

Project Regd. No.: UPRERAPP1675938/06/2025

RERA website: <https://up-rera.in>

Collection Account Details

Kaveri Housing LLP Collection A/C

Account No.: 005072500000043

IFSC Code: YB5B0000090

Bank & Branch Name: Yes Bank Ltd

Ch. & First Fl, 76/78, Sanjay Palace, Agra-282002

Project Launch Date: 12/04/2025



KAVERI
SWARNIM

The logo for Kaveri Swarnim features the name in a bold, gold, sans-serif font. The word 'KAVERI' is smaller and positioned above 'SWARNIM'. To the left of the text is a decorative gold leafy branch that curves around the letters. To the right of 'SWARNIM' is a small, stylized gold flourish.

50
Years of
excellence

The logo for 50 Years of Excellence features a large, stylized gold '50' with a circular flourish around the '0'. Below the '50' is the text 'Years of excellence' in a gold, serif font.



A decorative circular frame composed of a grey line with several leaves and a small branch extending from the top left, surrounding the text.

Live the Golden Life

At **Kaveri** we don't just build spaces – we create legacies. Each home is a reflection of refined luxury, timeless design and enduring comfort.

Kaveri Swarnim is where grandeur meets tranquility – envisioned as **Agra's most distinguished address**, surrounded by the calm embrace of nature.

Swarnim, meaning "*golden*" celebrates **50 glorious years of Kaveri's journey** – a legacy of trust, innovation and excellence. Every detail reflects our passion for architectural finesse, impeccable craftsmanship and a seamless blend of aesthetics and functionality.

Discover **spacious homes with panoramic green views**, designed to inspire peace and pride in equal measure. **Kaveri Swarnim** is more than a home – it's a **statement of prestige, a sanctuary of serenity**, and a **timeless symbol of luxury** that endures through generations.



Colour rendering in the plan is only for graphic representation and is no way represent any material or finish.

Site Layout with Stilt Floor Plan



Landscape Visual

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Landscape Visual

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Building Entrance Visual

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Landscape Visual

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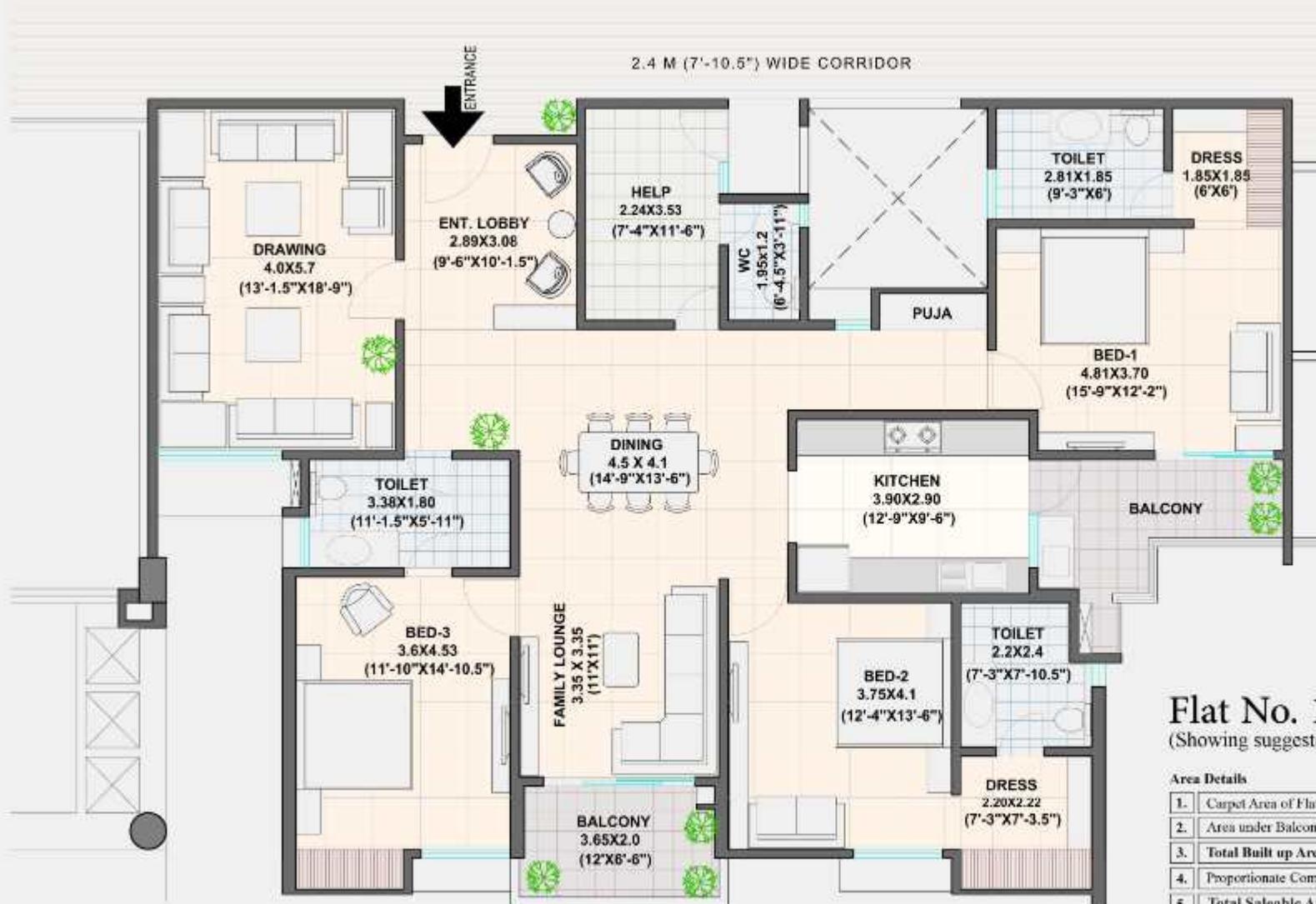
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Site Layout with Typical Floor Plan



