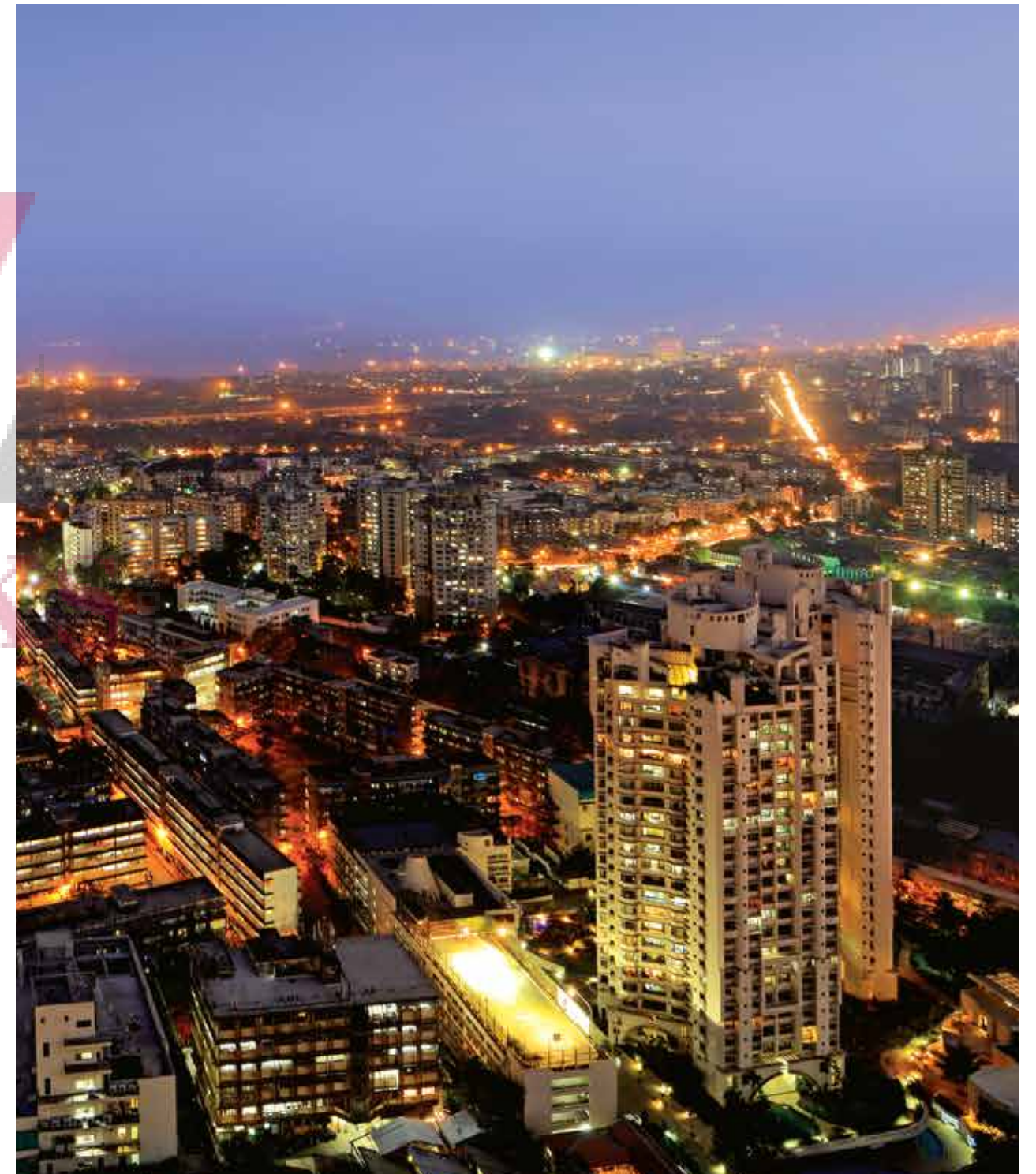




## THE ASTRONOMICAL RISE OF A SERENE SUBURB.

Nestled amidst the serenading Sahyadris, Thane, for many years, was just a sleepy suburb to the north-east of Mumbai. But, over the years, Thane has undergone a massive makeover. Several infrastructure projects have greatly enhanced the road and rail connectivity to Thane. An erstwhile industrial town to a preferred residential destination, to the most sought after IT hub in the suburbs, Thane's transformation is truly a remarkable one.

