



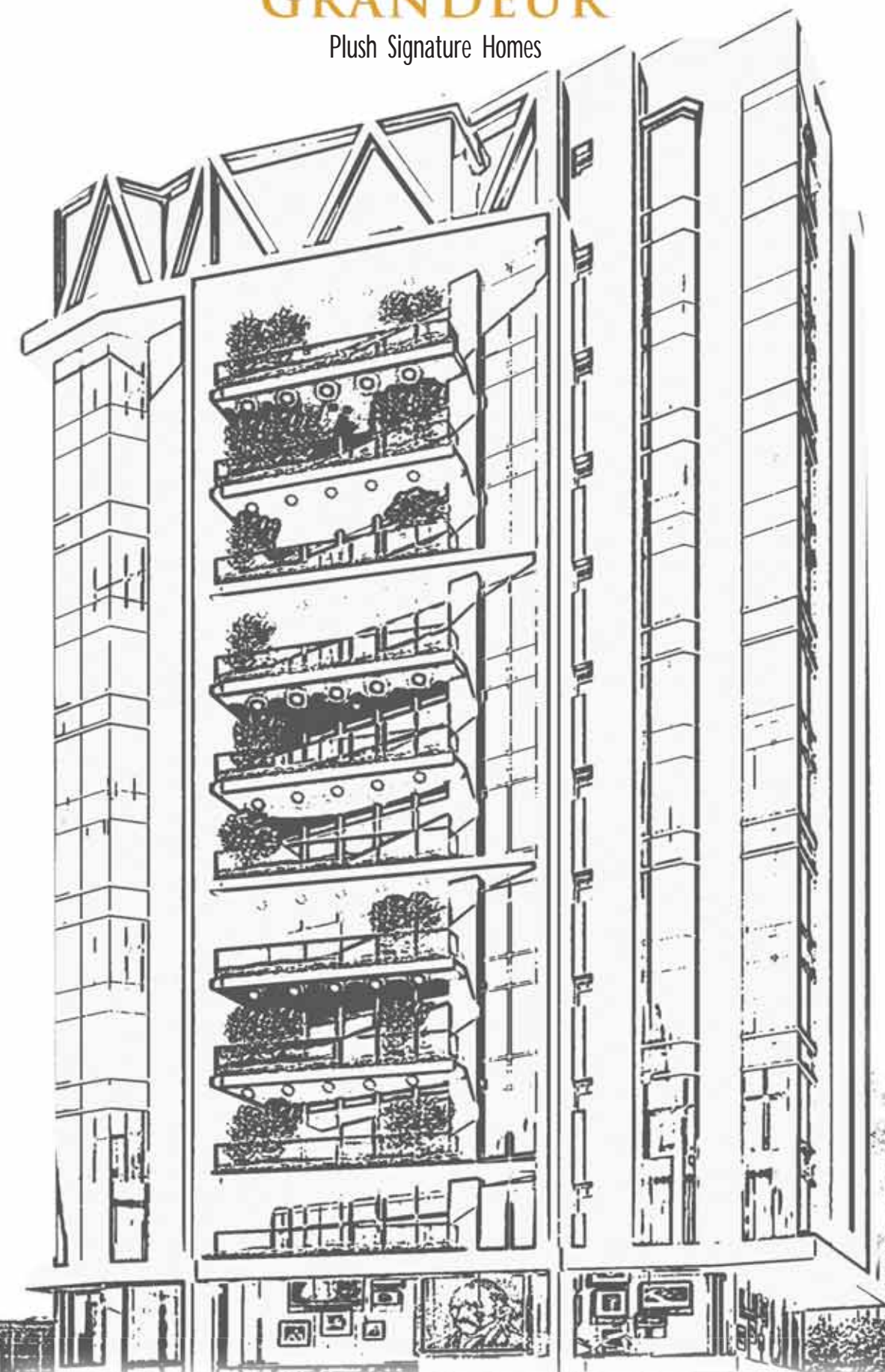
A project of



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WELCOME TO THE WORLD OF EXCLUSIVITY



A N I C H E R E P U T A T I O N

Gurukul Homes Pvt. Ltd. is engaged in Real Estate, construction & offloading of residential and commercial complexes in the state of Odisha since 2007.

