



*“I will not offer
a home
that I wouldn't
want my family
to live in.”*

- Kishorkumar Gokaldas, Chairman & Founder, KG Foundations Pvt. Ltd.

37 Years | 160 Completed Projects | Chennai and Cochin | Over 6000 Delighted Customers



BUILDING A BOND OF TRUST

KG Foundations has earned the reputation of being one of Chennai's most trusted realty companies. For the past **37 years**, we have grown on strong values that are perfectly tuned to the culture of Chennai. We have created beautiful lifestyles that are tailor made for the people of Chennai.

Standing testimony to the legacy of KG are **160 residential & commercial spaces** and over 6000 delighted homeowners and corporate clients. We enrich homes with passion and expertise - we were one of the first builders to receive an ISO 9001:2008 certification.

With over **8 million sq.ft. of development** in the pipeline and another **10 million sq.ft.** planned to be developed over the next 3 - 5 years across the residential, commercial and hospitality space in Chennai, we are here for good and feel great to be here. We will soon venture into a spectrum of realty spaces across Hyderabad and Bengaluru.

We at KG have always believed that the key to growth lies in harmonious relationships. Our progress has been strengthened by a beautiful bond with the city and its people, in a successful journey of **over 37 years**. And many more to come.



MANAGEMENT

Right through our illustrious history, KG has been spearheaded by a highly experienced and eminent management team who are dedicated to excellence and powered by a desire to achieve more and more each day. They are personally and integrally involved in the building process of every project and backed by a dynamic and diligent team of qualified architects, construction specialists, project supervisors, sales & marketing professionals and a dedicated customer service team. With a total commitment to the success of the company.

KISHORKUMAR GOKALDAS, CHAIRMAN & MANAGING DIRECTOR

Widely known as KG, Mr. Kishorkumar Gokaldas is the Founder, Chairman & Managing Director of the KG Group of Companies. A pioneering visionary and a distinguished leader, he has guided KG through its 37+ years evolution into one of the biggest and most successful multi-vertical real estate conglomerate. A gold medalist graduate from the Madras University, he established and standardized techniques to improve building specifications, construction quality and ROI for investors.

HARESH KISHOR, DIRECTOR

Mr. Hareesh Kishor, a graduate in Finance & Accounting from the Stern School of Business in New York, heads Operations and Business Development. Bringing a futuristic vision to the company, he has been instrumental in successfully scaling up the business, professionalizing management practices and introducing IT automation systems to enhance quality and efficiency.

GAYITHRI PUNJABI-MIRZA, VICE PRESIDENT -BUSINESS DEVELOPMENT

Ms. Gayithri Mirza, an Economics graduate from the University of Michigan, spearheads the Sales and Marketing divisions. She was single-handedly in-charge of automating construction processes and introducing ERP systems. Ms. Gayithri's keen eye for detail and thorough understanding of consumer expectations has helped the company to cross many operational milestones.

PRODUCT OFFERINGS

KG is committed to providing its clients with a comprehensive portfolio for all their real-estate needs.

- Residential Developments
- Commercial Complexes and Retails Malls
- IT Parks and Campuses
- Plotted Land Developments
- Hospitality Ventures
- Warehousing Facilities
- Townships
- Special Economic Zones (SEZ)



THE CORNERSTONES OF OUR SUCCESS

What makes us stand out amidst other realty developers in Chennai is the distinctive personal attention we devote to each of our ventures, whether small scale or large scale. This helps us to identify and add more value to our processes, which in turn makes our projects successful for all stake holders.

LOCATION: Every KG project, residential or commercial, bears an address that is premium. They are nestled in the most excellent locations with well-developed social and public infrastructure, the assurance of absolute safety, great connectivity and fast-appreciating land value.

DESIGN: The KG design philosophy blends creativity and functionality, with the special advantage of customization, based on the unique needs of each home buyer. We provide an array of premium amenities that are tailor-made for you. Employing highly-renowned architects, assisted by our in-house design team, gives us an edge in space management and spectacular aesthetics across each of our projects.

COST EFFECTIVENESS: Identifying market trends, economies of scale, customer needs and high-appreciation zones before embarking on a project, helps us to monitor costs at each step, making every project investment - worthy for you.

TIMELY EXECUTION: Our integrated systems, sophisticated infrastructure and professional project management techniques ensure streamlined operations and timely execution, a virtue of true benefit when it comes to project delivery.

QUALITY: From selecting a site to delivering a finished project, quality consciousness pervades all our operations. We elect only ISO certified construction material and subject them to stringent testing, to ensure adherence to the highest construction standards. Our belief is that, not only does a building of high construction quality constantly appreciate in value, but is also easier to maintain over the long term, benefitting all associated with it.

VAASTU COMPLIANT HOMES: Each KG home reflects the principles of Vaastu at every stage, right from the selection of property, to the design, to the architecture. We at KG believe that a home is not merely an abode, but also the centre of emotional and spiritual well - being. We go that extra mile to ensure that you enjoy a harmonious lifestyle.