Site Layout with Eleventh Floor Plan

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Flat No. 1 (3 BHK)

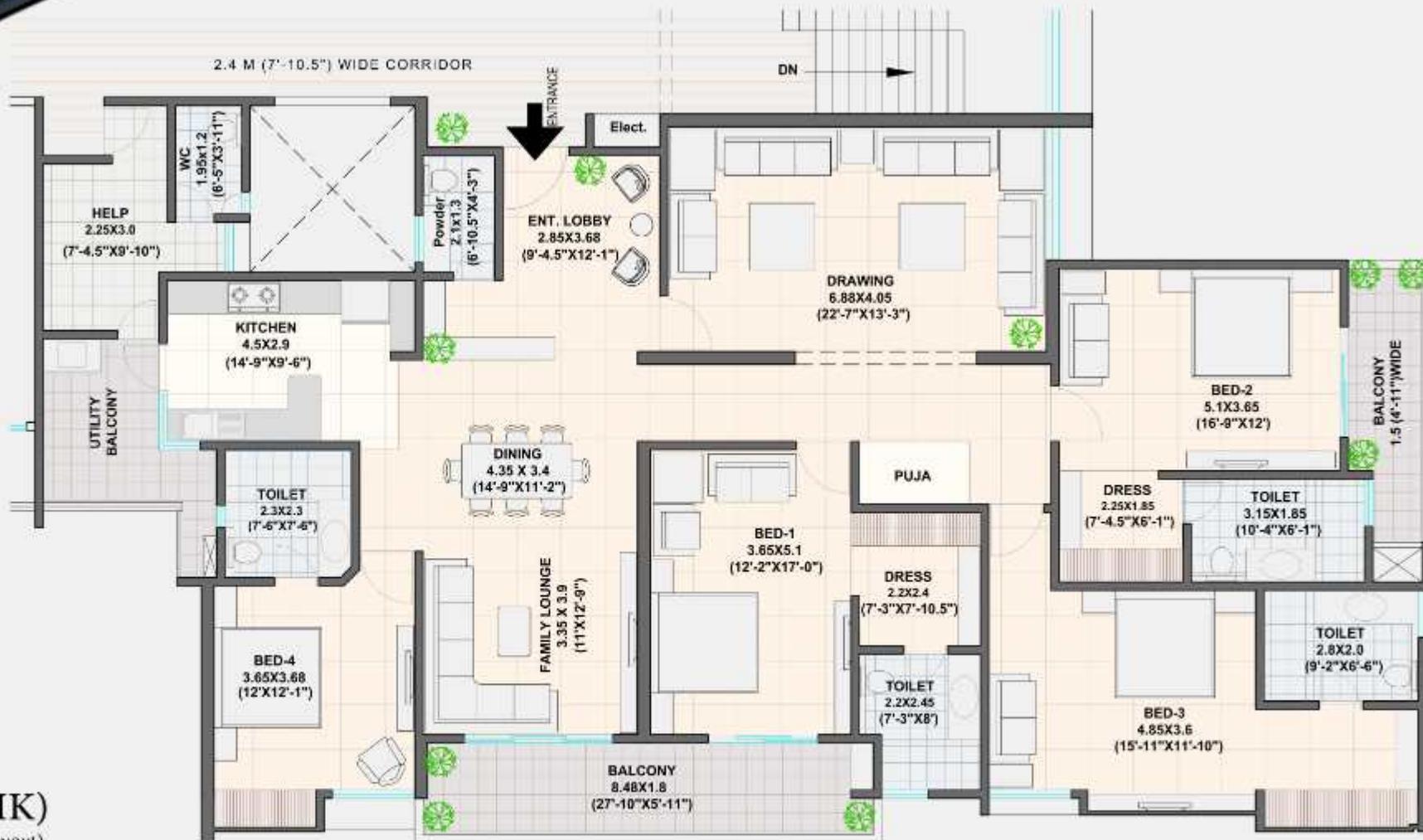
(Showing suggested furniture layout)



Area Details		Sqmt.	Sqft.
1.	Carpet Area of Flat	175.97	1894
2.	Area under Balconies, Projections & Ext. Walls	34.62	373
3.	Total Built up Area of Flat (1+2)	210.59	2267
4.	Proportionate Common Area per Flat	46.64	502
5.	Total Saleable Area (3+4)	257.23	2769

1m = 3.284 ft.
1sqm = 10.764 Sqft.

