



The Height of Luxury Living
Exclusive 2BHK High-Rise Apartments



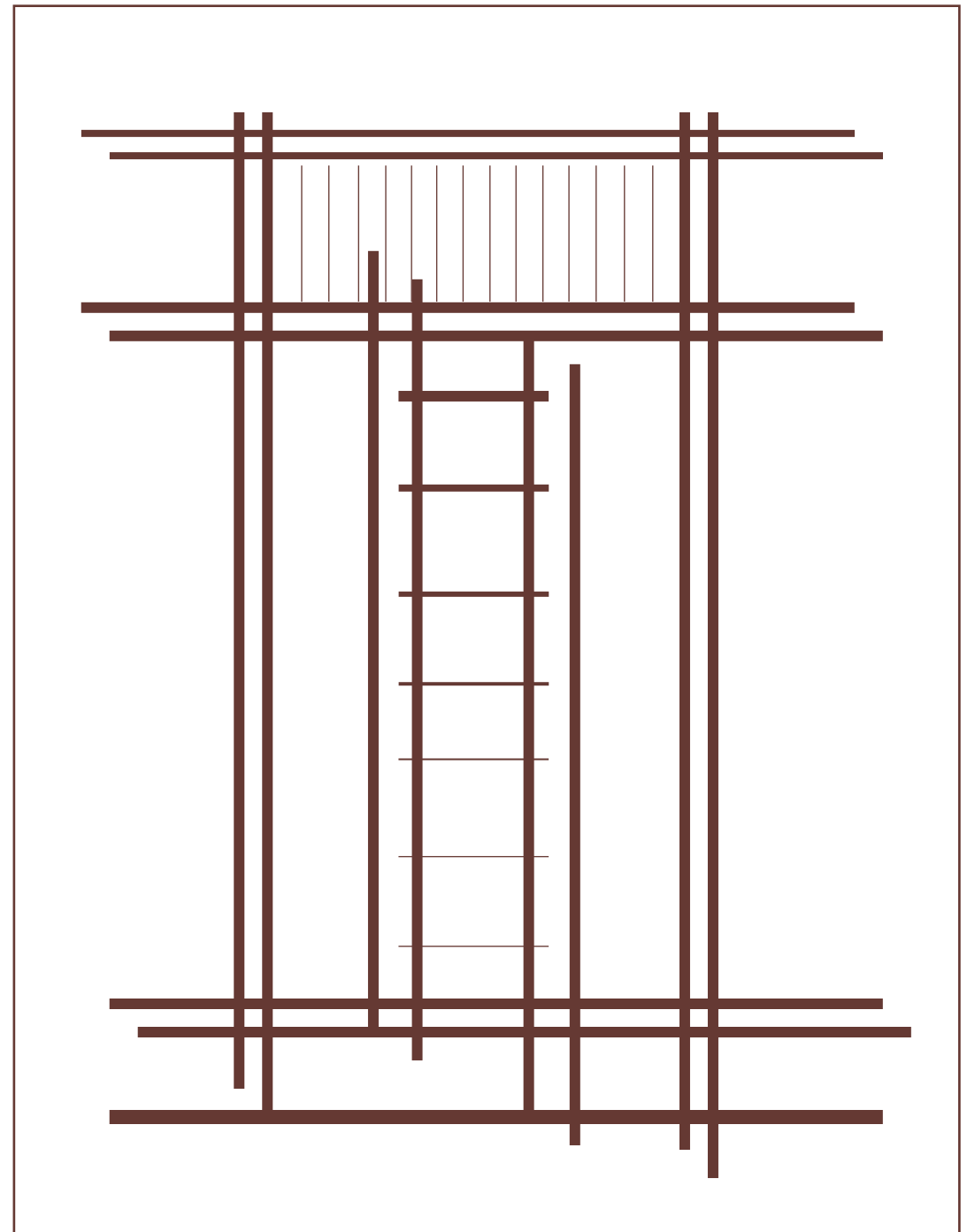
ಕೆಂಪು ಕಲ್ಲಿನ ತಂಪಾದ, ಗಟ್ಟಿಯಾದ ಮನೆ
Red Laterite Stone Block
construction for strong & cool homes!

