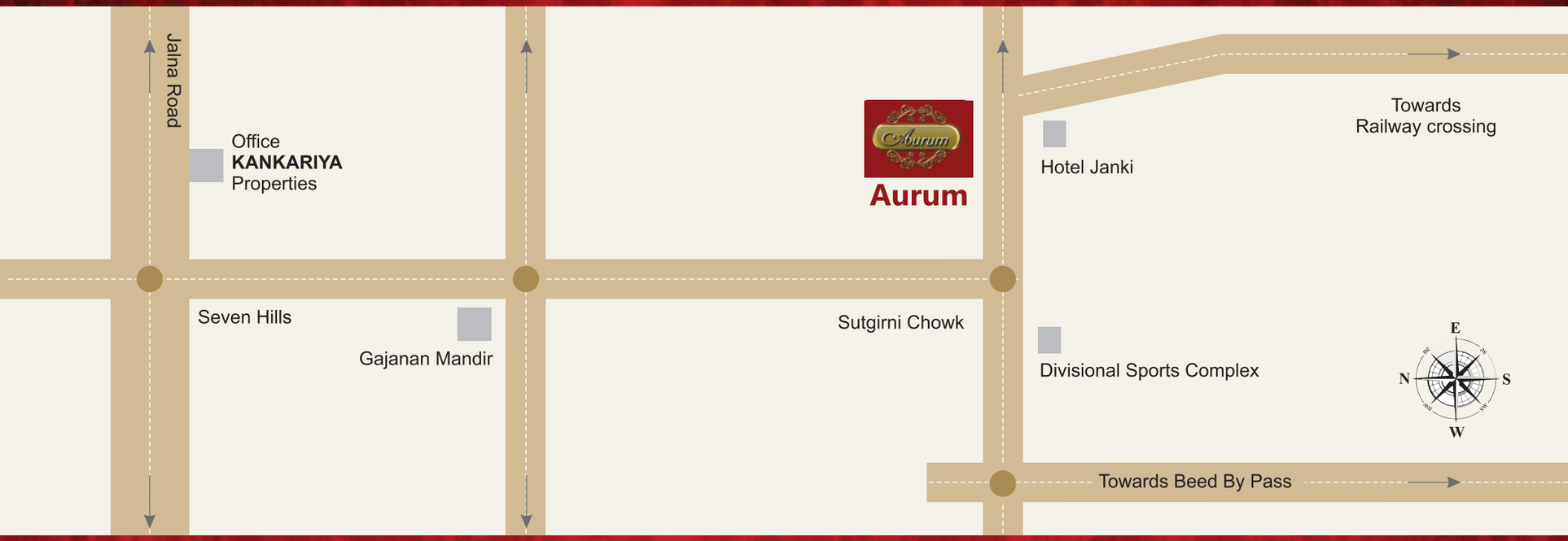
Security Guarded Check Point



Ample Covered Parking



Water Tank Sensors



Interior Design Consultants

Hype Interiors

Sneha S. Samra - 88888 91224

KANKARIYA
PROPERTIES
BRINGING YOU REAL ESTATE
Constructions Horticulture

Site Address :

Plot No. 96,103 opp. Janki Hotel, Shivaji Nagar Road, Garkheda, Aurangabad.

For Booking Contact : 77989 77796, 88888 91221

Office Address :

2nd floor, Raj Tower, Opp. Nupur Theatre, 7 Hills, Jalna Road, Aurangabad.

Office : 99222 60157

Email : kankariyaproperties11@gmail.com

Note : All plans, Drawings, Photographs, Elevation, Brands, Facilities etc. are indicative only and may be amended/changed at the descretion of the owner/developer. Final sale deed will always supercede this brochure.