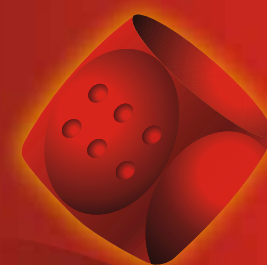


Relax, Rejuvenate & Rejoice

A project by Karan Group



KARAN
CELISTA
Phase II



SAMPLE FL AT
READY



Life is a dice set on r oll

Every facet has an oppor tunity to o ffer...

An oppor tunity to gr ow

An oppor tunity to gain

An oppor tunity to succeed

You have translat ed all these oppor tunities into r ealities...

Now we o ffer you a new dice,

Whose ever y facet o ffers you maximum r eturns!

Each facet brings you joy , pleasur e and quality living...

A living wher e success gr ows in manifolds, wher e each facet o f f life glows
with recognition, triumph and achievement.

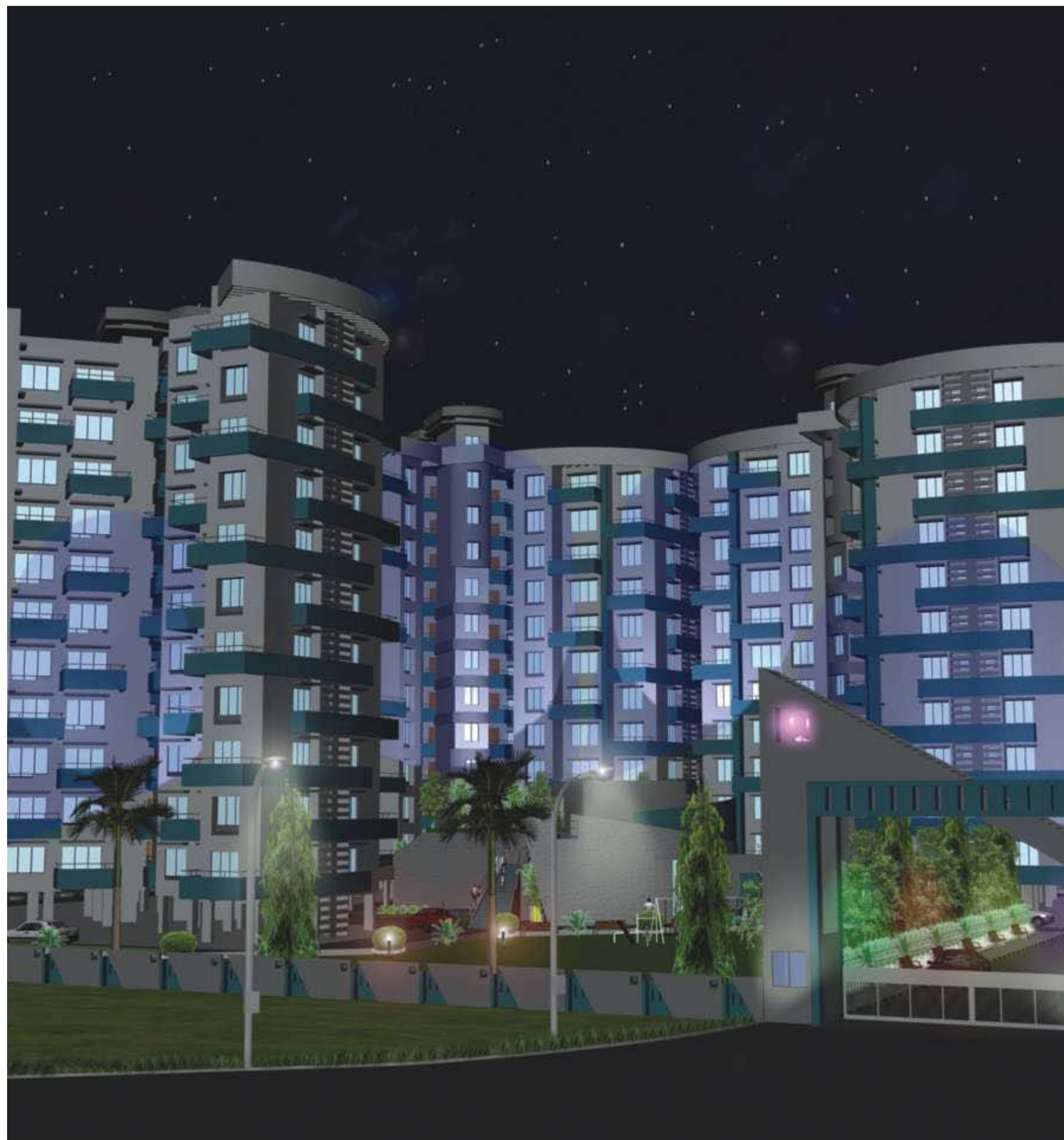
At Celistta, each home r eflects your glor y, complements your being.