RERA : PRM/KA/RERA/1273/318/PR/250723/006091



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Red Laterite Stone Block
construction for strong & cool homes!



THE CONCEPT & DESIGN
Modern | Elegant | Iconic

KALKURA HEIGHTS

Opp. Robosoft Technologies, Santhekatte, Udupi

The Height of Luxury Living

near National Highway

A project by
Kalkura Builders & Developers
Udupi





Grand Entrance Lobby



Indoor Games



Swimming Pool



Children Play Area



Multi-purpose Hall



Library/Reading Room



Outdoor Gym



Society Office



Outdoor Seating

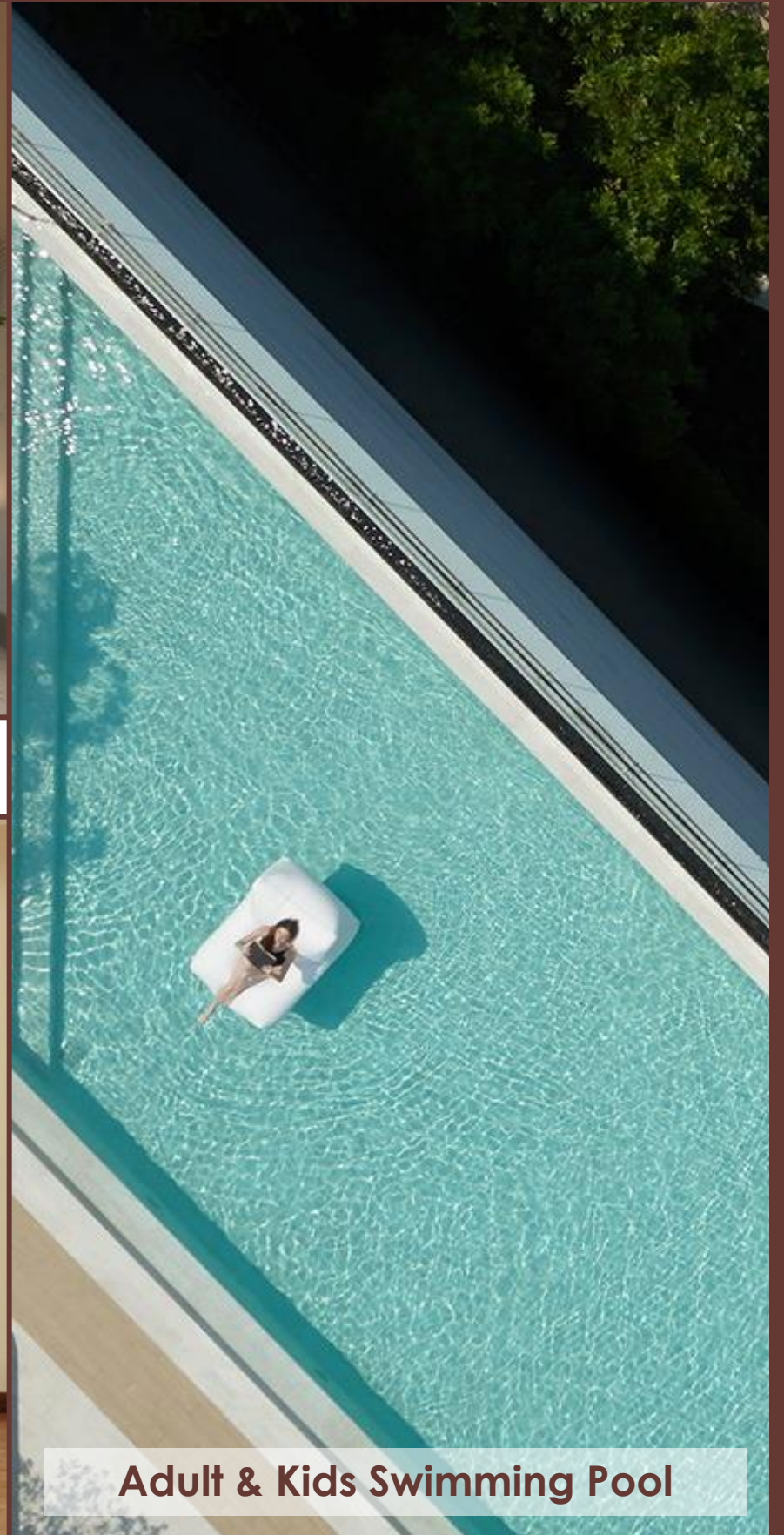


Grand Entrance Lobby

THE HEIGHT OF LUXURY LIVING



Multi-purpose Hall & Recreational Activities

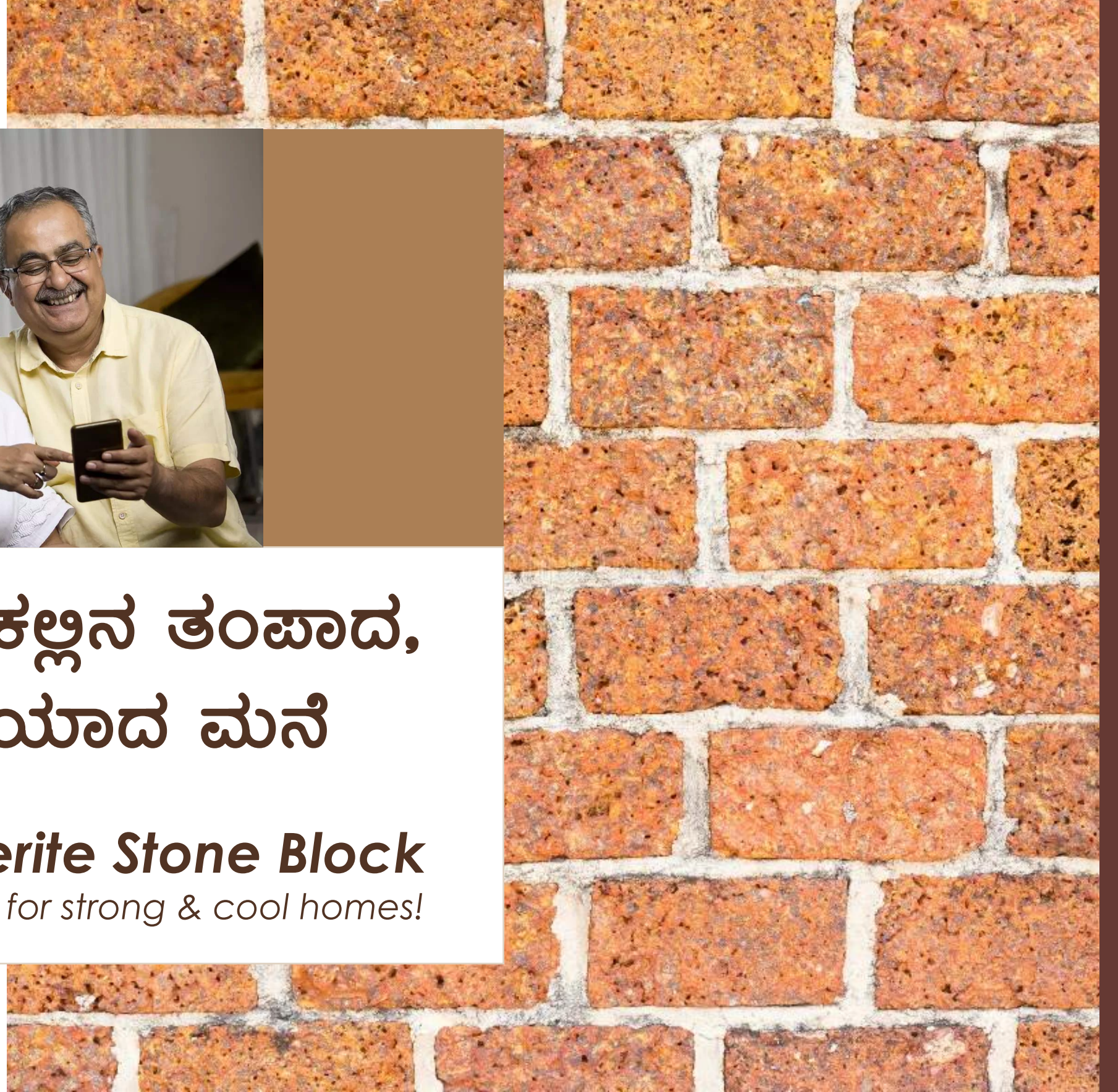


Adult & Kids Swimming Pool



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ಗಟ್ಟಿಯಾದ ಮನೆ

Red Laterite Stone Block
construction for strong & cool homes!



“A Story of a Unique Journey from a Cradle to a Nest”

In a journey of 8 decades across 4 generations, our main vision has always been to offer utmost Comfort in life. It all started with making handcrafted, safe & cosy Cradles for new-borns. Now, we develop residential apartments for a relaxed, elegant, secure and inspiring lifestyle - **a Nest for your family & friends.**

“Kalkura means Quality”

Kalkura Builders & Developers, a leading real estate enterprise in Udupi & Manipal has successfully completed 6 projects of residential & commercial typologies & fulfilled the dreams of over 265 customers.