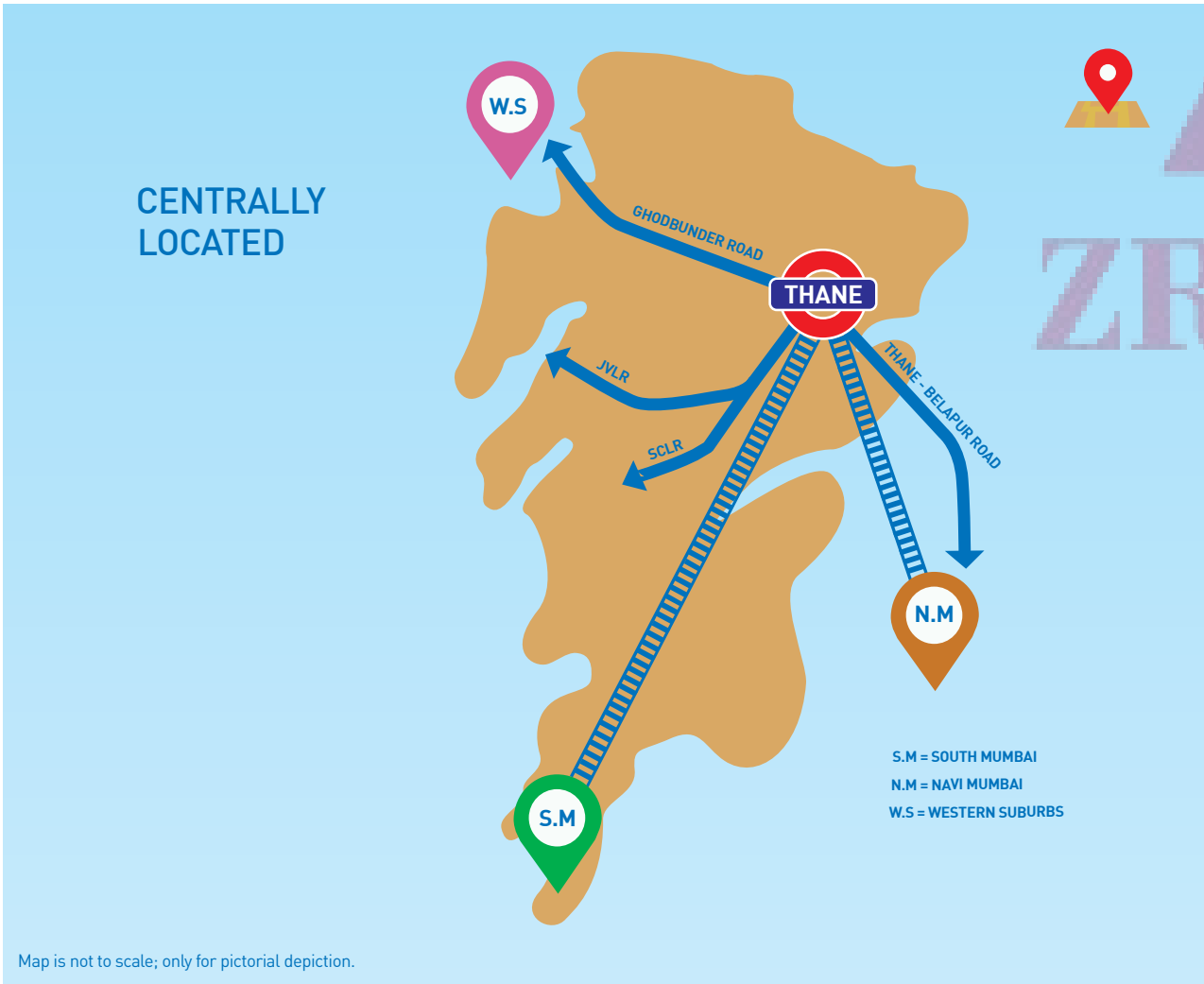


PERFECTLY POISED TO TAKE YOU PLACES.

Reach wherever you want to in a jiffy. Well, because travelling to and fro from Thane is now hassle-free. The many connecting roads and flyovers that have sprung to life are the reasons for this improved connectivity.