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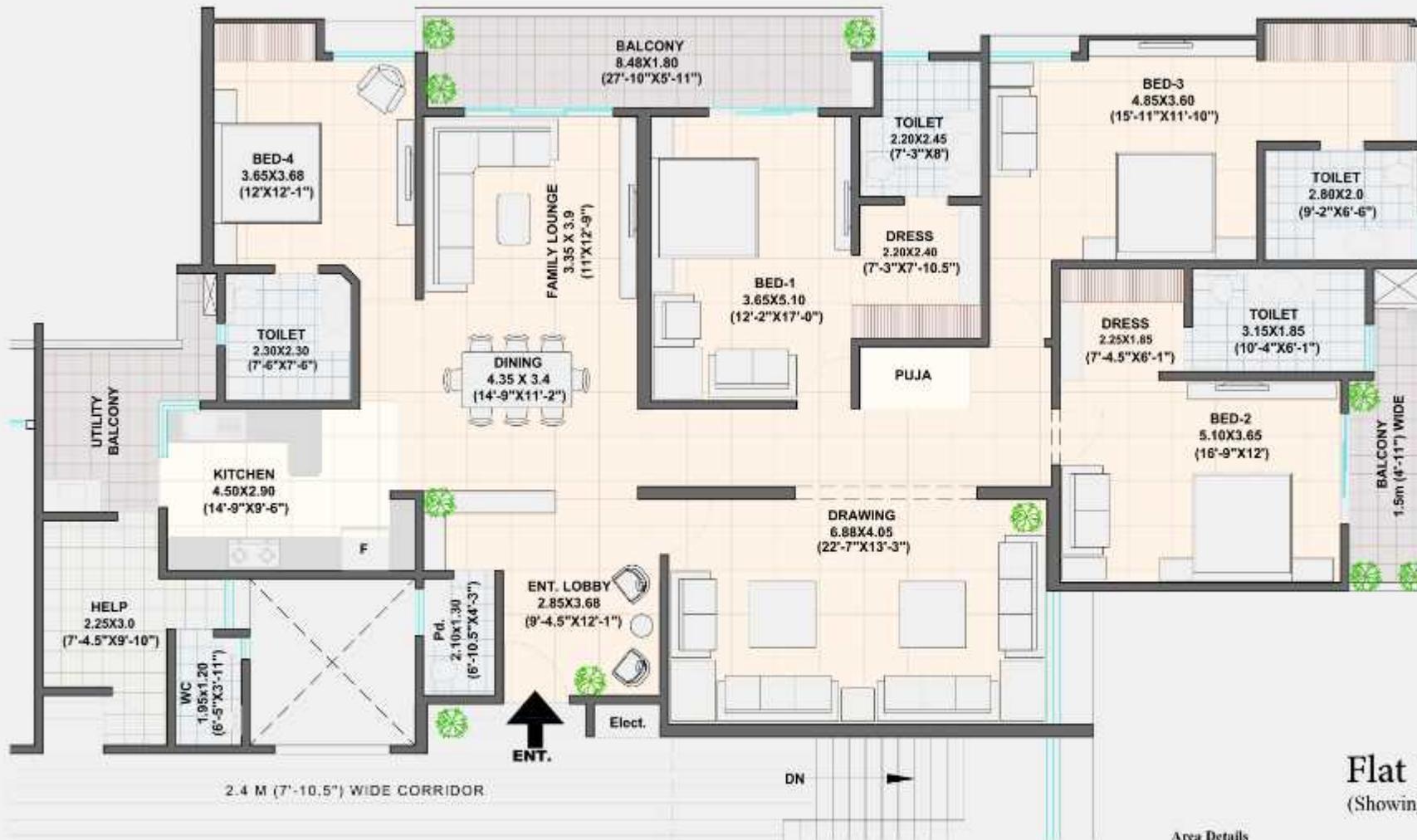
Flat No. 2 (4 BHK)

(Showing suggested furniture layout)

Area Details		Sqmt.	Sqft.
1.	Carpet Area of Flat	233.53	2514
2.	Area under Balconies, Projections & Ext. Walls	49.63	534
3.	Total Built up Area of Flat (1+2)	283.16	3048
4.	Proportionate Common Area per Flat	62.71	675
5.	Total Saleable Area (3+4)	345.87	3723

1m = 3.284 ft.
1sqm = 10.764 Sqft.

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Flat No. 3 (4 BHK)

(Showing suggested furniture layout)

Area Details		Sqmt.	Sqft.
1.	Carpet Area of Flat	233.53	2514
2.	Area under Balconies, Projections & Ext. Walls	49.54	533
3.	Total Built up Area of Flat (1+2)	283.07	3047
4.	Proportionate Common Area per Flat	62.69	675
5.	Total Saleable Area (3+4)	345.76	3722