LEGAL & STATUTORY COMPLIANCE: All our projects have clear marketable titles and are built in compliance to all statutory requirements, right from start to finish. So, you can be rest assured that your home and investment is 100% safe.

TRANSPARENCY: What you see is what you get. Our reputation is built on a strong financial base and transparent dealings —another reason why we are on the approved list of major housing finance companies and banks.

CUSTOMER SERVICE: From designing and constructing, to helping individuals with documentation, Government statutory obligations, procuring a home loan and ensuring a smooth, hassle—free home buying process, our emphasis has and always will be on maximizing customer satisfaction, our true appreciating asset.

FACILITY MANAGEMENT SERVICE (FMS): Our newly developed FMS team has been set up to help our customer/tenants transit smoothly into their new homes and also manage the common area facilities, amenities within a project. The FMS team offers a complete range of maintenance services with an ultra-professional edge and helps to control the operating costs.



SERVICE OFFERINGS

KG offers expertise & extends exclusive services in real-estate to its discerning clients

- Land Procurement
- Project Development & Construction
- Marketing, Tenanting & Sales
- Project Management
- Property & Facility Management

YOUR LAND EQUITY + KG BRAND EQUITY

Our successes are determined by the high return on investment that we have consistently achieved for our landowners and partners. This win-win philosophy at KG endures through the course of the project and is at the heart of all our successful partnerships.

LANDOWNERS - WHY YOU SHOULD PARTNER WITH US

A LEGACY OF TRUST: KG Foundations is one of South India's most reputed and trusted builders, with over 6000 delighted customers and corporate clients from India and across the world. With a holistic perspective towards every project, we aspire to deliver the greatest value to every partner. Our reputation as a trusted brand has been established over 37 years of hard work with 160 completed projects, consistent delivery & constant evolution.

GUARANTEED SALES: People think of KG when they need a quality home to live in. High net - worth individuals and investors turn to us to achieve their desired investment returns. When our customers seek to rent their properties, they find tenants easily. KG has a steady sales velocity, owing to its excellent reputation among home buyers.

APPRECIATION IN VALUE: We at KG ensure that landowners gain through rapid appreciation of their properties, because of KG's premium brand value, higher-than - industry specifications and quality construction. Often, the value of our property appreciates during construction itself, over and above any macro market appreciation.

BUILT TO SUIT: When partnering with KG, the proposed construction will be custom-built, respecting the landowners' family requirements, convenience, religious sentiments and aesthetics. We create exceptional buildings with the highest specifications, making you the proud owner of a KG branded landmark property.

SAVINGS ON CAPITAL GAINS TAX: Our landowners and partners are assured savings of 20% on Capital Gains Tax while executing joint development of their lands or by re-investing their returns or financial resources in KG apartments, offices, IT buildings and retail space.

SAVINGS IN STAMP DUTY: KG landowners can save 11% on Stamp & Registration charges by opting to retain flats, offices or shops. A similar property elsewhere will be 11% more expensive.

TIMELY DELIVERY: KG Foundations is recognized by veteran investors and seasoned home-seekers as a builder that fulfills project commitments as promised. The experience of having created so many landmarks across Chennai city is truly KG's commitment to deliver all its projects on time.

EXTREMELY LUCRATIVE RETURNS: Your land equity coupled with our brand equity will ensure that you earn returns that are 20-30% higher than the prevailing market rate for your built-up area, which also translates into higher rental values when weighed against competitive buildings in the same locality

HEALTHY FINANCIALS: Through our 37 years journey, we are proud that we do not have any unsold inventory or incomplete projects. Our healthy financials ensure that we are considered as an A+ developer by all leading banks, PE funds and investors, to invest in KG as a company and in all our projects.

INTERNATIONAL REACH: Our mature relationships and rewards program with our Channel Partners across all world markets with significant Indian presence, ensures a steady inflow of NRI investors. Our presence extends across Dubai and the Middle East, Singapore, Australia, South Africa, UK and North America.



CHENNAI'S MOST TRUSTED AND EXPERIENCED BUILDER FOR





OVER 37 YEARS, WITH MORE THAN 160 PROJECTS COMPLETED.



ON-GOING KG PROJECTS



11.8 ACRES

KG
Signature
city

MOGAPPAIR

1, 2 & 3 BHK HOMES | 610 - 1380 SQ. FT.

