



MAKE A STATEMENT

Without saying a word.



Corporate Address: Kalbhor Corporate, Tuljai Vasti, Akurdi, Pune 411035 | www.visoka.in

Site Address:- "AURUM PETALS" Survey No-17, G K Lane No. 25, Pimple Nilakh, Pune 411027.

 90110 56000 | 90110 86000  MAHARERA REGISTRATION NO: P52100032003 | <https://maharera.mahaonline.gov.in/>

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Putting the
‘PETAL’ TO THE
‘GOLDEN’
METTLE!

Excellence has an aura of its own. Only the artists, the connoisseurs, the visionaries possess the power to spread it. They are the ones who push the pedal to the metal and make a statement, without saying a word.

Here’s to those mavericks at heart, the trailblazers who leave behind a legacy of top-notch performances that become benchmarks for the aspiring few.

Some places
simply glitter.

— HERE, YOU RISE —
WITH THE
'GOLDEN' SHINE!

Perfection, to many, is a dream and an impossible feat. Some pursue it with passion, some with perseverance. Those who ultimately achieve it, are the ones who get to enjoy the perks of living an affluent life.

Pimple Nilakh is one of those choicest locations in Pune that hosts these affluent few. A fast-growing suburb of Pimpri-Chinchwad is at the epicenter of future in the making – the impressive connectivity to Pune-Mumbai Expressway, proximity to prominent IT hubs in Hinjewadi, Baner, Wakad and Pimple Saudagar, this is where the foundation is laid for a 'golden' odyssey that's about to kick-start with full speed.



PRESENTING



— VISOKA —

AURUM

— PETALS —

3 BHK RESIDENTIAL MANSIONS
AT PIMPLE NILAKH



CRAVED

BY MANY. 

CARVED FOR

A FEW.

Your stature speaks a lot about your accomplishments. While some long for leaving behind a legacy, there are a few who don't have to stress too hard about it. Their mere presence is so powerful that it makes a statement without saying a word. And that's the kind of attention the world craves for.

Here's a project that's carved especially for you. Aurum Petals is strategically located at Pune's suburb - Pimple Nilakh that puts you in the spotlight by default with your refined taste in pure luxury. The 3 BHK residential mansions are equipped with a multitude of podium and terrace floor amenities that add more value by giving the finest attention to details.

Where the radiant
INTERIORS
glow with glory!



A GOLDEN
BOUQUET 
of distinctive
experiences!

Standing true to its name, Aurum Petals is one such project that reeks of joy from every nook and corner. Be it for a party lounge, barbeque counter, or library, the 'golden bouquet' of distinctive experiences never ceases to amaze you and keep those happy faces glowing like gold.



Experience

FITNESS

with finesse!



Fitness Zone & Gymnasium

UNPLUG. UNWIND.

Experience your uninterrupted
moments of joy!



Indoor Games

Artistic Impression

THE PARTY BEGINS,
wherever you are!



Artistic Impression

Party Lounge

AMENITIES

-  Grand entrance lobby
-  Video door phone for each flat
-  Intercom connectivity for each flat
-  Common DTH connectivity
-  Generator backup to common areas
-  2 stretcher elevators
-  Firefighting system
-  Rainwater harvesting
-  Society office area
-  Provision for electric charging in parking area
-  CCTV surveillance
-  Common toilet for drivers

AMENITIES AT PODIUM LEVEL

-  Gymnasium
-  Indoor games
-  Multipurpose hall
-  Children's play area

AMENITIES AT TERRACE

-  Multipurpose court
-  Yoga deck
-  Exercise area
-  Party area



Artistic Impression

IT'S TIME TO
SHINE 
as gloriously as
you are!



Artistic Impression

SPECIFICATIONS



RCC

- Earthquake resistant RCC framed structure



BRICKWORK

- AAC Blocks for external & internal walls



INTERNAL PLASTER

- Gypsum plaster with back coat of sand plaster



EXTERNAL PLASTER

- Sand face plaster



DOORS

- Main door / bedroom door / toilet door with laminated flush door on both sides
- Main door – Digital safety lock
- Living / dining balcony door Aluminium sliding door
- Dry balcony - Aluminium sliding door



KITCHEN

- "L" type granite kitchen platform with SS sink



TILES

- Vitrified flooring tiles in all rooms
- Matte finish / Rustic flooring tiles in toilets
- Matte finish / Rustic flooring tiles in balconies
- Dado tiles in toilets till ceiling level
- Dado tiles in kitchen till ceiling level



ELECTRICALS

- Concealed copper wiring
- Adequate electrical points
- TV & telephone points in living and all bedrooms
- Electric point for AC in living, dining & all bedrooms
- Electric point for geyser in all bathrooms
- Electric point for geyser & water purifier in kitchen
- Electric point for exhaust fan in all bathrooms
- Branded switches
- Provision of inverter point