Each facet o f Celistta is built t o ensure utmost luxur y and grandeur . The well
thought o f design is all equipped to house the blueprint o f your futur e...
Catering t o ever y need and p ampering your ev ery craving for comfor t.

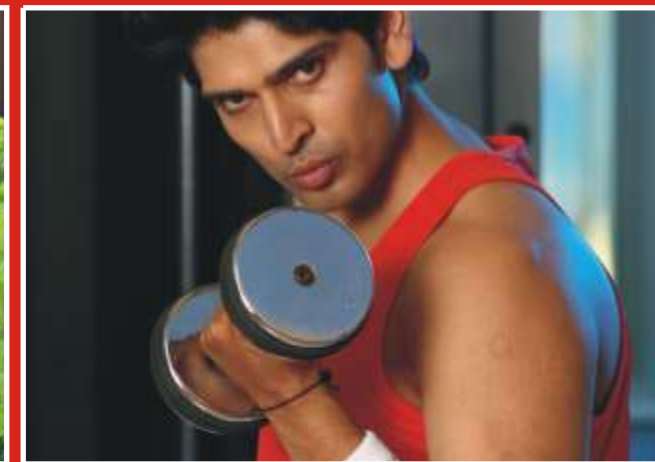
Karan Gr oup Pr omoters & Builders o ffer you the supr eme sense o f privacy.

Come to a w orld o f your own, wher e happiness gr ows in manifolds.