Kalkura Refrigeration & Kitchen Equipments Pvt Ltd, an industry leader in providing complete commercial kitchen solutions has served various food service outlets & institutions with superior quality equipment & products.

Our Vision is to provide well designed solutions, which is practically achieved with advanced engineering methods and a superior management system. We pursue this ideal in everything we plan & do. Our completed projects:

**KALKURA PALACE | KALKURA KRSNA | KALKURA BRAAAHMEE
KALKURA KLASSIK | KALKURA BALAKRSNA | KALKURA HILL VIEW**

The Height of Luxury Living

Our project '**KALKURA HEIGHTS**' with **exclusive 2BHK High-Rise Apartments** is located in Udupi City's fastest growing locality of Santhekatte on National Highway NH66 in Karnataka. The place is surrounded with all the required public amenities and also boasts of IT Park, Shopping Centres, Banks and Industries. Plus, the location is an excellent transport hub as the highway from here leads towards Brahmavara, Kundapura on one side and Mangaluru on another. Set against a stunning landscape, the site is beautifully situated in a serene residential area, with great views to the green surrounding. This creates a perfect combination required for a comfortable urban lifestyle.

The Apartment complex consists of an elegant 10 storeyed block with a Basement. The design, materials and all the intricate details are thoughtfully planned to meet all the modern day requirements of your family. For example, we have utilized the red laterite stone block for the construction of the exterior walls, which results in strong and cool homes. Every unit comes with a different layout, view and vista to choose from, which will satisfy your own way of living.

The project presents a perfectly balanced opportunity for you to be a part of the '**Udupi of the future**', which is growing and rising rapidly as a City of Eminence.

Come experience this Joy of Luxury Living, Come experience Kalkura Heights!



ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ
Karnataka Real Estate Regulatory Authority



FORM-C
[See sub-rule(1) of rule 6]

REGISTRATION CERTIFICATE OF PROJECT (COMPANY)

1. This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 to the following project vide project acknowledgement number ACK/KA/RERA/1273/318/PR/281222/006675 dated 28-12-2022 under project registration number PRM/KA/RERA/1273/318/PR/250723/006091

Project details : KALKURA HEIGHTS, S.N 109/1B2 AT PUTTUR VILLAGE, UDUPI TALUK AND DISTRICT, UDUPI, UDUPI, UDUPI, KARNATAKA - 576105

(Name of the Firm or society or company or competent authority)
KALKURA BUILDERS AND DEVELOPERS

having its registered office or principal place of business at
OPP. PALIMARU MUTT, CARSTREET, UDUPI TQ/DIST.DISTRICT, UDUPI, KARNATAKA - 576101