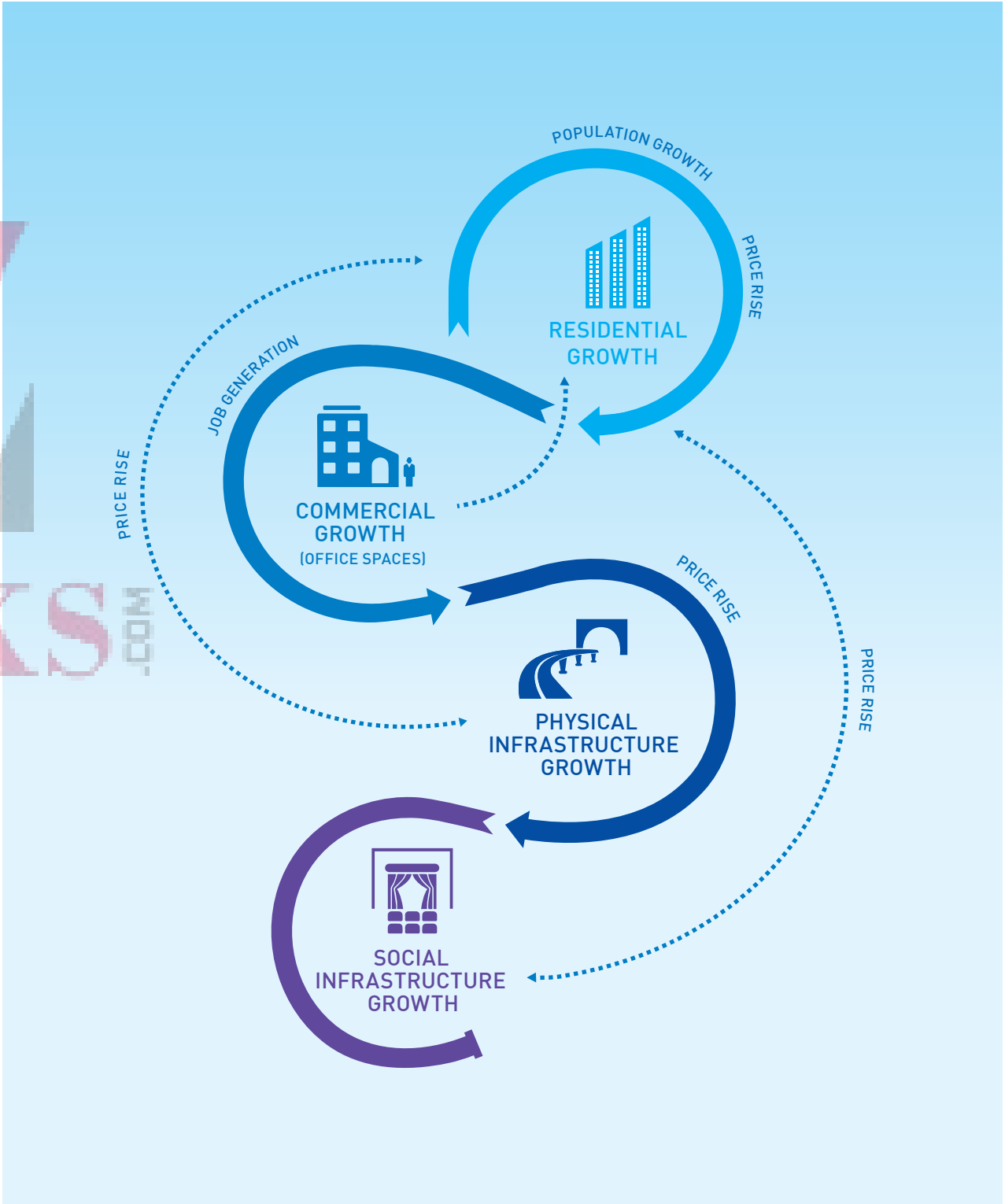
Current Infrastructure

- 1. Thane is well-connected to the central suburbs and south Mumbai via the Eastern Express Highway and the Eastern Freeway.
- 2. The newly constructed SCLR (Santacruz Chembur Link Road) makes sure that crossing over to the western suburbs, the Bandra Kurla Complex and to both the airports is sans the interference of traffic.
- 3. The rapidly developing Ghodbunder Road leads directly to the western suburbs of Dahisar and Borivali.
- 4. The Thane-Belapur road is the quickest route to reach Navi Mumbai, the proposed international airport and the Mumbai-Pune Expressway that leads to Pune.
- 5. Thane is also connected to the industrial belt of Bhiwandi, Kalyan and Dombivili.
- 6. The NH-8 passing via Thane is a high-speed corridor ensuring quick access to the districts of Nashik and beyond.
- 7. The Thane railway station is an important junction for almost all long distance trains. The SATIS project (Station Area Traffic Improvement Scheme), which includes flyovers, sky walks and bridges, has been implemented at the Thane railway station.



A NEIGHBOURHOOD TRANSFORMING AROUND YOU.

From being an industrial town to becoming a powerful city to reckon with, the growth of Thane is a result of systematic development. The below pictorial representation illustrates how various developmental factors combine to make Thane an urban metropolis that the whole country is talking about.







## THIS ONE’S FOR THE FUTURE.

Thane is all set to witness a flurry of infrastructural projects in the near future. These will further enhance the residential and commercial growth that is seen in the suburb. Better infrastructure and connectivity will eventually lead to an even faster growth.

### Future Infrastructure

1. An in-principle approval for Thane - Ghodbunder Freeway and Detailed Project Report (DPR) and feasibility study to be conducted for proposed Thane-Borivali tunnel project.
2. Mumbai Metropolitan Region Development Authority (MMRDA) has prepared a Detailed Project Report (DPR) for the 30 km Wadala to Kasarvadavali metro corridor, proposed monorail corridor and a High Capacity Mass Transit Route (HCMTR) at Thane-Bhiwandi-Kalyan.
3. MMRDA, as a nodal agency, has invited e-tenders for the construction of 2 flyovers and a vehicular underpass on the Thane-Belapur Road\*.
4. India’s most expensive railway project, the Mumbai-Ahmedabad high speed rail corridor, is expected to pass through Thane.



## CELEBRATIONS AND MORE IN EVERY SQUARE FEET.

Social infrastructure in Thane is one of the best in MMR-it has 42 schools, 4 super speciality hospitals and 6 premier malls. And when it comes to recreation, the amusement park of Tikuji-ni-wadi, the Yeoor Hills, the Ovalekar Wadi Butterfly Garden and the Suraj Water Park are a few which are very prominent.



**SCHOOLS**  
CP GOENKA INTERNATIONAL SCHOOL | SULOCHANADEVI SINGHANIA HIGH SCHOOL  
BILLABONG HIGH INTERNATIONAL SCHOOL | HOLY CROSS HIGH SCHOOL | VASANT  
VIHAR SCHOOL | DAV SCHOOL | NEW HORIZON SCHOOL | ST. XAVIER’S SCHOOL  
ST. JOHN’S HIGH SCHOOL



**COLLEGES**  
DR. V.N. BEDEKAR INSTTUE OF MANAGEMENT STUDIES | KC COLLEGE OF  
ENGINEERING | PARSHVANATH COLLEGE OF ENGINEERING | ARUN MUCHHALA  
INTERNATIONAL COLLEGE OF HOTEL MANAGEMENT



**HOSPITALS**  
JUPITER HOSPITAL | HIRANANDANI HOSPITAL | BETHANY HOSPITAL  
LIFE CARE HOSPITAL



**MALLS**  
KORUM MALL | VIVIANA MALL | LAKE CITY MALL | WONDER MALL | R MALL  
ETERNITY MALL | BIG MALL



**HYPERMARKETS**  
STAR BAZAAR | BIG BAZAAR | D MART | HYPERCITY | MORE



**FINE DINING**  
THE FORTUNE PARK | UNITED 21 | POP TATE’S | MAINLAND CHINA  
PIZZA EXPRESS | BARBEQUE NATION | MAHESH LUNCH HOME  
URBAN TADKA | COPPER CHIMNEY



**ART & CULTURE**  
KALA BHAVAN | DR. KASHINATH GHANEKAR AUDITORIUM | GADKARI RANGAYATAN

\*Source: MMRDA tenders. Other data sourced from published secondary reports.



## THE CULTURAL CAPITAL OF MUMBAI.

The past couple of years has seen the art and culture scenario in Thane take a massive boost. The Sanskruti Arts Festival is attracting top performers and artists from all over the nation. While there are other legendary performing arts centres, the newly constructed Dr. Kashinath Ghanekar auditorium is transforming into a preferred stage for international and national artists.

Thane city has 38% green cover spread across 28 sq. km. and 35 lakes, which makes it a preferred destination as residents literally live in the lap of nature. In its endeavor to make the city into a dream location, the Thane Municipal Corporation is taking several initiatives like the 'Harit Janpaths' for the safety of pedestrians and 'Greenery-Nature Speaks' to celebrate eco-friendly festivals. Also, Thane has been selected as the 'Model City' by UN-HABITAT and the European Commission. The General Body of Thane Municipal Corporation has approved close to 90+ projects for the betterment of the city, these include two smart parks spread across 15 acres and 10 acres respectively. Thane Municipal Corporation's vision for 2020 foresees jetties, amphitheatres, a 15-km waterfront development, multi-level walkways, cycling tracks and several key road corridors to decongest the city, along with other recreational facilities.



According to published secondary reports.

## A LOCATION THAT MEANS BUSINESS.

An estimate of 30 million sq. ft.\* of commercial supply is expected to be generated from Thane and Navi Mumbai regions. Secondary reports say that in the next five to seven years\*, the rental and capital values are expected to increase by 50%. Due to the growing demand from cost conscious occupiers, Thane will eventually emerge as one of the prime business districts of Mumbai.