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1m = 3.284 ft.
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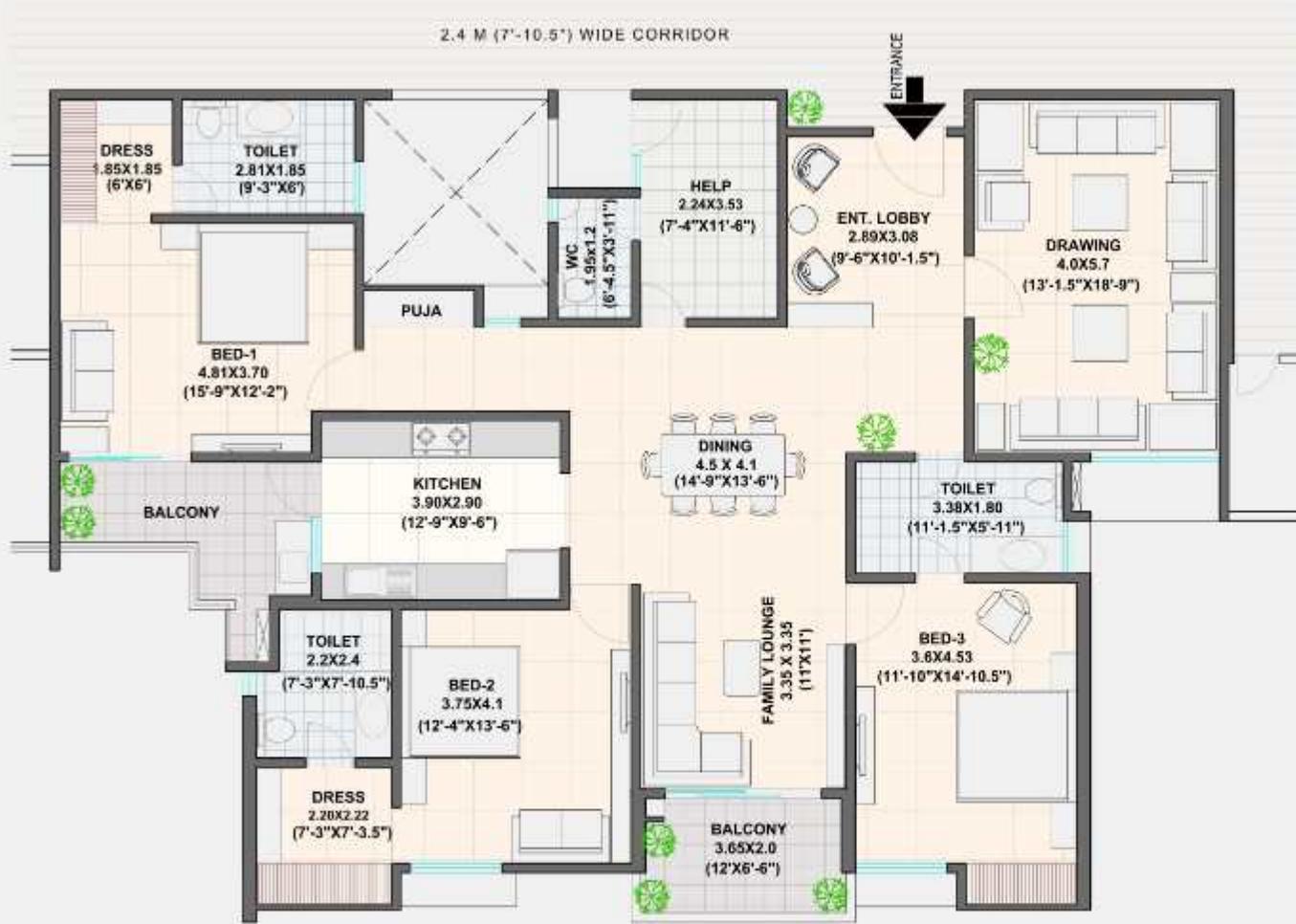
Flat No. 4 (3 BHK)

(Showing suggested furniture layout)

Area Details		Sqmt.	Sqft.
1.	Carpet Area of Flat	175.97	1894
2.	Area under Balconies, Projections & Ext. Walls	34.62	373
3.	Total Built up Area of Flat (1+2)	210.59	2267
4.	Proportionate Common Area per Flat	46.64	502
5.	Total Saleable Area (3+4)	257.23	2769

1m = 3.284 ft.
1sqm = 10.764 Sqft.