PLUMBING

- Concealed plumbing
- Single lever diverter in all bathrooms
- Branded CP & sanitary fittings
- Provision for washing machine in dry balcony
- Provision for water purifier in kitchen



PAINT

- Internal paint – Luster / Royal
- External paint – Texture with Acrylic paint



WINDOWS

- Aluminium sliding door



RAILING

- Glass railing for living / dining balcony
- MS railing for dry balcony





Aurum Petals

MASTER



LAYOUT

CUT SECTION

M. BEDROOM 01
3.15X4.00
10'6"X13'4"

TOILET
1.85X1.80
6'2"X6'0"

BALCONY
1.85X4.00
6'2"X13'4"

DRY.BAL.
1.50X2.40
5'0"X8'0"

KITCHEN
3.00X2.40
10'0"X8'0"

LIVING/DINING
8.05X4.00
26'10"X13'4"

ENT. LOBBY
1.50X2.53
5'0"X8'5"

TOILET
1.85X1.80
6'2"X6'0"

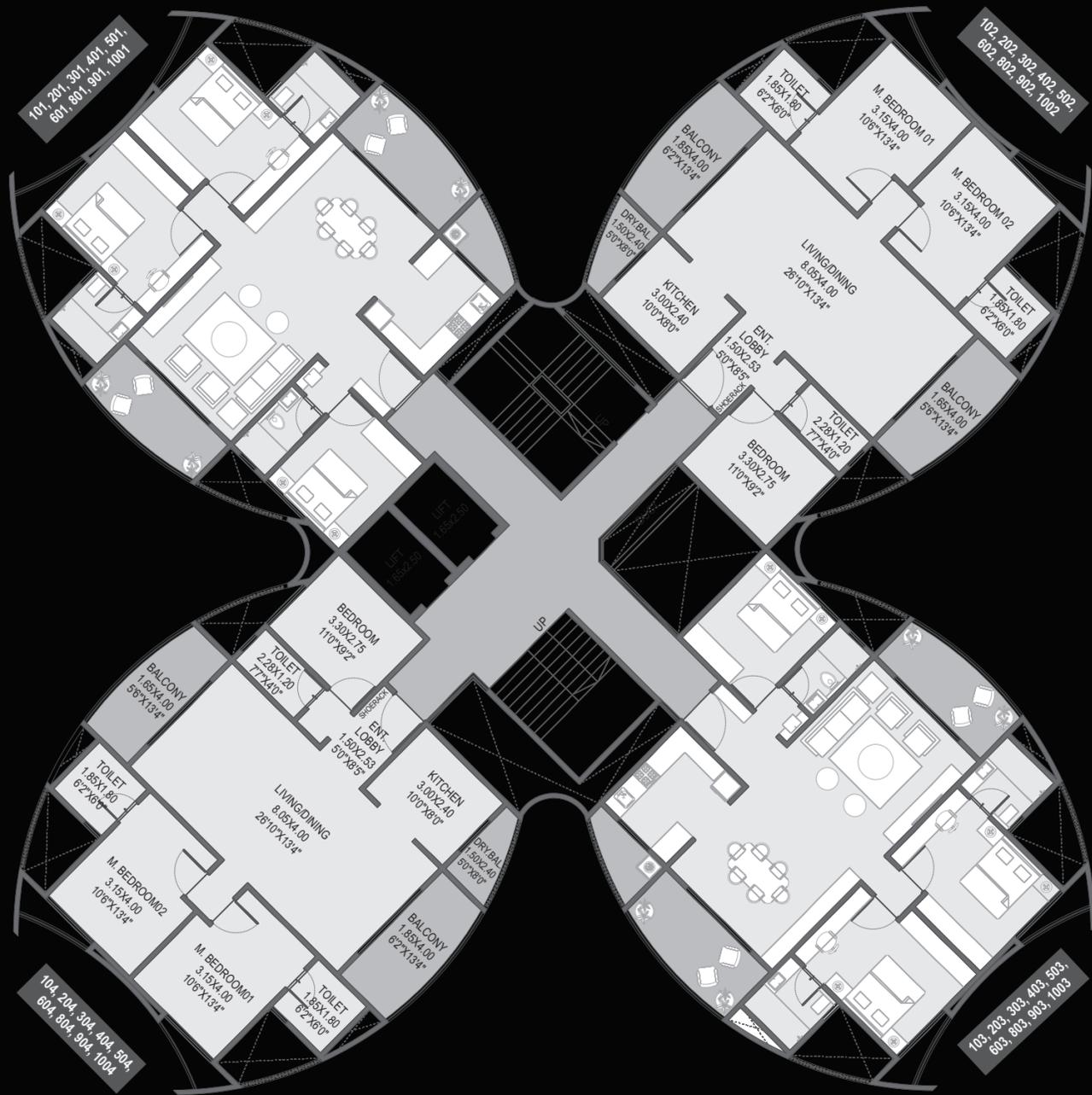
M. BEDROOM 02
3.15X4.00
10'6"X13'4"