\*Internal assessment based on various IPCs.

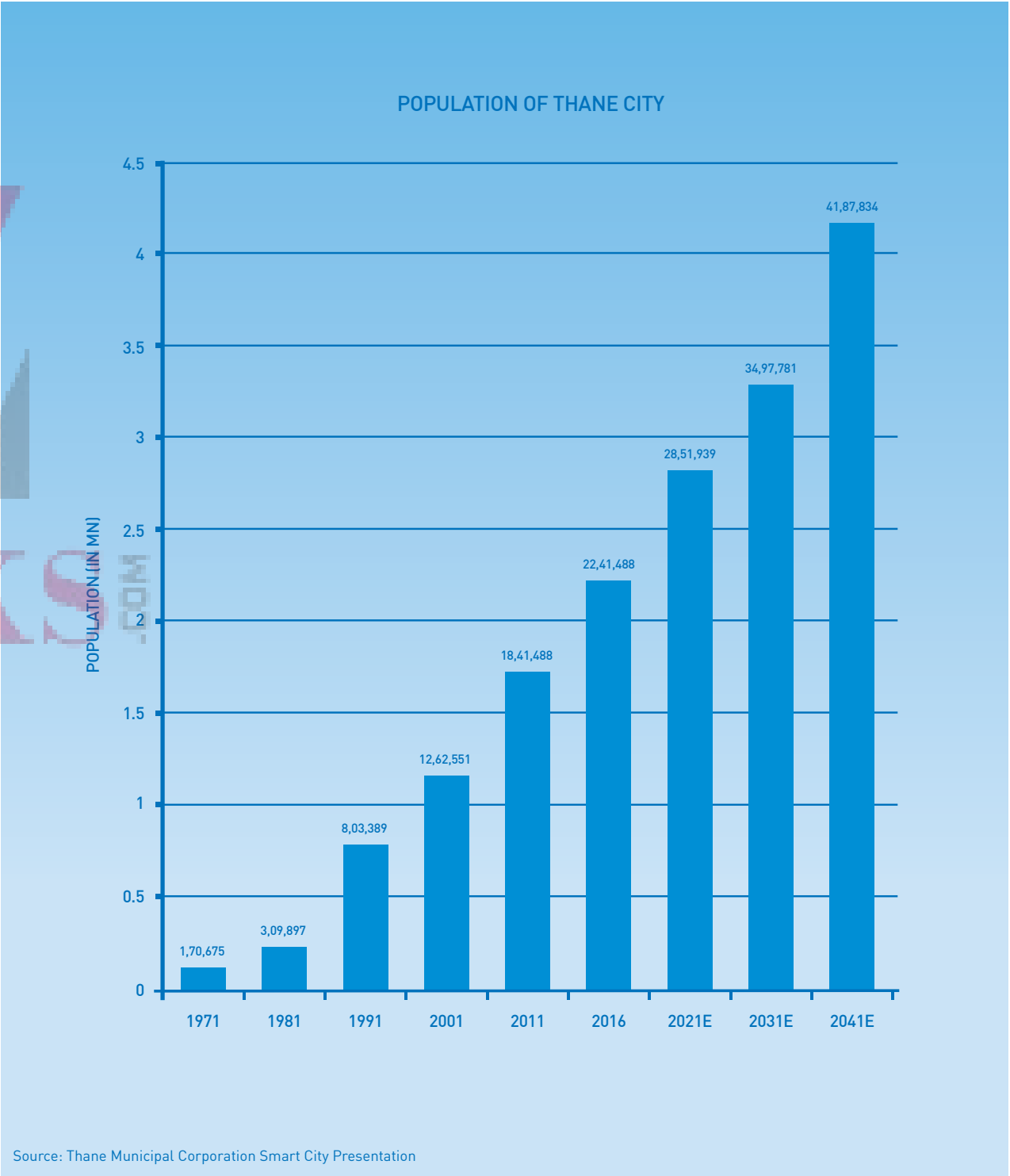
The good news is that around 4 lakh new jobs are expected to be generated in the region within the next 5 years. Many companies from the IT sector are setting up their base here, in fact a reputed IT brand is setting up its largest office base off Ghodbunder Road, with a capacity of 30,000 employees spanning over an area of 2 million sq. ft\*. This population and infrastructure growth makes the location a preferred destination for more employers, which will further fuel the residential growth, resulting in price appreciation.



\*According to data published in newspapers and publications.

## FORTUNE FAVORS THE FARSIGHTED.

Blessed with the right mix for every aspect of life, Thane is undoubtedly turning into customers' unanimous choice. In addition to this, it's ranked among the lowest for air, water and noise pollution. The perfect environment combined with an economical housing rate, is making Thane a conducive location for people to buy their homes in.