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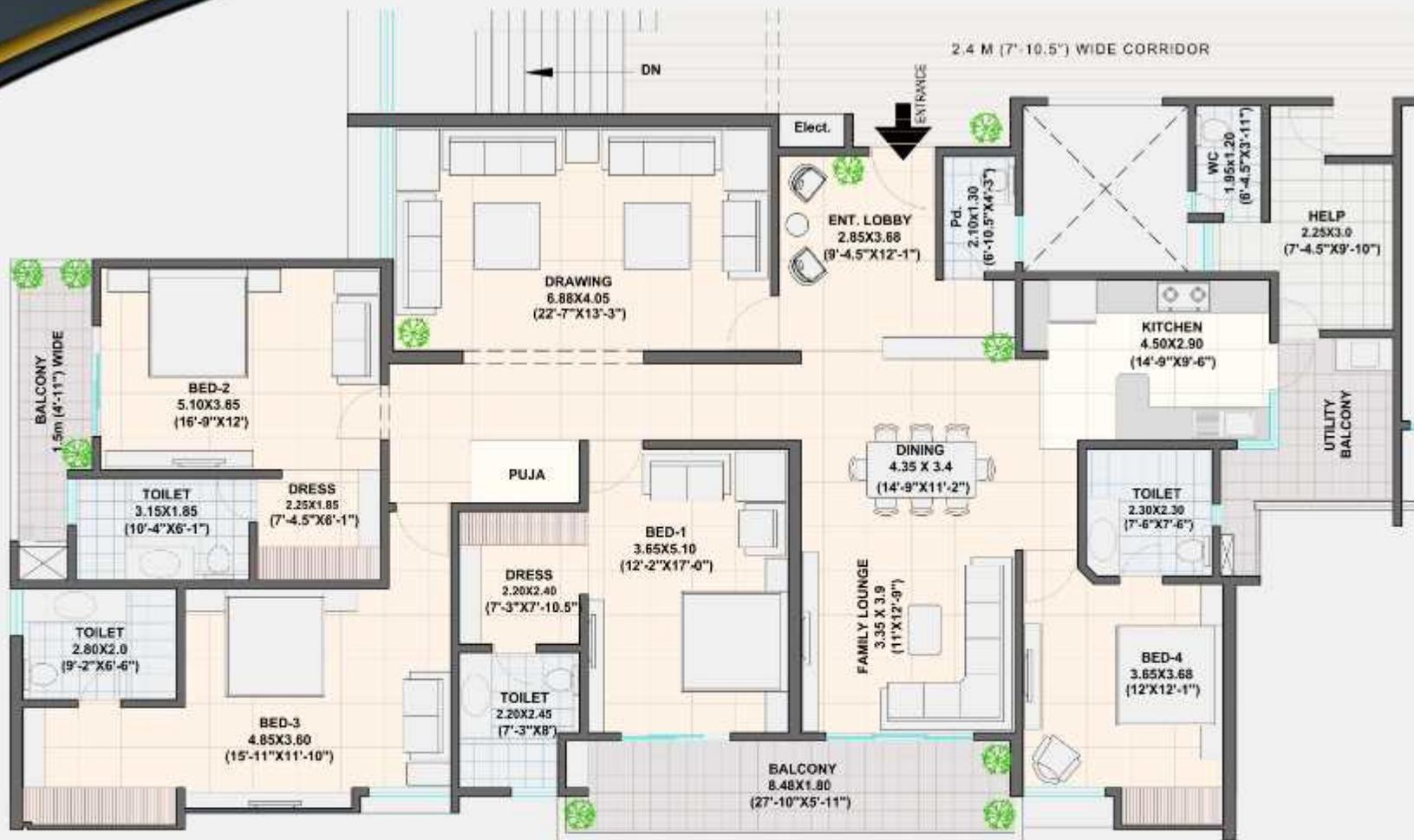
Flat No. 5 (3 BHK)

(Showing suggested furniture layout)

Area Details		Sqmt.	Sqft.
1.	Carpet Area of Flat	175.96	1894
2.	Area under Balconies, Projections & Ext. Walls	34.62	373
3.	Total Built up Area of Flat (1+2)	210.58	2267
4.	Proportionate Common Area per Flat	46.64	502
5.	Total Saleable Area (3+4)	257.22	2769

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1m = 3.284 ft.
1sqm = 10.764 Sqft.



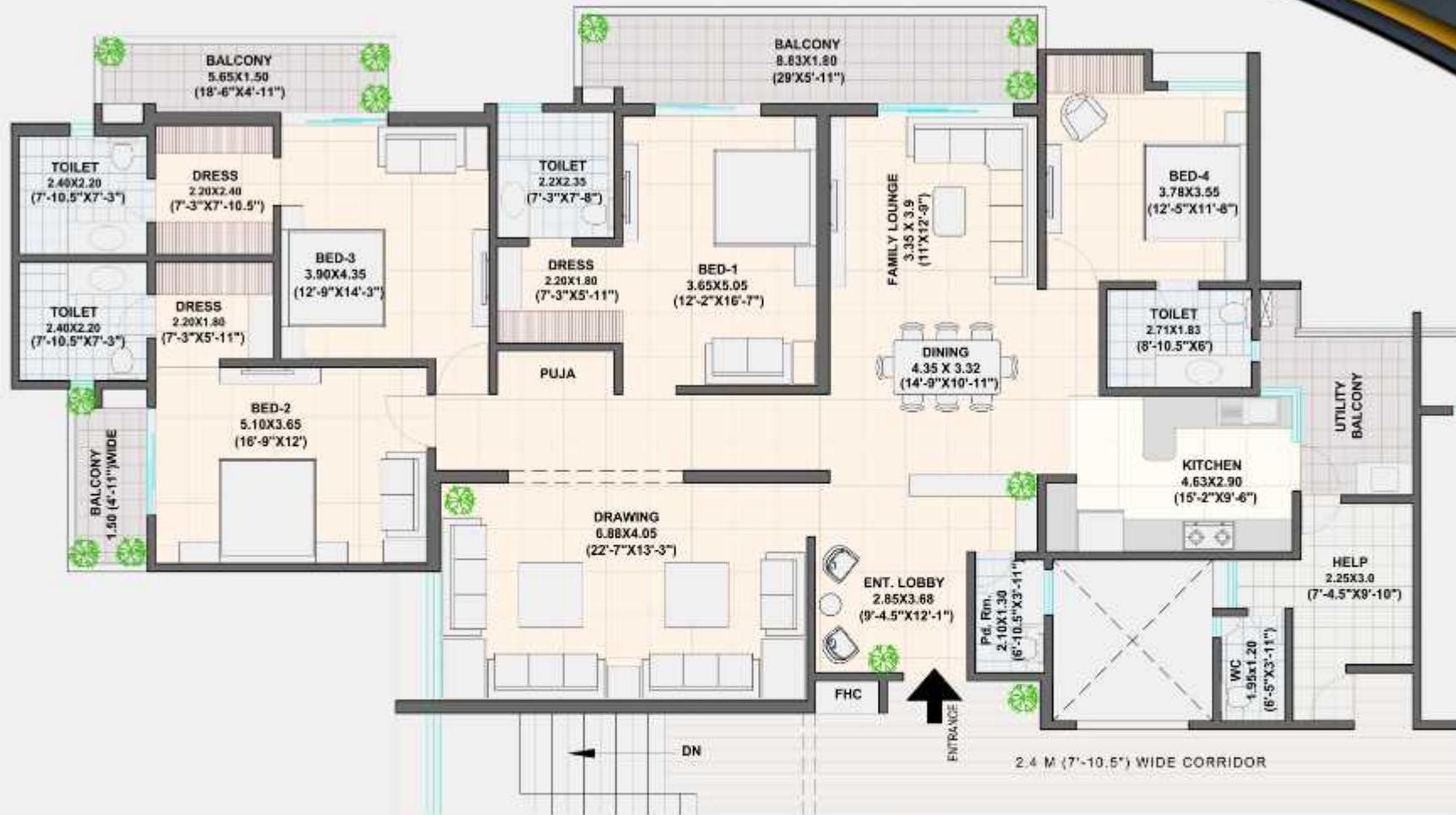
Flat No. 6 (4 BHK)