The Company first ventured with PANCHAWATI RESIDENCY, a multi-storied apartment complex comprising of 60 flats in Barbil (District : Keonjhar, Odisha)

Within a short span SHREE NIKETAN, a consortium of 55 flats considered by many as an aesthetic marvel, was developed right in the heart of Barbil, in 2009.

The following year JODA TOWER, a centrally located commercial cum residential project, was erected in Joda (District : Keonjhar, Odisha)

Year 2011 was even more promising. That year the Company launched three premium properties.

PANCHAWATI TOWER, a multi- storied building covering 55000 sq ft, in Barbil.

PEARL HEIGHTS, a consortium of 48 lavishly laid flats and SAHEJ SUCCESS, a commercial project, in the Steel City of Rourkela.

Currently the Group is on the verge of unveiling two more premium residential projects, one in Andharua and the other in Govindpur (Bhubaneswar, Odisha)

Gurukul Grandeur is one of the first projects of the Group in Kolkata. With a fine presence in the entire East Gurukul is now extending presence in Kolkata with a number of notable projects.

Strike a relationship with the Gurukul family. You will be glad you did!

PANCHAWATI TOWER



landmarks by day a visual glowing feast by night

SAHEJ SUCCESS



a swanky boutique commercial space

PANCHAWATI RESIDENCY



Extending creative endeavours to the East and beyond

PEARL HEIGHTS



A showcase of classy high rises

JODA TOWER



Superior class airy natural homes



Rustling leaves

Clattering birds on your window sill

Whooshing curtains

Your morning alarm never sounded so good

Imagine

Total tranquility

Truly sublime

A turning point

Attuned to all your needs and fancy.

The most deserving, most desirable domain.

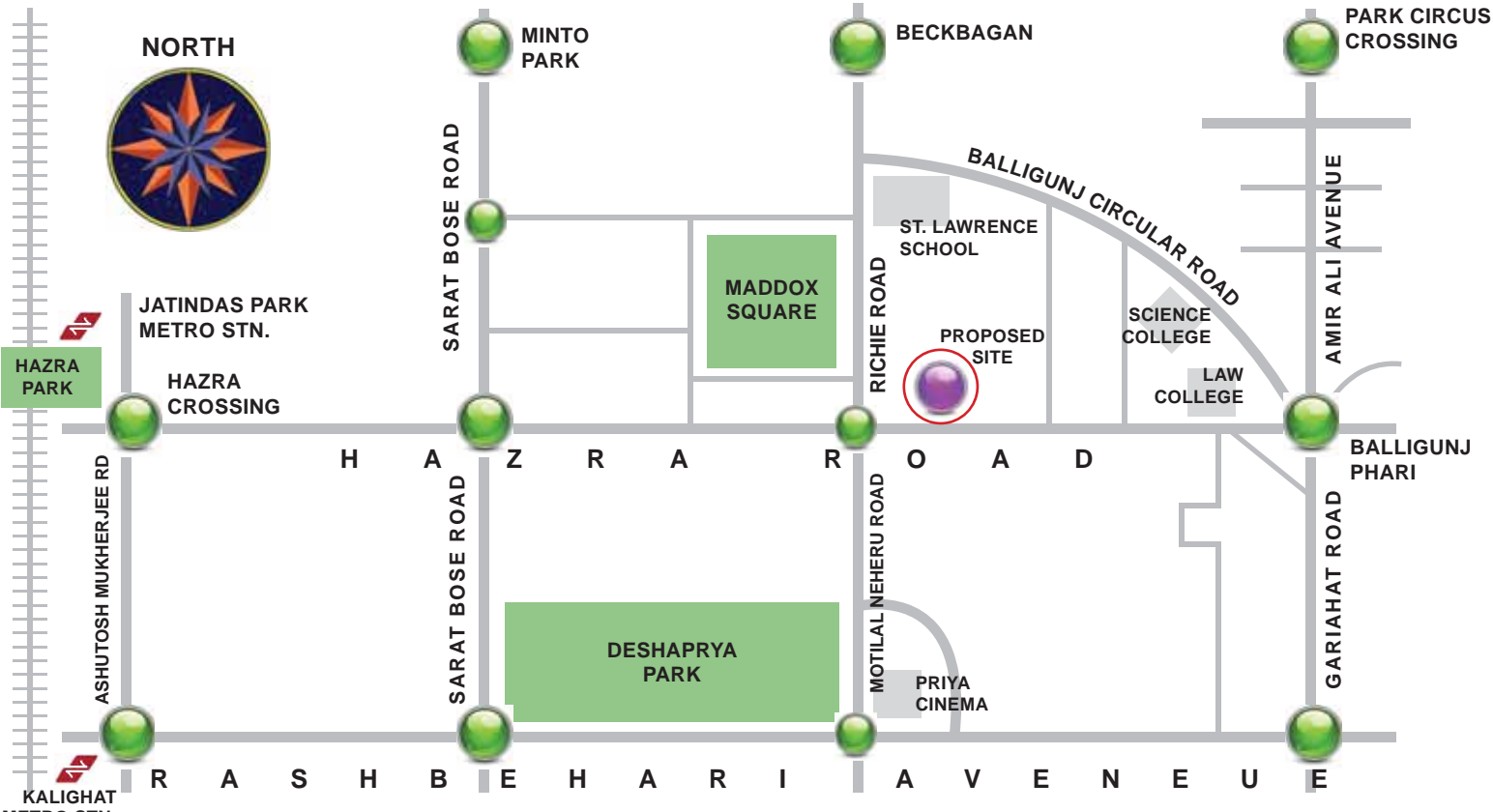
Gurukul Homes.