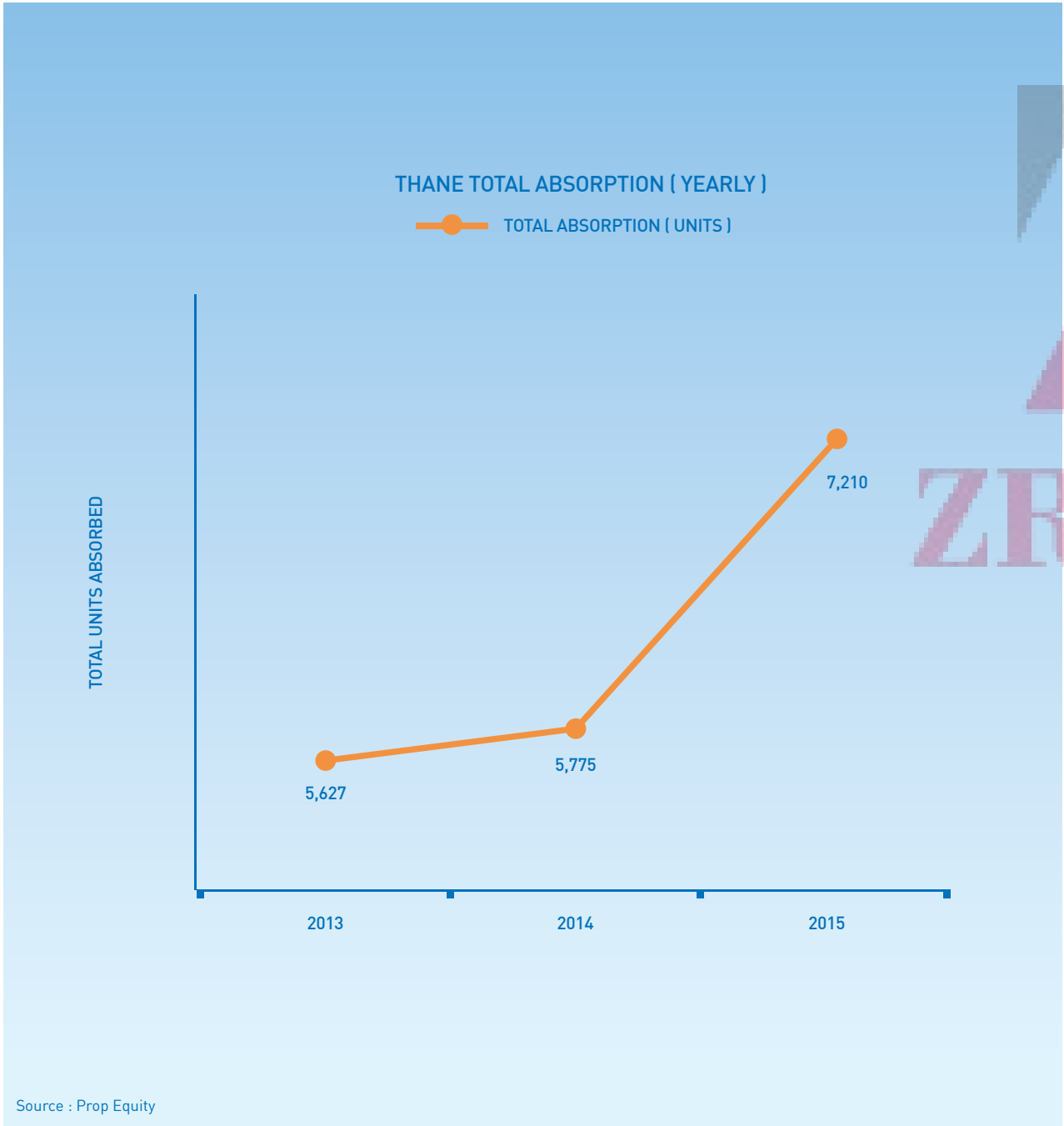




WHERE OPPORTUNITY AND APPRECIATION BOTH AWAIT YOU.

The successful completion and delivery of several residential projects have made Thane a favourite destination among home buyers and business corporations. Residential supply in Thane accounts for almost 1/10<sup>th</sup> of the total supply of MMR.

The Average Annual New Residential Absorption for the last 6.5 years of around 8 million sq. ft. has indicated Thane to be the most preferred destination among citizens coming from other parts of MMR and beyond. Property rates in Thane have increased by a staggering 100% over the last 4 years.



HOMES WITH EVERYTHING UNDER THE SUN.

Presenting Project Immensa, luxurious 1, 2, 3 & 4 BHK residences located in the midst of Thane and a jiffy away from every part of the city. These homes, nestled in a large township, bring to you a one-of-its-kind opportunity that one cannot miss. Here, world-class amenities leave you totally spoilt for choice. Gaze at the wonders of the universe from the deck, or keep up your New Year resolution while dodging an occasional cloud at the sky park or flaunt your skills on the billiards table or roll back the years at the multi-purpose court; whatever be it, here, simply live that weekend feeling every evening.

- Plush 1, 2, 3 & 4 BHK residences
- A lavish clubhouse spanning across more than 10,000 sq. ft. of built space
- Reception with a plush lounge
- Badminton courts
- Sky park and sky community
- Super fitness zone sprawling over 6,000 sq. ft. including a gym, a kickboxing arena, a spinning room and a dance studio
- Pleasure pool with splash pads
- Squash court





TIME-DISTANCE CALCULATIONS WILL NEVER COME IN THE WAY OF YOUR PLANS.

Kolshet Road is blessed with excellent connectivity to every part of the city and to other parts of Mumbai. So, when everything is at close quarters, commuting is devoid of all worries.

- Ghodbunder Road - 5 mins
- KORUM Mall - 10 mins
- Thane railway station - 15 mins
- Bandra Kurla Complex - 35 mins
- International airport - 45 mins



\*Approximate time calculated using Google Maps.

HAPPINESS CAN'T BE CONTAINED. THAT'S WHY OUR HOMES EXTEND BEYOND WALLS.