www.karangroup.com



NIGHT VIEW



AMENITIES

Designer landscape garden

Multi purpose hall

Amphi Theatre

Children's play park

Party lawn

Card room

Library

Table Tennis

Carrom

Grand entrance gate

Swimming pool

Skating area

Well equipped gymnasium

Jogging track

Internal concrete roads & decorative compound wall

Generator backup for common areas & lift

Decorative entrance lobby

Two lifts for each building

Reticulated gas supply

Intercom facility

Ample two level parking

Common smoke detector

Fire fighting system for each building

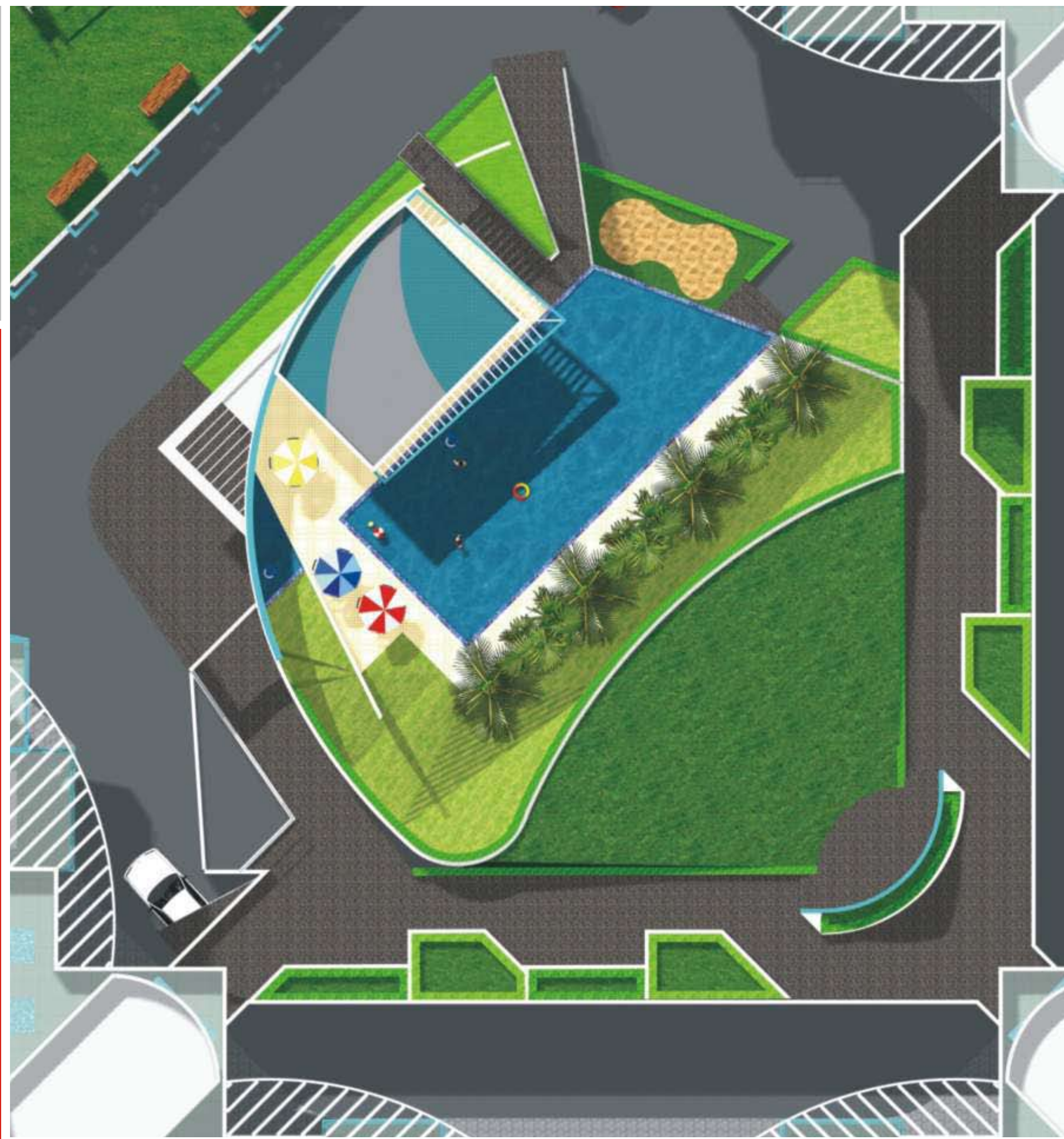
Common car washing area

Ample lighting for common areas

Solar water heaters

Provision for broadband connectivity

Inverter backup for each flat



CLUB HOUSE



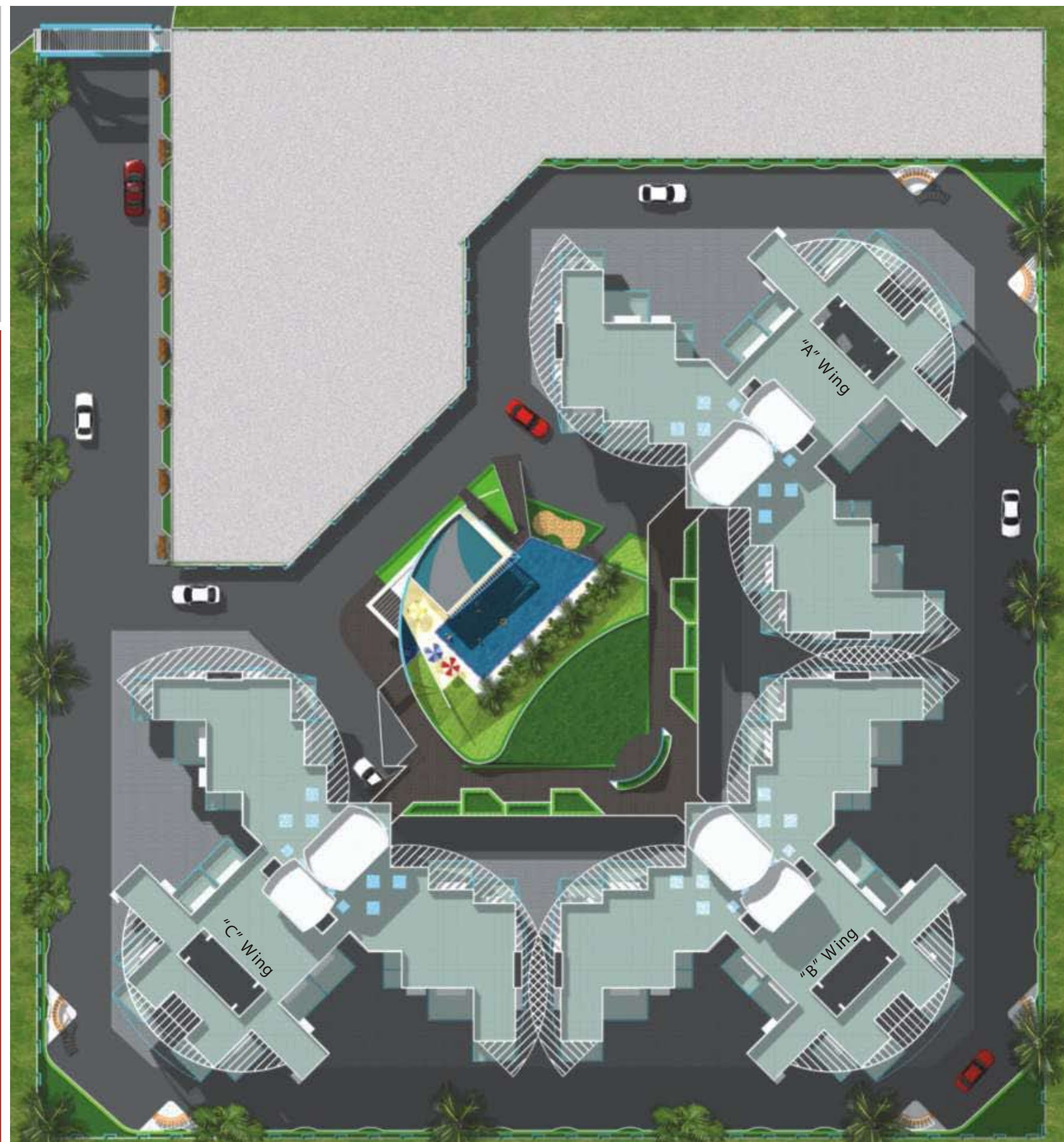
Excellent specifications, extraordinary décor and exuberance magnified- Celista offers you all. Mundane lives transform into executive lifestyles, with all the details of high-class living taken into consideration. Celista is crafted for the refined stature, your impeccable tastes, its your dream home come true.

With each apartment overlooking the lush greenery of the landscaped gardens or the centre court replete with a water body, you'll look forward to coming home everyday.

Spacious 2/3 BHK apartments open on three sides with multiple terraces, ample natural light and interior facilities-all provided to further ease out your daily tensions and stress.

The well thought of children's play area and a traffic free periphery of the centre court are unique by themselves.

Two level ample parking space, recreational facilities and designer entrance lobbies further enhance the joy of living at Celista. It's not just a house, but a luxurious abode second to none.



BLOCK PLAN

Boundless happiness, bountiful joy and brimming pleasures are Celista's promise to you. Cherish the exclusivity of aesthetically landscaped gardens, relax in the cool blues of the swimming pool or work out at the well equipped gymnasium.

At Celista, you experience that satisfaction of achieving not just material comforts but a real sense of peace, serene mind and the pleasure of rejuvenation. Karan Group have indeed won a place in the hearts of their esteemed customers for their innovative designs and desire to create homes not just houses. The joy of creation of realizing dreams, is what we want to share with you at Celista.

Celista is all set to redefine living in every aspect, so come, live a life extraordinary.