BALCONY
1.65X4.00
5'6"X13'4"

TOILET
2.28X1.20
7'7"X4'0"

BEDROOM
3.30X2.75
11'0"X9'2"





TYPICAL FLOOR PLAN

1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 8TH, 9TH & 10TH

FLAT NO.					
101, 102, 103, 104 / 201, 202, 203, 204 / 301, 302, 303, 304 401, 402, 403, 404 / 501, 502, 503, 504 / 601, 602, 603, 604 801, 802, 803, 804 / 901, 902, 903, 904 / 1001, 1002, 1003, 1004					
TYPE	CARPET	BALCONY	BALCONY	TOTAL CARPET	
	SQ.M	(UTILITY)	SQ.M	SQ.M	SQ.FT
3BHK	92.01	2.46	13.40	107.87	1161.11

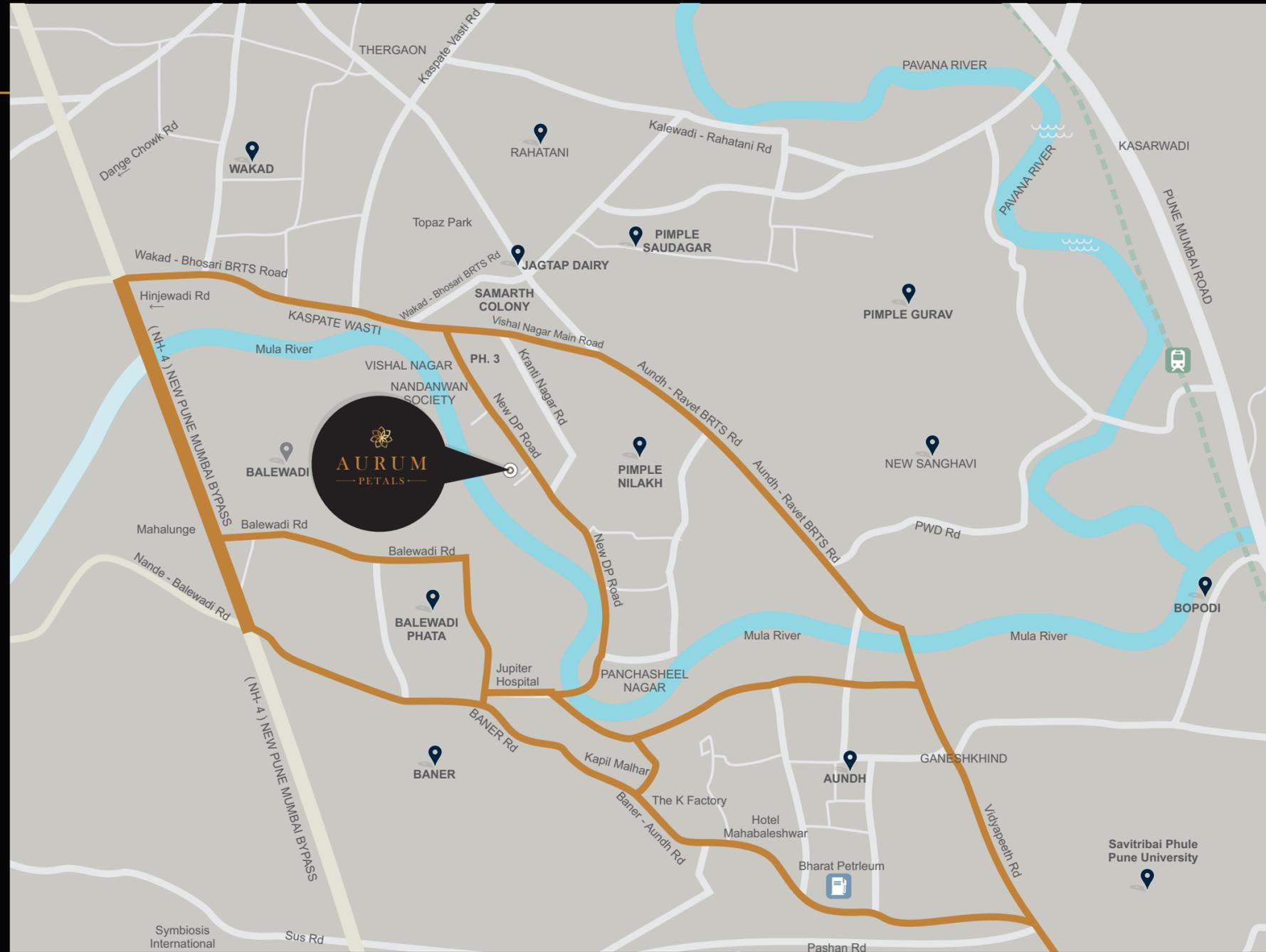
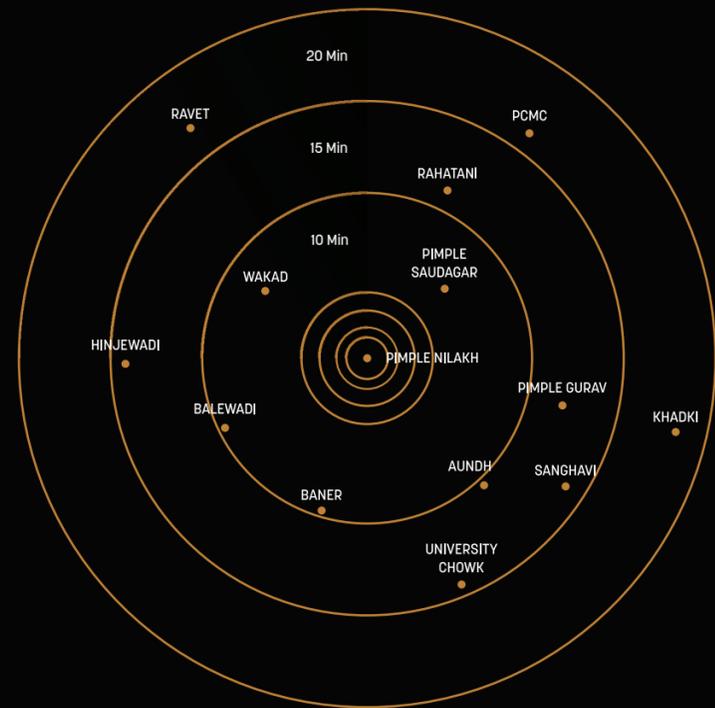
AREA STATEMENT