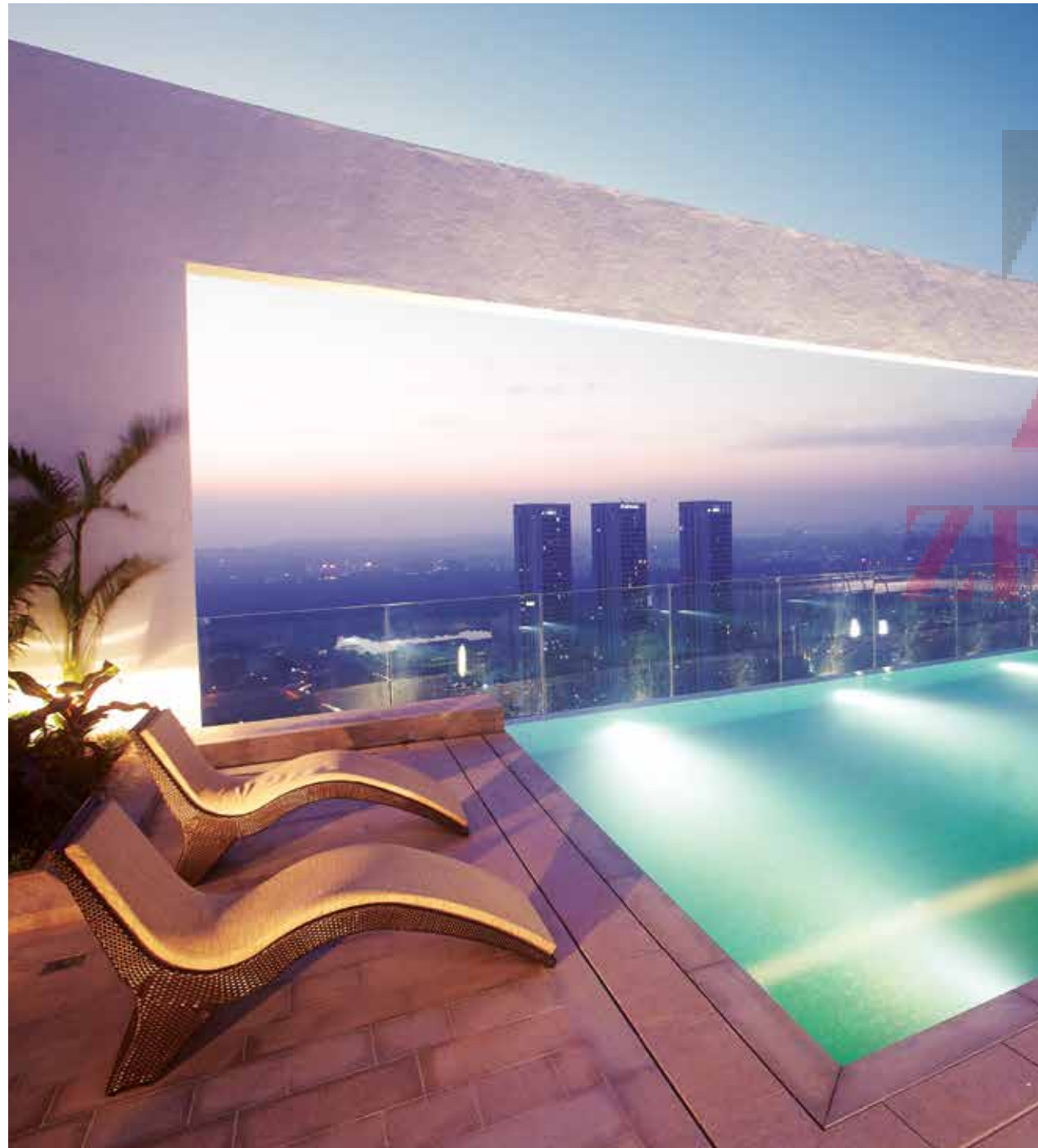
Project Immensa is a self-sufficient speck in a bigger picture that's about to transform the neighbourhood of Thane. The project is a part of a large township. It's located in the middle of the city of Thane and has a range of shopping and dining options, a school and medical facilities in the township. This abode of comfort is also sprinkled with a host of world-class amenities that offer every option of recreation possible.





## DESIGN IS NOT CRAFTING SPACES. IT'S CARVING LIFESTYLES.

It is the attention to detail that makes the difference. Significant design innovations have been adopted to make the spaces livelier. Wide, well-designed and well-ventilated floor lobbies connect the staircases and a centrally located lift core ensures maximum floor efficiency and at the same time does not compromise on privacy. Moreover, the units are designed in such a way that the front doors do not face each other for added privacy to the units. The towers are designed in such a way that toilet windows and ducts are not seen from the external façade. Many of these might not catch the eye at the first instance, but are sure to stay back once you've noticed them.



## WHEN YOU NOTICE THAT EVERYTHING AROUND HERE IS PERFECT, REMEMBER IT'S NOT A COINCIDENCE.

Making use of the best in technology, everything here, right from the grand façade to a single living unit, is perfection brought to life

- The project is fronted by 2 elegant towers with a stylish façade
- The ample distance between the buildings ensures enough privacy, natural light and ventilation
- Towers are built in such a way that every apartment gets the luxury of the stunning views that surround it
- Well-planned parking spaces and pedestrian friendly amenity spaces
- Well-planned and lavish drop-offs along with double-height entrance lobbies
- A host of amenities at various levels of development that can be enjoyed by all the age groups
- The flanks of the courtyard have been broken down into a series of visually interwoven forms that create an undulating façade crowned by rooftop sky parks with common facilities





## EVEN A PEEP THROUGH THE KEYHOLE WILL KEEP YOU WANTING FOR MORE.

The apartments are elegantly and efficiently planned with spaciousness that will astonish you. The rooms have a rectangular layout, there are no redundant spaces in the flat and efficient planning ensures bigger room sizes and maximum space utilization.

Hall: A perfect congruence of space and style, the living room plays host to the infinite memories that you'll make each day.



Bedroom: Perfectly designed for pillow fights, the bedrooms are cosy spaces designed to give you ample private time. The special provision for wardrobes and the bedrooms placed at corners reflect the thoughtfulness in design.



Kitchen: The favourite room of the house, the kitchen is the start to every memorable meal. Its thoughtful placement next to the dining area, a utility zone next to it and a provision of an additional platform are only some of the advantages.



## ERRANT CLOUDS WILL EAVESDROP ON YOUR TEATIME CONVERSATIONS.

Sky park: Because floors above and gardens below are too mainstream. These lush spaces proposed at the terrace level of the project give your eyes a much needed break from the mundane walls, while providing some spectacular views of the landscape. These spaces promote community living and give a warm feeling of a close-knit neighbourhood.

Sky community: Watch the kids chase the clouds, read the book that you left half read on the shelf or spend some beautiful moments against the backdrop of a stunning view. These serene spaces, proposed on an intermediate level of the towers, are one more addition to the plethora of amenities, which ensure that residents have different and varied options for recreation.







HERE, MEMORIES MAKE THE BEST SOUVENIRS.

Clubhouse: It's a retreat, a party hall and an indoor games room. The clubhouse, with a 10,000+ sq. ft. of built space, transforms itself to suit your every mood. It also has a spa and a library for you to indulge in every day.

Gym: Super fitness zone sprawling over 6,000 sq. ft. including a gym, a kickboxing arena, a spinning room and a dance studio.



Swimming pool: A dip in these serene pools is all it takes to soothe away your everyday worries. Enjoy at the lap pool and the pleasure pool and let your kids splash in the kids' pool.