And Grandeur it is!

Welcome to the world of EXCLUSIVITY



A place of pride



SITE ADDRESS : 44, HAZRA ROAD KOLKATA - 700 026



Doors :
Teak wood finished panel doors / designer doors with extra height for ornate impression.

Kitchen :

- Kitchen with granite top and stainless steel sink
- Anti-skid tiles
- Garbage Crushers
- Separate KMC water line for drinking water

Toilets :

- Top of the line fittings of Kohler / Grohe / Jaguar /Roca or equivalent make
- Anti skid tiles on the floor

Windows :

- UPVC Fenesta windows of extra height, instead of aluminum windows.
- UPVC (unplasticised poly vinyl chloride), reinforced with steel

Typical Floor Lobby :

- Ceiling : P.O.P. finish
- Lift fascia : Imported / Vitrified tiles
- Walls : Vitrified / Paint combination

Security :

- Video Door Phone with Camera*
- 24 x 7 Security surveillance

Extra Features :
VRV / VRF AIRCONDITIONING IN ALL FLATS. A.C. Lounge with Gym and yoga area on the 12th floor overlooking the sky line, connected to the roof. Lush green Roof top Garden for party lawn with service area domestic helper's room with toilet or each floor with separate entry for each apartment. Adequate fire fighting system with alarms.



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Electrical :

- Fire resistant wires with high end switches of Crabtree or equivalent
- Quality earthing for all electro mechanical gadgets
- PVC Conduit pipe with copper wiring, MCB'S ELC'Bs
- Sufficient power back up*

Lifts :

High speed automatic lifts of reputed make OTIS / SCHINDLER / MITSUBISHI or equivalent make.

Entrance Lobby :

Well decorated A.C. lobby with entrance foyer.

Hardware :

All locks and hardware of reputed make.

Landscaping :

- Drive way VDF Cement flooring on RCC bed
- Lighting as required
- Softscape and Hardscape as per landscape design

Structural:

- RCC Frame with cast " in situ " Pile with Earth Quake Resistant structure
- Anti Termite Treatment during various stages of construction
- Thermal insulation for the roof

Floors :

Combination of imported Italian marble with Spanish tiles, for seamless joints, better finish, uniform pigmentation.

Walls :

- Cement Putty Interiors no cracks no crevices
- External 10" brick wall including plaster, paint / stone finish