2. This registration is granted subject to the following conditions, namely:-
- The promoter shall enter into an agreement for sale with the allottees as provided in rule 8A of the Karnataka Real Estate (Regulation & Development) Rules, 2017 and comply with the section 13 of the Act; Any clauses in the AOS/Possession letter/Allotment letter that is not in accordance with the Act/Rules/Regulations are void ab initio;
 - The promoter shall execute and register a conveyance deed in favour of the allottee and the association of the allottees, as the case may be, of the apartment or the common areas as per section 17 of the Act;
 - The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate escrow account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) and sub-section (2) of section 4 of the Act;
 - The promoter shall comply with all the functions and duties as per section 11 of the Act and shall upload Quarterly status updates of the project within 30 days from the end of each quarter;
 - The project registration shall be valid for a period ending with 31-05-2026 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 of the Act read with rule 7 of these rules;
 - The promoter shall comply with all the provisions of the Act and the rules and regulations made thereunder;
 - The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.

3. If the above mentioned conditions are not complied with the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Signature Not Verified
Digitally Signed By
HANUMANALLI
CHAMIAH
KISHORE CHANDRA
Date: 2023.07.25
15:33:51 (IST)
Location: Bengaluru



*Please scan the QR code to validate the authenticity of the certificate.

ಕಾರು ಬೆಲೆ ನಾಡು ಉಚಿತ

Digitally Signed By
Kishore Chandra H.C, IPS(Retd.)
Chairman, Karnataka Real Estate Regulatory Authority

Project Approval Date: 25-07-2023



ನಗರಸಭೆ, ಉಡುಪಿ

ಕಟ್ಟಡ ಪರವಾನಿಗೆ / BUILDING LICENSE

ಸಂಖ್ಯೆ: UDP-BL-204-2022-23

ದಿನಾಂಕ: 22-09-2022

ಅನುಸೂಚಿ IV
(ಉಪವಿಧಿ ಸಂಖ್ಯೆ 12.4)

ಆಜ್ಞೆ ಸಂಖ್ಯೆ: UDP-BL-204-2022-23, ದಿನಾಂಕ: 03-09-2022 ರಂದು ನೀಡಿದ ಆಜ್ಞೆಯನ್ನು ಪರಿಶೀಲಿಸಲಾಗಿ, ಇದಕ್ಕೆ ಲಗತ್ತಿಸಲಾಗಿರುವ ನಕ್ಷೆಯನ್ನು ಅನುಸರಿಸಿ, ವಾರ್ಡ್ ಸಂಖ್ಯೆ 9ರಲ್ಲಿರುವ ಶ್ರೀಮತಿ/ಶ್ರೀ KALKURA BUILDERS AND DEVELOPERS ಮಾಲೀಕತ್ವದ ಸ್ಥಳೀಯ ಅಸೆಸ್ಮೆಂಟ್ ಖಾತೆ ಸಂಖ್ಯೆ 9-4-9-221, ನಿವೇಶನ ಸಂಖ್ಯೆ 9-4-9-221, ಆಸ್ತಿ ಗುರುತಿನ ಸಂಖ್ಯೆ ಯುಎಚ್, KALKURA BUILDERS AND DEVELOPERS OPP PALIMARU MUTT CAR STREET UDUPI ವಿಳಾಸದಲ್ಲಿರುವ ಸ್ಥಳೀಯ ಈ ಕೆಳಗೆ ಕಾನೂನು ಪರಿಷ್ಕರಣೆ ಹಾಗೂ ನಿಬಂಧನೆಗಳಿಗೊಳಪಟ್ಟು ಕಟ್ಟಡ ನಿರ್ಮಾಣ ಮಾಡಲು ಪರವಾನಿಗೆ ಮಂಜೂರು ಮಾಡಲಾಗಿದೆ.