Multi-purpose sports courts: The multiple indoor badminton courts and squash court will bring out the sportsman in you. Have a smashing time at the one of your choice.



Lush open greens: A perfect and a serene backdrop for a weekend picnic with your family or for running around with your kids and their imaginations.



Library and Lounge: Sip a steaming cup of coffee and lose yourself in a book from the vast library. You can also challenge a friend for a round of billiards or carrom.







WE'RE NURTURING OLD BONDS WHILE BUILDING NEW ONES.

It is not the first time that Kalpataru is set to redefine the skyline of Thane. Over the last two decades, the group has nurtured a deep bond with the city, having developed projects that have now become landmarks.

KORUM Mall - Near Cadbury Compound

This is a mall for your every mood. Kalpataru's retail venture, KORUM Mall has turned into the hottest shopping, dining and entertainment destination of the city.



SIDDHACHAL - Pokhran Road No.2

A mini-township spread over approximately 32.5 acres with stunning vistas of the Yeoor Hills, Siddhachal features spacious 2 & 3 bedroom residences, luxurious clubhouses and swimming pools. Home to over 1,200 families, Siddhachal is one of the most sought after projects in Thane.



SIDDHACHAL ELITE - Pokhran Road No.2

Siddhachal Elite has two residential towers with spacious 3, 3.5 & 4.5 bedroom luxury residences and a rooftop gymnasium.



KALPATARU HILLS - Off Ghodbunder Road

A beautiful home in the hills, these 2 & 3 bedroom residences offer a stunning view of the Yeoor Hills that form the perfect backdrop to the project's vast landscaped gardens.



KALPATARU PRIME - Wagle Estate

With over 3 lakh sq.ft. of premium office space, this is one of the most sought after addresses at Thane's Central Business District. It is certified as a gold rated green building under LEED India C&S.



TARANGAN - Off Eastern Express Highway

Twin towers comprising of 467 apartments, Tarangan is spread across 0.6 million sq.ft. with lavish 3 & 4 bedroom residences. The project features a world-class clubhouse and landscaped gardens. It was one of the tallest residential towers of its time.



PROJECT SUNRISE - Kolshet Road

Ultra-luxury 2 & 3 bedroom residences make up five majestic towers with a contemporary facade. A part of the mega-township, phase 1 of Project Sunrise was sold out in just a day.





COME HOME TO A LEGACY.  
COME HOME TO KALPATARU.

Since its inception in 1969, under the aegis of Mr. Mofatraj Munot, the Kalpataru Group has grown from one milestone to another. Today, the group with an annual turnover of ₹8,100 crores and an employee force of over 14,000 employees is one of the leading companies to reckon with. Its flagship company, Kalpataru Limited, is one of the leading real estate developers in India with over 93 landmark projects covering more than 17 million sq. ft., which is now synonymous with luxury real estate in India.



AWARDS AND ACCOLADES



Mr. Mofatraj P. Munot  
NDTV Property  
Awards 2015



Amoda Reserve  
The Realty Plus Excellence  
Awards 2015



Mr. Parag Munot  
Construction Week  
Awards 2014



Kalpataru  
Construction World Architect  
& Builders Awards 2014



Kalpataru Sparkle  
Asia Pacific Property  
Awards 2014



Kalpataru Riverside  
The Realty Plus Excellence  
Awards 2014



Kalpataru Pinnacle  
CNBC Awaaz Real Estate  
Awards 2014



KORUM Mall  
The Realty Plus Excellence  
Awards 2013



Kalpataru Harmony  
CNBC Awaaz Real Estate  
Awards 2013



Kalpataru  
The Realty Plus Excellence  
Awards 2012



Kalpataru  
7th Construction World  
Architect & Builders  
Awards 2012



Kalpataru Aura  
Asia Pacific Property  
Awards 2012



KORUM Mall  
DSK Artist in Concrete  
Awards 2011



Kalpataru  
The Realty Plus Excellence  
Awards 2011



Kalpataru Square  
Property Awards 2011



Kalpataru Towers  
Asia Pacific  
Property Awards 2010



LANDMARK LUXURY AMENITIES

Conceived and designed by some of the finest architects and interior designers, the clubhouses are a landmark of every Kalpataru project. They deliver a host of special experiences that will be cherished for life. From luxurious swimming pools and state-of-the-art gymnasiums, to soothing spas and a plethora of sports facilities, every Kalpataru clubhouse has been thoughtfully built to infuse a little joy into everyday life.



Mini-theatre  
KALPATARU AURA



Clubhouse  
KALPATARU ESTATE



Relaxing lounge  
KALPATARU SERENITY



Clubhouse  
KALPATARU AURA



Clubhouse lobby & reception  
KALPATARU HARMONY



Clubhouse  
KALPATARU TOWERS





INVEST IN STEEL AND CONCRETE.  
REAP IN GOLD.

Advantage Real Estate

Traditionally, real estate is a less volatile and a trusted investment instrument. With cheaper home loans and improving market conditions, real estate can be one of the most preferred investment instruments. The RBI has cut rates by 1.25% in 2015 and it is predicted\* that RBI may further reduce the interest rates by another 0.25%. Both developers and home buyers expect to see the transmission of these lower rates to consumers in 2016\*.

With reducing savings interest rates, returns on fixed deposits stand at 6.32% \*\*. These returns may diminish further if the RBI declares further rate cut.

Since January 2015, most leading banks have reduced their lending rate as the central bank has lowered repo rate. With reducing interest rates, home loans are becoming cheaper. With 0.5% reduction in the interest rate, consumers can now save up to 6% on the total interest cost.\*\*\*

Advantage NRI buyers

For NRI buyers - The Indian Rupee is hovering around its historical low. Investing in real estate now would get additional returns when the rupee strengthens in future.