LOCATION MAP

Key Distances:

• Pimple Saudagar	3.4 km	• Aundh	6.6 km
• Baner	3.6 km	• University Circle	9.3 km
• Wakad	3.8 km	• Pimpri Chinchwad	10.4 km
• Hinjewadi	4.5 km	• Ravet	11.9 km



Map not to scale



Visoka (earlier known as V. S. Kalbhor & Company) came to life in 1975 when the Founder Member & Director, Mr. Vitthal Kalbhor decided to dedicate his professional life to the development of our motherland.

The company was established during the era when the socio-economic and industrial development of Pimpri Chinchwad was in its nascent stage. The company leveraged this progressive phase and began working on the infrastructure, road development and industrial turnkey projects. Bajaj Auto was the first client. Later on, John Deere, Skoda, Volkswagen, TE Connectivity, JSW joined the clientele portfolio.

Baramati MIDC, Kurkumbh MIDC, Shirval MIDC, Chakan, Sanaswadi, Hinjewadi, Talegaon, Khedgoa, Gujarat are the territories where Visoka has embarked on.

Mr. Kalbhor was awarded by the Prime Minister for the remarkable development works done in Baramati MIDC and all over Maharashtra. Awards and rewards then began to crowd Mr. Kalbhor's hall of fame.

The contributions made by Mr. V. S. Kalbhor in the sector of banking & educational institutes by establishing banks, schools and colleges are truly commendable.

COMPLETED PROJECTS

KRISHNA AAKAR, TALEGAON
Completion: 2019
1 & 2 BHK

WEST WIND, TALEGAON
Completion: 2017
2 BHK

SAANVI, TALEGAON
Completion: 2016
2 BHK

DESTINATION MEMOIR,
CHIKHALI
Completion: 2017
1 & 2 BHK

LAKE PARADISE, TALEGAON
Completion: 2015
Row Houses, Twin Bungalows,
2 BHK Apartments

ONGOING PROJECTS

AURUM PETALS, PIMPLE NILAKH
3 BHK Residential Mansions

LAXMI PARISAR, TALEGON
2 & 3 BHK Homes

UPCOMING PROJECTS

TATHAWADE
3 Projects (Residential project
with commercial shops, offices,
showrooms)

PIMPLE NILAKH
Residential luxurious flats

DHAYARI
Residential project with
commercial shops, offices,
showrooms