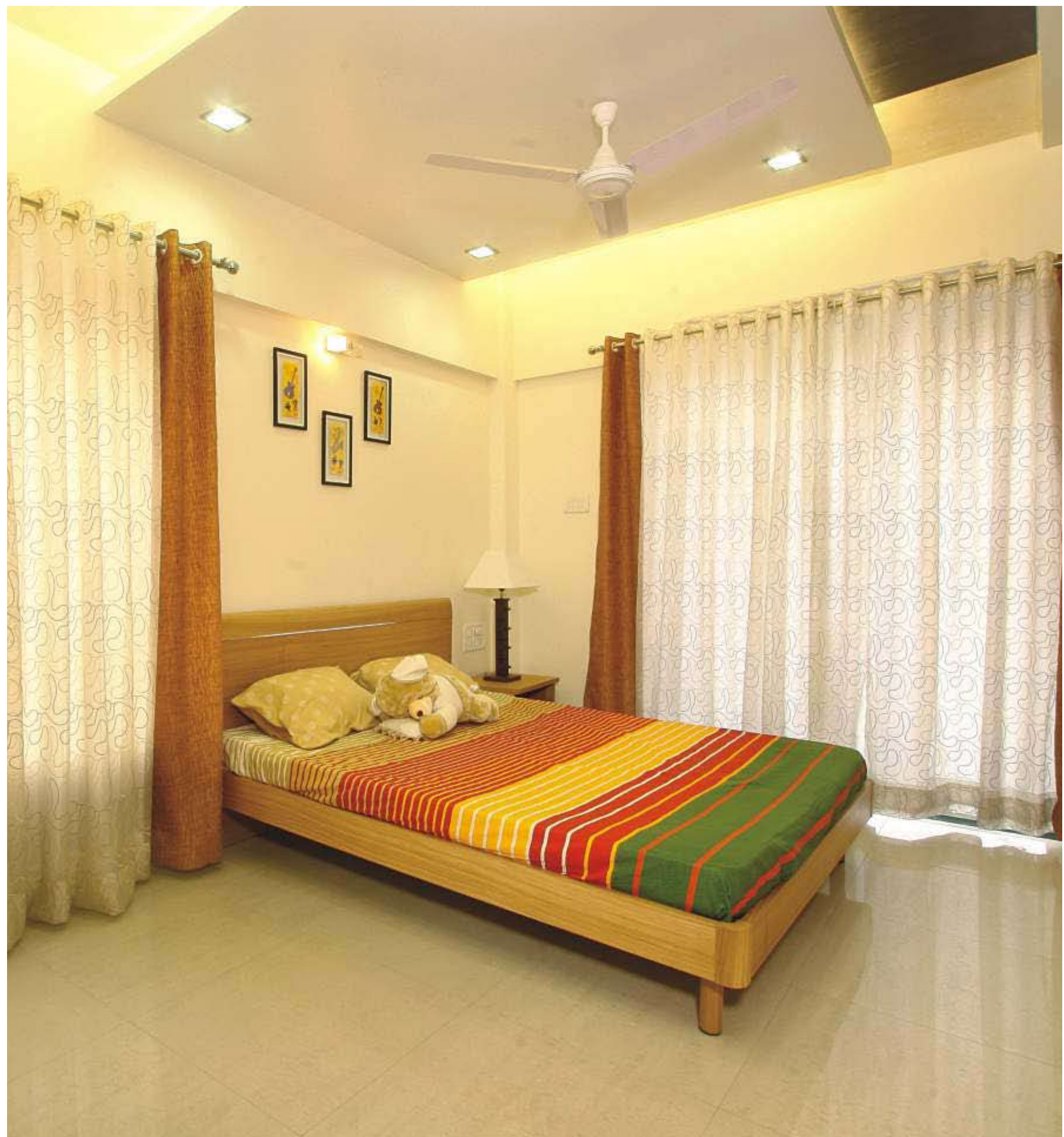




Rational layout, right approach and a royal touch. You'll find it all at Celista. Located in the picturesque Baner Balewadi area, blessed with the verdant greens and pollution free environment, it's just the right distance from the hustle and bustle of the city.