ಪರವಾನಿಗೆ ಶುಲ್ಕ ರೂ. 1000 ರಶೀದಿ ನಂ. 128837 ದಿನಾಂಕ: 22-09-2022

-: ಪರತುಗಳು :-

1. ಮಂಜೂರು ಪರವಾನಿಗೆ ವಿವರಗಳು :

ಕಟ್ಟಡವನ್ನು ಜಾಗದ ಎಡ ಭಾಗದಲ್ಲಿ 10 ಮೀ., ಬಲ ಭಾಗದಲ್ಲಿ 10 ಮೀ., ಹಿಂಭಾಗದಲ್ಲಿ 10 ಮೀ., ಮುಂಭಾಗದಲ್ಲಿ 10 ಮೀ.

ಜಾಗವನ್ನು ಬಿಟ್ಟು ಕಟ್ಟಿಕೊಳ್ಳಬೇಕು.

ನಿವೇಶನದ ವಿಸ್ತೀರ್ಣ : 2782.76 ಚ.ಮೀ., ಎಫ್.ಎ.ಆರ್ : 2.5

ಚಿಕ್ಕುಬಂದಿ :- ಪೂರ್ವಕ್ಕೆ : HIGH WAY ROAD ಪಶ್ಚಿಮಕ್ಕೆ : 9-4-155-104 ಉತ್ತರಕ್ಕೆ : 9-4-3-223 ದಕ್ಷಿಣಕ್ಕೆ : 9-4-3-219

ಮಹಡಿ ಸಂಖ್ಯೆ / Floor Number	ಮಹಡಿಯ ಉಪಯೋಗ / Floor Usage	ವಿಸ್ತೀರ್ಣ (ಚದರ ಮೀಟರ್ ಗಳಲ್ಲಿ) / BuiltUp Area (in Sq.m)
-1	ವಸತಿ	2082.62
0	ವಸತಿ	938.49
1	ವಸತಿ	921.57
2	ವಸತಿ	968.81
3	ವಸತಿ	968.78
4	ವಸತಿ	968.78
5	ವಸತಿ	968.78
6	ವಸತಿ	968.78
7	ವಸತಿ	968.78
8	ವಸತಿ	968.78
9	ವಸತಿ	968.78

(** :- 2 = 2ನೇ ಸೆಲಮಾಂಗ (Cellar), -1 = 1ನೇ ಸೆಲಮಾಂಗ, 0 = ಸೆಲ ಮಹಡಿ /GF, 1 = 1ನೇ ಮಹಡಿ/FF, 2 = 2ನೇ ಮಹಡಿ/SF..)