(Showing suggested furniture layout)

Area Details		Sqmt.	Sqft.
1.	Carpet Area of Flat	233.53	2514
2.	Area under Balconies, Projections & Ext. Walls	49.75	536
3.	Total Built up Area of Flat (1+2)	283.28	3049
4.	Proportionate Common Area per Flat	62.74	675
5.	Total Saleable Area (3+4)	346.02	3725

1m = 3.284 ft.
1sqm = 10.764 Sqft.

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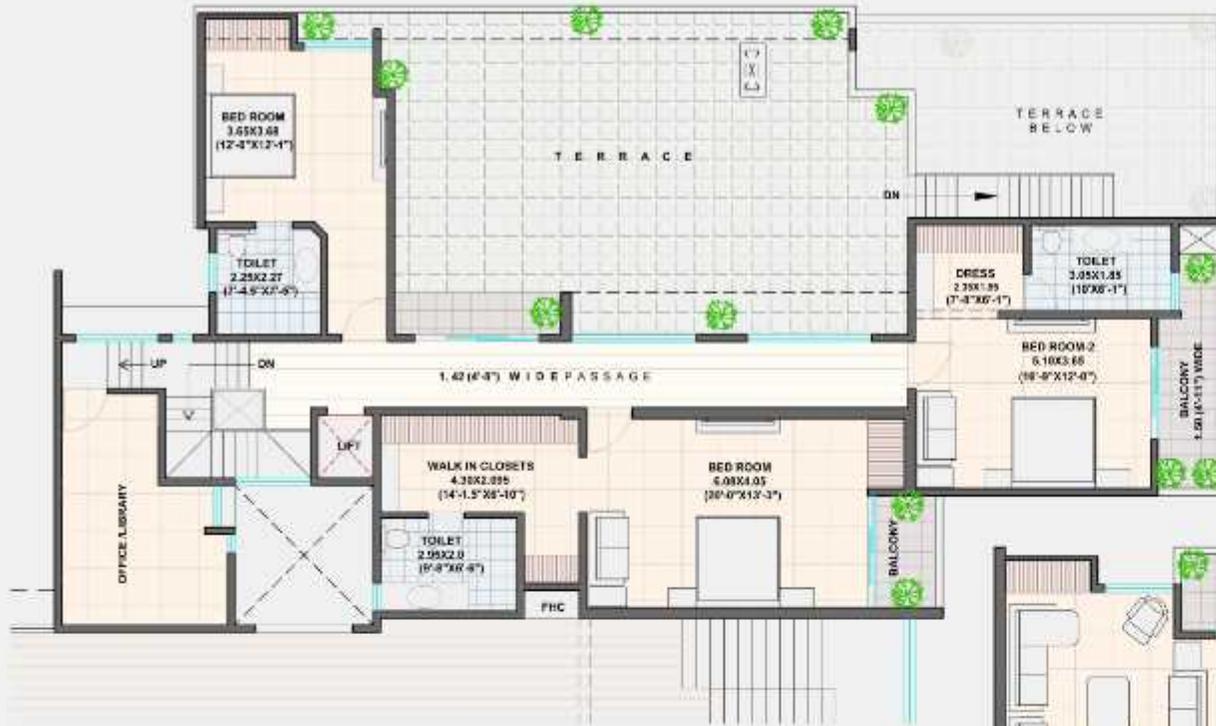
Flat No. 7 (4 BHK)

(Showing suggested furniture layout)