STILT + 14 FLOORS LUXURY HOMES

20,000 SQ.FT. CLUB HOUSE & 30+ AMENITIES IN PLACE

KG
CENTRE
POINT

POONAMALLEE

OPP. QUEENSLAND AMUSEMENT PARK

AFFORDABLE 1, 2 & 3 BHK HOMES

520 - 1390 SQ.FT. • STILT + 4 FLOORS

SERENE LOCATION WITH
COPIOUS WATER SUPPLY

9000 SQ.FT. CLUBHOUSE WITH
LIFESTYLE AMENITIES



7.2 ACRES



47 APARTMENTS & 2 DUPLEX VILLAS

3 BHK - 1492 TO 1623 SQ.FT.

4 BHK - 2154 SQ.FT.

HIGH PROFILE LOCATION ON OMR

PREMIUM LIFESTYLE AMENITIES

SKY CLUB AT 130 FEET ABOVE SEA LEVEL
WITH SKYPOOL AND GYM



4.88 ACRES



SIRUSERI

WELL-LOCATED 2 & 3 BHK HOMES
 570 - 1260 SQ.FT. • STILT + 4 FLOORS
 PROMINENT LOCATION, OFF OMR
 SWIMMING POOL, GYMNASIUM &
 22 + LIFESTYLE AMENITIES



100% VAASTU-COMPLIANT

1, 2 & 3 BHK HOMES

965 - 1580 SQ. FT. • STILT + 4 FLOORS

FAST - APPRECIATING LOCATION ON
 PERUMBAKKAM HIGH ROAD

OVER 15+ LUXURIOUS INDOOR
 & OUTDOOR AMENITIES



2.88 ACRES



KG
PINNACLE
 ADAMBAKKAM

WORLD-CLASS RETAIL, OFFICE
 & BUSINESS SPACE

FLEXIBLE MODULES OF
 2,000 SFT, 4,000 SFT & 6,000 SQ. FT.
 EXPANDABLE TO 60,000 SQ. FT.

HIGH VISIBILITY ON THE INNER RING ROAD (IRR)
 CONNECTING VELACHERY TO ST. THOMAS MOUNT

SOME OF OUR COMPLETED LANDMARKS

RESIDENTIAL

KG Bellaire (Velachery)
KG Belvedre (Kilpauk)
KG Casa Blanca I & II (Nungambakkam)
KG Central Court (T. Nagar)
KG Centre Point Ph-1 (Poonamallee)
KG Dewside Manors (Chetpet)
KG Earth Homes Ph-1 (Siruseri)
KG Enclave (Annanagar)
KG Eternia (Alwarpet)
KG Flats (T.Nagar)
KG Florentina (Adyar)
KG Garthapuri Apartments (Chetpet)
KG Gayithri (Poes Garden)
KG Green Acres (Velachery)
KG Green Meadows (Velachery)
KG Green Meadows Condominiums (Velachery)
KG Karpaga Vitas (Mylapore)
KG Kensington (Thiruvanmiyur)
KG Marble Arch (Mylapore)
KG Marina Bay (Santhome)
KG Nataraj Palace (T.Nagar)
KG NTR Heritage (Rangarajapuram)
KG Oakland (T.Nagar)
KG Oakside I & II (Adyar)
KG Oxford Centre (Cochin)
KG Palm Lands (Kodambakkam)
KG Palm Springs (Annanagar)
KG Pleasant Palm (Nungambakkam)
KG Prasad (Adyar)
KG Ramleela (Alwarpet)
KG Royal Court (T.Nagar)
KG Royal Palm (Kilpauk)
KG Royal Springs (Adyar)
KG Rustic Heights (Annanagar)
KG Sagar (Thiruvanmiyur)

KG Seagulls (Thiruvanmiyur)
KG Signature City Ph-1 (Mogappair)
KG Sky Lark (Annanagar)
KG South Wind (Royapettah)
KG Spring Apartments (Adyar)
KG Spring Manor (Adyar)
KG Square (Mylapore)
KG Srivathsa Gardens (Saidapet)
KG Sunshine (Ashok Nagar)
KG Symphony (Cochin)
KG The Retreat (T.Nagar)
KG Towers (Velachery)
KG Traditions (Gopalapuram)
KG Tranquil Terrace (Nungambakkam)
KG Vallencia (Adyar)
KG Valmiki (Thiruvanmiyur)
KG Villa (Annanagar)
KG Villa Classica (Royapettah)
KG Woods (Adyar)

PLOTS

KG Boulevard
KG Emerald Beach

COMMERCIAL

KG Akshaya Plaza (Egmore)
KG Angamma House (Velachery)
KG Business Centre (Alwarpet)
KG Master Piece (Nelson Manickam Road)
KG Oxford Centre (Cochin, Kerala)
KG Plaza (Mount Road)
KG Royal Court (T.Nagar)
KG Shakthi Towers (Mount Road)
KG Towers - Ground Floor (Velachery)
KG Galaxy (Annanagar, Chennai)
KG 360 IT Business Park (Velachery)

UP-COMING PROJECTS





DEVELOPERS & PROMOTERS
ESTD. 1980

BUILDING A WORLD OF EXCELLENCE

KG Foundations (P) Limited

Marble Arch, Ground Floor, #5, Bishop Wallers Avenue (E)
Mylapore, Chennai - 600 004. India.

Tel: 044 2499 9999 | www.kgbuilders.com | lands@kgbuilders.com

Residential | SEZ | Commercial | Hospitality | IT Parks | Plotted Developments | Retail | Warehouses

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