ACTUAL PHOTOGRAPH



ACTUAL PHOTOGRAPHS



ACTUAL PHOTOGRAPHS



SPECIFICATIONS

R.C.C.

- ☑ Earthquake resistant structure

Brickwork

- ☑ Internal & external 6" thick

Plaster

- ☑ External sandfaced & internal neeru finish

Doors

- ☑ Decorative main door
- ☑ Good quality internal flush doors
- ☑ 2 track powder coated aluminum doors for terraces
- ☑ Marble door frames for toilets

Windows

- ☑ 3 track powder coated aluminum windows with mosquito mesh, safety grills & marble sill

Kitchen

- ☑ L shaped granite kitchen platform with stainless steel sink
- ☑ Designer wall tiles
- ☑ Provision for water purifier
- ☑ Provision for exhaust fan

Toilets

- ☑ Concealed plumbing
- ☑ Designer glazed tile dado
- ☑ Single lever jacuzzi/equivalent toilet fittings
- ☑ Oval shaped counter wash basin
- ☑ Hot & cold mixture unit
- ☑ Provision for geyser & exhaust fan

Flooring

- ☑ 24" x 24" vitrified tiles
- ☑ 12" x 12" antiskid tiles in toilets & terraces

Washing Place/Drainage Balcony

- ☑ Arrangement for washing machine & washing place

Electrification

- ☑ Concealed electrification
- ☑ Anchor Roma or equivalent switches
- ☑ Inverter backup for every flat
- ☑ A.C. points for master bedroom
- ☑ Adequate electrical points in every room

Painting

- ☑ Internal oil bound distemper
- ☑ External water proof cement paint

'C' Wing 1st, 3rd, 5th, 7th, 9th Floor Plan



Flat No.	Type	Flat Area (Sq. Ft.)	Terrace Area (Sq. Ft.)	Saleable (Sq. Ft.)
		Built Up	Built Up	
102, 302, 502, 702, 902 103, 303, 503, 703, 903	2 BHK	1170.00	260.00	1300.00
101, 301, 501, 701, 901	3 BHK	1496.00	264.00	1628.00
104, 304, 504, 704, 904	3 BHK	1468.00	264.00	1600.00

'C' Wing 2nd, 4th, 6th, 8th Floor Plan



Flat No.	Type	Flat Area (Sq. Ft.)	Terrace Area (Sq. Ft.)	Saleable (Sq. Ft.)
		Built Up	Built Up	
202, 402, 602, 802 203, 403, 603, 803	2 BHK	1158.00	260.00	1288.00
201, 401, 601, 801	3 BHK	1496.00	264.00	1628.00
204, 404, 604, 804	3 BHK	1468.00	264.00	1600.00



LOCATION MAP

Ideal location, inspiring view and intricate design, Celista shall hold you spellbound with all o f these...

Enjoy the gr eens and drive int o the city in just a few minutes, Celista is just the right distance fr om ever y place you want t o be. Be it the IT hub o f Hinjewadi or the Expressway all ar e well within r each.





Karan Vitoria, Deccan Gymkhana



Karan Tej Bonita, Ghole Road



Karan Selene, Bhandarkar Road



Karan Bazaar, Kalyaninagar Annex

We, at Karan Group Promoters and Builders, since our inception have made decisive inroads into Civil and Housing sector. We strongly believe in following business ethics, practicing discipline, coordination and dedicating our efforts for delivering quality products through innovative ideas.

The group prides in catering to a variety of clients and fulfilling varied demands to their utmost delight. Many a prestigious projects are testimony to the resounding success the group has achieved due to strong references from the existing loyal customers, which are blessings in disguise. For us success is not the end, but an everlasting habit.

Karan Group Promoters and Builders....
The Constructive People.



Karan Ira, Kalyaninagar



Madhupushpa, Hinjewadi West



Karan Arista, Warje



Karan Estrela, Navi Mumbai



Karan Athene, Kalyaninagar Annex



Karan Rhea, Kalyaninagar Annex



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