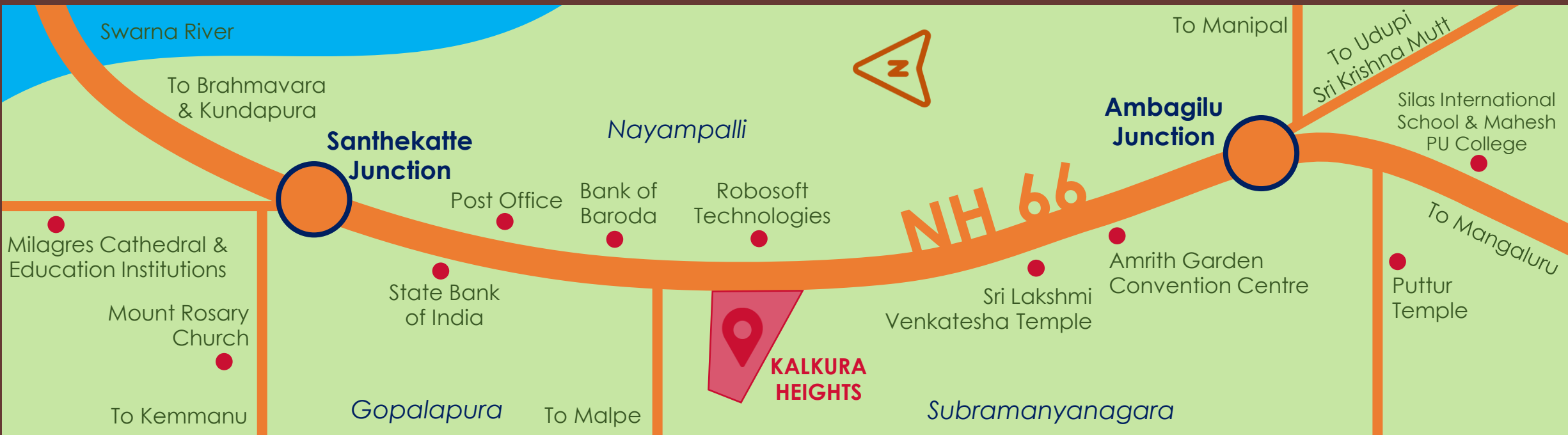
- ಮಂಜೂರು ನಕಾಶೆಯಂತೆ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟತಕ್ಕದ್ದು.
- ಮಂಜೂರು ನಕಾಶೆಗೆ ಹೊರತಾಗಿ ಬೇರೆ ಯಾವುದೇ ಅನಧಿಕೃತ ಕಟ್ಟಡ ಕೆಲಸವನ್ನು ಮಾಡತಕ್ಕದ್ದಲ್ಲ.
- ಕಟ್ಟಡದ ಕಾಮಗಾರಿಗಳು ಪರವಾನಿಗೆ ಅವಧಿಯೊಳಗೆ ಪೂರ್ಣಗೊಂಡಿದ್ದಲ್ಲಿ, ಭೂ 13-1 ರಂತೆ ಈ ಕಛೇರಿಗೆ ಸೂಕ್ತ ಅರ್ಜಿ ಸಲ್ಲಿಸಿ, ಶುಲ್ಕ ಪಾವತಿಸಿ ಪರವಾನಿಗೆಯನ್ನು ನವೀಕರಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು.
- ಕಟ್ಟಡದ ಕೆಲಸ ಪೂರ್ಣಗೊಂಡ ಕೂಡಲೇ ಅದರಲ್ಲಿ ವಾಸಿಸುವ/ಕಟ್ಟಡವನ್ನು ಉಪಯೋಗಿಸುವ ಮುಂಚಿತವಾಗಿ 1964ನೇ ಮುನಿಸಿಪಾಲಿಟಿಗಳ ಅಧಿನಿಯಮದ ಸೆಕ್ಷನ್ 190ಪ್ರಕಾರ ಕಾಮಗಾರಿ ಪೂರ್ಣಗೊಂಡ ಬಗ್ಗೆ ಈ ಕಛೇರಿಗೆ ಅರ್ಜಿ ಸಲ್ಲಿಸಿ ವಾಸ್ತವ್ಯ ಉಪಯೋಗದ ಬಗ್ಗೆ ದೃಢೀಕರಣ ಪತ್ರ ಪಡೆದುಕೊಳ್ಳತಕ್ಕದ್ದು.



KALKURA HEIGHTS

Opp. Robosoft Technologies, Santhekatte, Udupi





Project Location: Kalkura Heights is ideally located in the charming residential hub of Santhekatte in Udupi, surrounded by key landmarks like -

- | | | |
|---------------------------------------|--------|---------|
| Robosoft Technologies | : 60m | - 2 min |
| Sri Lakshmi Venkatesha Temple (LVT) | : 500m | - 2 min |
| Mount Rosary Church | : 950m | - 3 min |
| Silas International School/Mahesh PUC | : 2km | - 3 min |
| Milagres Cathedral & Institutions | : 2km | - 3 min |
| Puttur Bhagavathy Temple | : 2km | - 4 min |
| Udupi Sri Krishna Mutt | : 4km | - 5 min |
| Karavali Bypass | : 4km | - 5 min |
| Manipal University | : 7km | - 9 min |
| Udupi DC Office | : 7km | - 9 min |
| Bus Stand & Auto Stand | : 130m | - 1 min |
| Bank & ATM | : 250m | - 2 min |
| Nandini Milk Parlour | : 160m | - 1 min |
| Medical Store | : 400m | - 2 min |



Buses to Mumbai, Kundapura & Mangaluru stop at a walking distance (1 min) from the Project