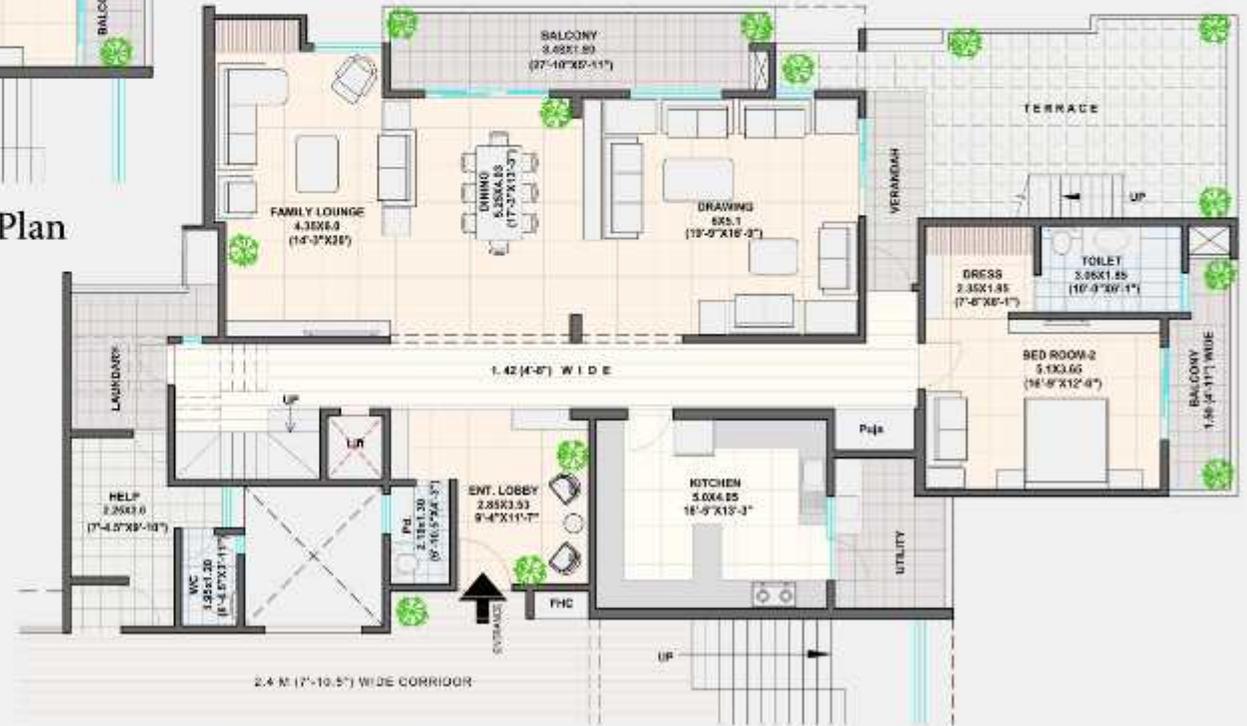
Area Details		Sqmt.	Sqft.
1.	Carpet Area of Flat	224.03	2411
2.	Area under Balconies, Projections & Ext. Walls	55.28	595
3.	Total Built up Area of Flat (1+2)	279.31	3006
4.	Proportionate Common Area per Flat	61.86	666
5.	Total Saleable Area (3+4)	341.17	3672

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1m = 3.284 ft.
1sqm = 10.764 Sqft.



Upper Level Plan



Lower Level Plan



Duplex - P2 (4 BHK)

Above Flat No. 3

(Showing suggested furniture layout)

Area Details		Sqmt.	Sqft.
1.	Carpet Area of Flat	336.74	3625
2.	Area under Balconies, Projections & Ext. Walls	90.11	970
3.	Total Built up Area of Flat (1+2)	426.85	4595
4.	Proportionate Common Area per Flat	94.54	1018
5.	Total Saleable Area (3+4)	521.39	5612
6.	Private Terrace Area	103.35	1112

1m = 3.284 ft.
1sqm = 10.764 Sqft.

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Pent House - P3 (4 BHK)

Above Flat No. 4 & 7

(Showing suggested furniture layout)

Area Details	Sqmt.	Sqft.
1. Carpet Area of Flat	350.67	3775
2. Area under Balconies, Projections & Ext. Walls	97.98	1055
3. Total Built up Area of Flat (1+2)	448.65	4829
4. Proportionate Common Area per Flat	99.36	1070
5. Total Saleable Area (3+4)	548.01	5899
6. Private Terrace Area	79.07	851

1m = 3.284 ft.
1sqm = 10.764 Sqft.



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Pent House - P4 (4 BHK)

Above Flat No. 5 & 6

(Showing suggested furniture layout)

Area Details	Sqmt.	Sqft.
1. Carpet Area of Flat	344.45	3708
2. Area under Balconies, Projections & Ext. Walls	97.67	1051
3. Total Built up Area of Flat (1+2)	442.12	4759
4. Proportionate Common Area per Flat	97.92	1054
5. Total Saleable Area (3+4)	540.04	5813
6. Private Terrace Area	78.07	840

1m = 3.284 ft.

1sqm = 10.764 Sqft.