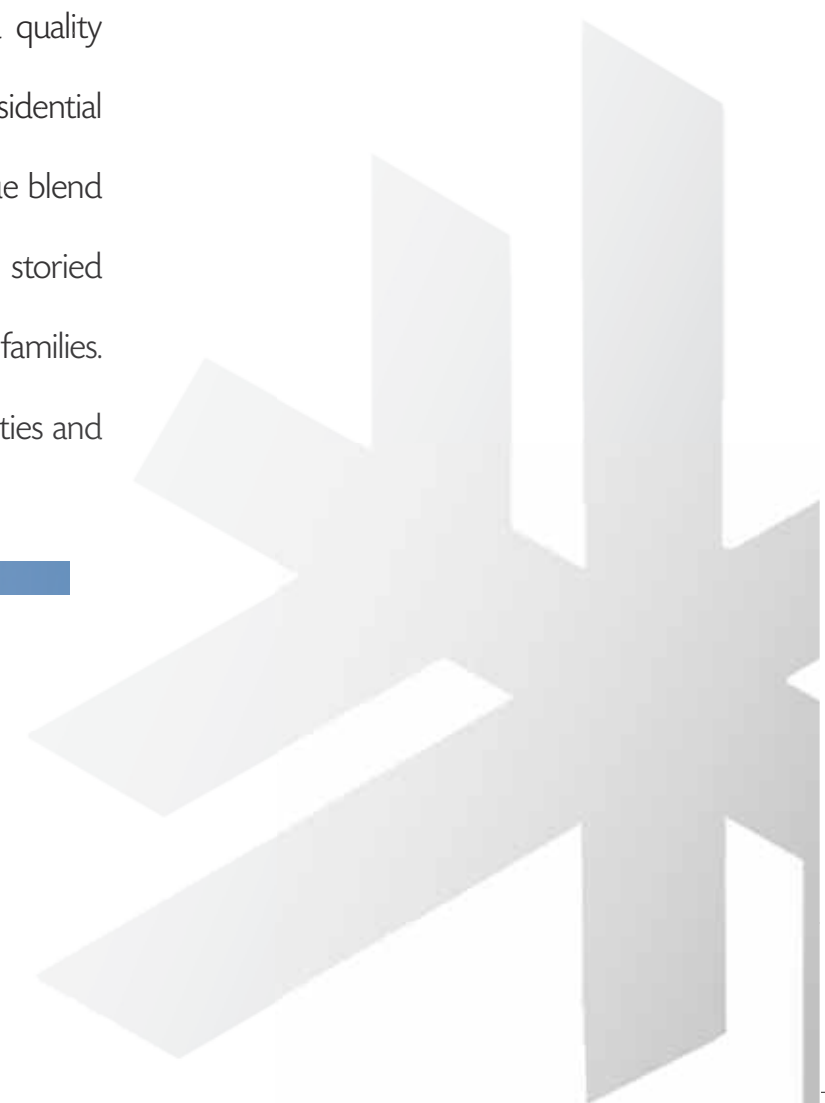
Location location location...

Established with a vision of providing expert real estate solutions across a range of sectors, Gurukul Grandeur is the real estate venture of Gurukul Group. All the projects are designed with the highest quality standards, keeping in mind the modernity and urban lifestyles.

A relationship of trust is the core value on which the foundation of 'Gurukul Grandeur' is built.

Epitomizing a perfect blend of contemporary design and quality construction, 'Gurukul Grandeur' is an integrated residential tower located on 44, Hazra Road in South Kolkata. A unique blend of opulent homes and swanky commercial space. A 12 storied work of art that will eventually house only A few choicest families.

Elegantly crafted apartments equipped with modern amenities and impressive features make it a perfect dream home.



The mandate behind the masterpiece

A landmark creation. Developed by the city's leading architectural firm Raj Agarwal & Associates. Very distinct in every aspect of design and development. The façade flaunts an exciting mix-match of Glass Chrome, Concrete and potted greenery. Every detail here is being developed to deliver sublime comfort and carefree living. It will extend the hallmark of the Gurukul quality, assuring fine standards of craftsmanship in every sphere, clear titles and stringent adherence to all by-laws and civil legalities. Welcome to the echelons of luxury living. Welcome to Gurukul Grandeur. Welcome to the world of EXCLUSIVITY !