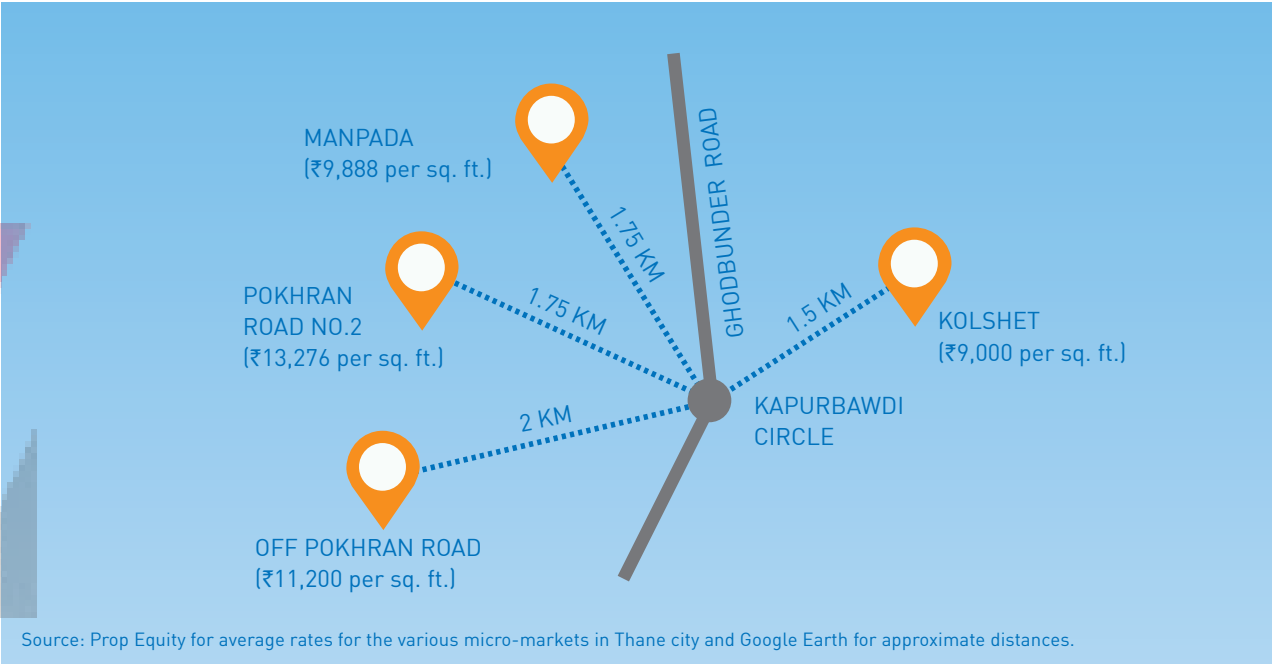
Advantage Thane

With the inclusion of Thane in the SMART city ambit, one may expect significant commercial as well as residential activity in these areas in the forthcoming future. When developed, Thane would be one of the best places to live in, with benefits such as walk to work, best of education, easy transport, easy access to healthcare, etc.

\*<http://www.tradingeconomics.com/india/interest-rate/forecast>  
\*\* FD returns calculated at 7.9% interest with 20% tax deduction  
\*\*\*interest cost calculated for 20yr home loan

Advantage Kolshet

Residential property prices are a reflection of proximity to nodal connectivity, livability and socio- infrastructural parameters. The current trend as shown in the image clearly shows the underlying potential of Kolshet viz-a-viz the average rates in the residential zones of Manpada, Pokhran Road No. 2 and Off Pokhran Road. Kolshet in its current form is clearly undervalued by 10%, 47%, and 24% to Manpada, Pokhran Road No. 2 & Off Pokhran Road respectively. This primarily makes for a compelling real estate buying opportunity.



Advantage Kalpataru

Kalpataru has a legacy of 46 years and an impeccable track record in the real estate market with iconic developments spread across Mumbai & other cities. Real estate developments from Kalpataru have always commanded a premium over their respective micro-market prices, owing to the quality of construction, the plethora of amenities & the premium lifestyle offered.

	TARANGAN	OFF POKHRAN ROAD,THANE	KALPATARU AURA	GHATKOPAR WEST
PRICE/SQ. FT. (Rs)	18,000	11,200	19,500	13,966
% Premium by Kalpataru over micro - market	61%		40%	

Source: Prop Equity and Secondary Research.

The apartment typologies available for Project Immensa include 1 BHK Prime, 2 BHK Smart, 2 BHK Prime, 2 BHK Premium, 3 BHK Premium, 3 BHK Super Premium and 3 BHK Sky Lofts. Jodi Apartments are also available on the higher floors.



OUR KEY PROJECTS

ONGOING PROJECTS:

Residential Mumbai:

Kalpataru Riverside, Navi Mumbai | Kalpataru Sparkle, BKC Annexe | Kalpataru Solitaire, Juhu  
Kalpataru Avana, Parel | Primus Residences, Santacruz | Kalpataru Pinnacle, Goregaon

Residential Thane:

Siddhachal | Project Sunrise | Kalpataru Hills

Residential Pune:

Amoda Reserve, Lonavala | Kalpataru Jade Residences, Baner | Kalpataru Serenity, Manjri  
Kalpataru Harmony, Wakad | Kalpataru Splendour, Wakad | Project Crescendo, Wakad

Commercial:

Kalpataru Inspire, Santacruz, Mumbai

COMPLETED PROJECTS\*:

Kalpataru Horizon, Worli, Mumbai | Kalpataru Habitat, Parel, Mumbai | Kalpataru Heights, Mumbai Central, Mumbai  
Kalpataru Aura, Ghatkopar, Mumbai | Srishti, Mira Road, Mumbai



\*Indicative list only







**MARKETED BY:** PROPERTY PUNDITZ

**Developers:** Agile Real Estate Pvt. Ltd.

**SITE ADDRESS:** Bayer Compound, Kolshet Road, Thane (W) - 400 601.

**Cell:** +91 993-0990-711 | +91 982-0990-711

**Email:** nitin@propertypunditz.com | www.propertypunditz.com

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The No Objection Certificate/Permission would be provided, if required.

The return on investment in realty depends on the interplay of various factors and forces affecting the real estate sector. The prospective purchaser is advised to consult his/her professional advisor and thereafter take a conscious decision to invest.

All specifications, designs, facilities, dimensions, etc. are subject to the approval of the respective authorities and the developers reserve the right to change the specifications or features without any notice or obligation. Images are for representative purposes only. Conditions Apply.

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