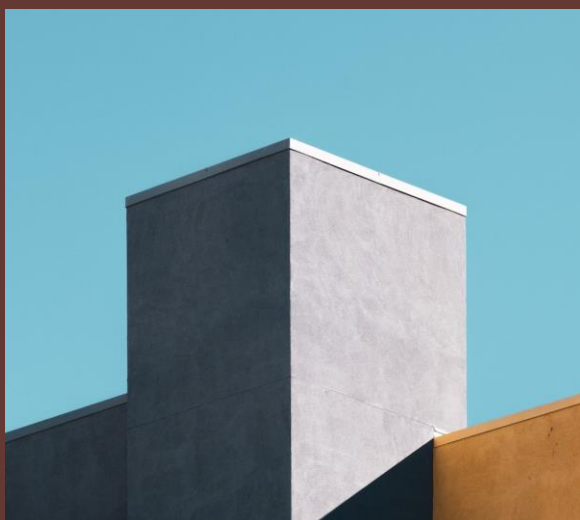


PROJECT SURROUNDINGS



SPECIFICATIONS

- RCC framed structure
- Red laterite block outer wall construction for strong and cool homes. Due to its natural features, it has good thermal insulation properties & they easily adapt & adjust with the weather
- Superior quality vitrified tile flooring for living, dining and bed rooms
- Robust vitrified tile/granite flooring for common area and staircases
- Ceramic tile for kitchen granite platform work area dado with stainless steel sink
- Ceramic tile anti skid flooring and dado in toilets with exhaust fan provision
- ISI standard electrical wires and switches
- Designer main door with teak wood frame with polish
- High grade aluminium sliding windows, mosquito mesh provision and grill
- Sanitary wares and fittings of ISI standard make
- Putty finished emulsion paint for ceiling and internal walls
- External painting with exterior acrylic emulsion paint



AMENITIES

- Grand entrance lobby with visitors waiting lounge
- Multi-purpose room for events, parties, activities and dining purpose
- Exclusive children's play area
- Indoor games area
- Outdoor gymnasium
- Library/reading room
- Dedicated society office room
- Outdoor sitting areas/benches for social interactions
- Adult and kids swimming pool with change room facility
- Two wide staircases connecting all floors and separate staircase from entrance lobby to basement
- Around 66% of site is open with driveways, paths, landscape and open areas. Only 34% area is taken for ground coverage



FEATURES

- 2 independent high speed lifts with glass vision panel and 1 fire lift
- 24 hours power backup for lifts, common area and 1 KW to each flat
- CCTV for entrance, exit, lobby and children's play area
- Round the clock security with cubicle at the entrance gate
- Fire protection system as per standards with fire control room
- Over head water tank with automatic water level controller, underground sump tank and fire safety sump tank
- Bore well water supply in addition to the main municipality supply
- Rain water harvesting system
- Charging station for electric vehicles on chargeable basis
- Reticulated gas system with meter and gas bank
- Driver's resting room and toilet





**KALKURA
HEIGHTS**
Opp. Robosoft Technologies, Santhekatte, Udipi

Day

Night



PROJECT IMAGES





A project by:
Kalkura Builders & Developers
Opp Palimar Mutt, Car Street, Udipi

Contact: 9632153426 / 9844102318

Consulting Engineers:
A.G. ASSOCIATES
AGA Kantilever, Brahmagiri, Udipi



Disclaimer:

- The content of this brochure is conceptual and the developer reserves the right to alter the details and specifications. The brochure is for the easy presentation of the Project. It should not be considered as a part of the legal documents.
- The images (interior & exterior views) in the brochure/walkthrough video are computer simulated graphics for representational purpose & are subject to errors & omissions. They shall not be construed as actual depictions of the Project.
- The furniture and fixtures, electrical appliances and other loose items shown in the brochure & other marketing mediums are only for illustrative purposes and do not form a part of the standard product on sale.
- The dimensions shown in the brochure are approximate and calculated from unfinished surfaces and are rounded off to nearest whole number.