AMENITIES

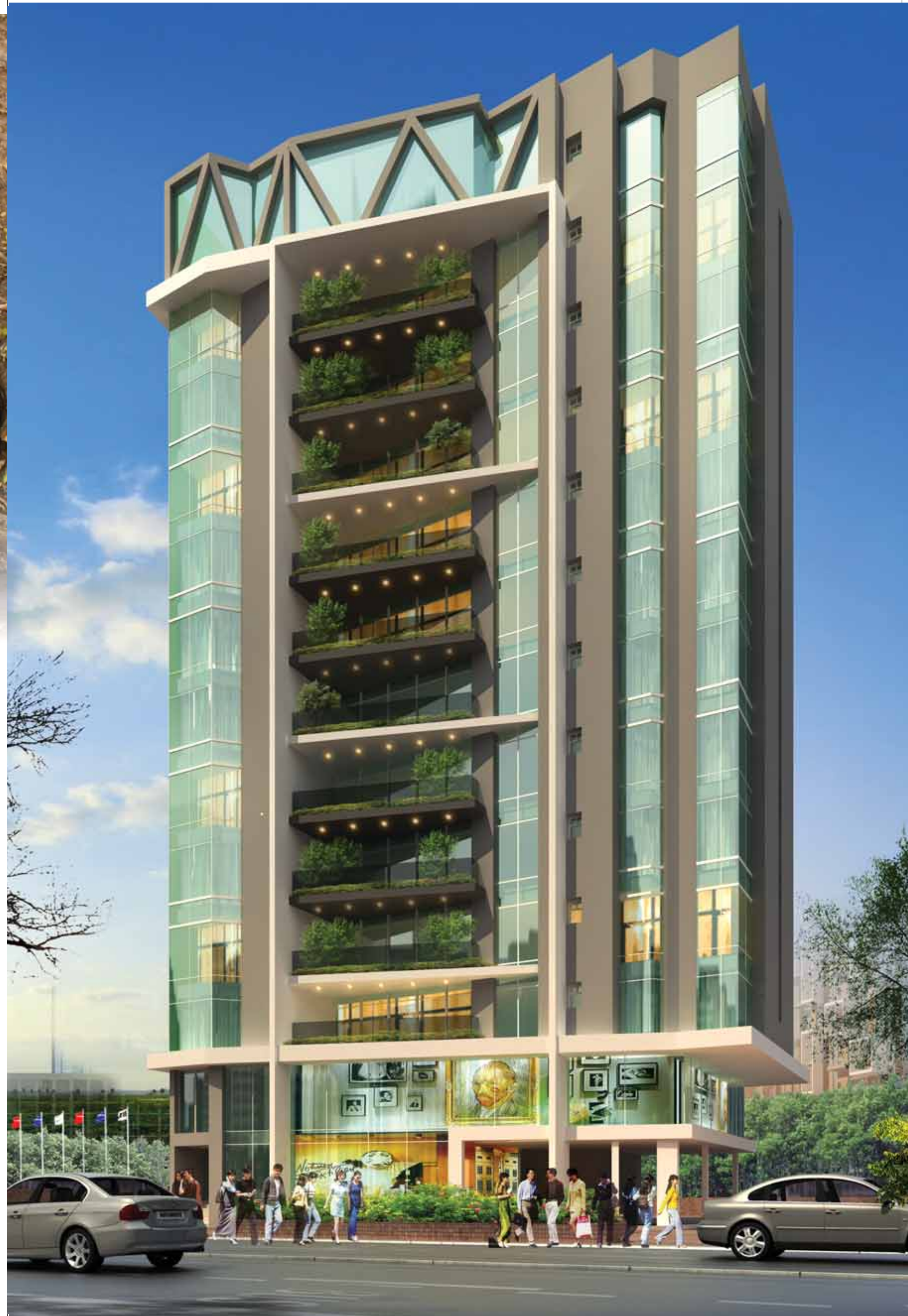
- A.C. gym and Lounge with Yoga corner
- Separate Commercial space on Ground and 1st floor with exclusive separate entry and exit
- Provision for banquet/party hall *
- Ample green space free from vehicular traffic
- Segregated parking, wide passage and simple circulation, make the complex safe and secure for toddlers and senior citizens alike

* conditions apply





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- Airy cross-ventilated homes
 - Ample open green spaces. Project being constructed keeping optimum balance between ecology and luxury
 - Apartments designed according to Vaastu Shastra norms*
 - Extensive landscaped areas with modern amenities *
 - Close proximity to schools, colleges, institutes medical units community centers, daily markets Malls, multiplexes and Metro Stations





Ground Floor Plan



An Exclusive Realm of Total Relaxation

- Fully loaded A.C. gym
- Roof-top garden overlooking the city sky line
- Spacious Lounge area with Yoga corner
- Well-lit compound, parking area and stairs
- Manned entry into the project
- Accessibility for babies and senior citizens
- Paving block/concrete internal passage ways
- Decorative lobby
- Separate entry to commercial segment
- Green plantation all around the project
- Adequate slopes and ramps for to fight water-logging
- Children’s play corner