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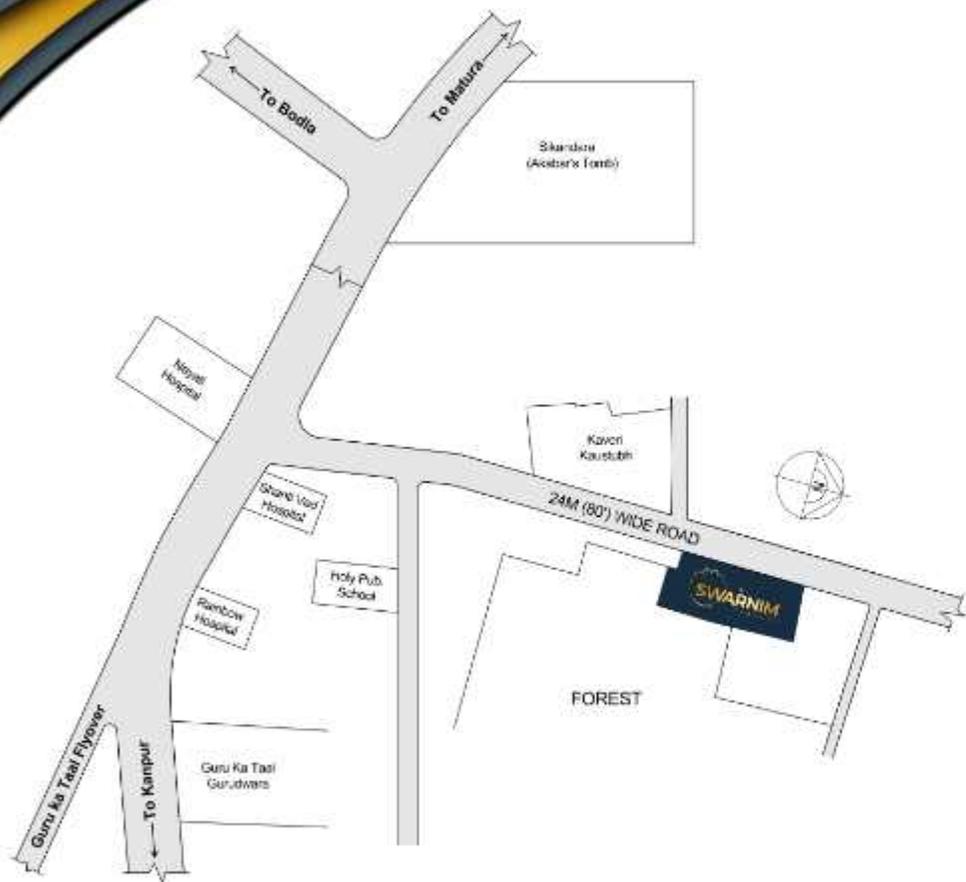
Internal Views





Internal Views





Location Plan
(Not to Scale)

- Plans approved by Agra Development Authority and project is RERA registered
- Loan facility from financial institutions available as per their norms.





KAVERI SWARNIM

SPECIFICATIONS

FINISHED/COMPLETED FLAT

Structure: - Monolithic R.C.C. Construction

Flooring: -

- a) Vitrified tiles flooring in bedrooms and drawing/ dining/ kitchen.
- b) Anti-skid tiles in Toilet and balcony.
- c) Flooring in staircase/ corridor, combination of stone/ granite and tiles.

Toilets: -

- a) Fully functional Toilets with branded sanitary & CP fittings.
- b) Glass panel for Shower Area.
- c) Ceramic / Vitrified Tiles up to Door height.
- d) Anti-skid tiles on floor.

Electrical: -

- a) Light fittings in common areas.
- b) Light & fixtures in entire flats (except balcony).
- c) Concealed Conduit & Switch boxes with modular switches & sockets as per drawing.

TV/ Telephone: -

Internal wiring for TV and Telephones.

Railings: -

Steel/ Glass Railings

COMMON FACILITIES: -

Gymnasium with exercise equipment, Jogging Track, Children play area, Landscaped Lawn, Power Backup through Generator, External Lighting & CCTV Surveillance, Club Hall, covered parking, Entrance Lobby, Water supply through U.G. / O.H. Tank, Firefighting system as per norms and Sewage treatment plant, Rainwater harvesting, Sit-outs, Meditation room/area.

Walls & Ceiling Finish: -

- a) Acrylic Emulsions paint on POP punning.
- b) False ceiling in drawing/ dining & kitchen.
- c) External paint in weather proof/ texture finish.

Doors & Windows: -

- a) External doors and windows in wooden painted / aluminium/ UPVC.
- b) Internal door frames in seasoned/ engineered wood and flush doors in Paint/ Polish Finish with locks & fittings.
- c) Main entry door engineered wooden frame & flush door in paint/ polish with lock and fittings.

Kitchen: -

- a) Kitchen cabinets above & below the stone top working platform.
- b) Stainless steel sink in the kitchen.
- c) Ceramic / vitrified tiles above counter (2ft. high)
- d) Vitrified tiles on floor.

d) Internal electrical wiring.

e) DB with MCBs.

f) Fans in entire flats except balcony.

g) Exhaust fans in toilets & kitchen.

h) 5nos. of 1.5Tr. each Split Air Conditioners in 3BHK.

i) 6nos. of 1.5Tr. each Split Air conditioners in 4 BHK.

*Natural wood is subjected to bending and minute cracks as a change of seasonal effects.
*Specifications are subject to minor variations as per architects' recommendations.





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Years of
excellence



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