

 KALPA-TARU®

 KALPATARU
ELITUS
MULUND (W)



WHEN COMMUNITIES ARE BONDED BY JOY, LIFE IS A FESTIVAL OF FUN.

In this fast-paced world, time spent peacefully with friends and family is becoming a rare commodity. We need a space which is conveniently connected to the world and is yet a place where we can bond with all those we love and hold dear.

We need a space where we feel cocooned in the warmth of camaraderie; where our kids make companions for life and where neighbours are not just neighbours, but are friends and family. Kalpataru Elitus is a project designed to bring communities together where you can forge the bonds of love you've always yearned for.

Presenting Kalpataru Elitus

A great neighbourhood is as much about what's inside as how well it's connected. Located centrally on LBS Marg, Kalpataru Elitus is surrounded by infrastructure to connect with the outside world. At the same time, it lets you connect with those you love.

- > LOCATED RIGHT ON LBS ROAD
- > SPREAD ACROSS 3.8 ACRES
- > 3 RESIDENTIAL TOWERS
- > 7 WELL-DEFINED COMMUNITY ZONES



A MODERN URBAN COMMUNITY PLANNED BY GLOBAL EXPERTS.



WANNAPORN PHORNPRAPHA - PUI
(MANAGING DIRECTOR)

PLA: LANDSCAPE ARCHITECTS

P Landscape (PLA) believes that landscape design surpasses the physical and functional aspects of a site. It integrates creativity with a belief in the principles of life and nature: purpose in existence, order and geometry, and the importance of culture and traditions.

“OUR VISION FOR THIS PROJECT IS TO CREATE NOT JUST A PLACE TO LIVE, BUT TO CREATE A TIGHT-KNIT URBAN COMMUNITY WHERE RESIDENTS OF ALL AGES CAN ENJOY AN ACTIVE SOCIAL LIFE IN CLOSE TOUCH WITH NATURE.”

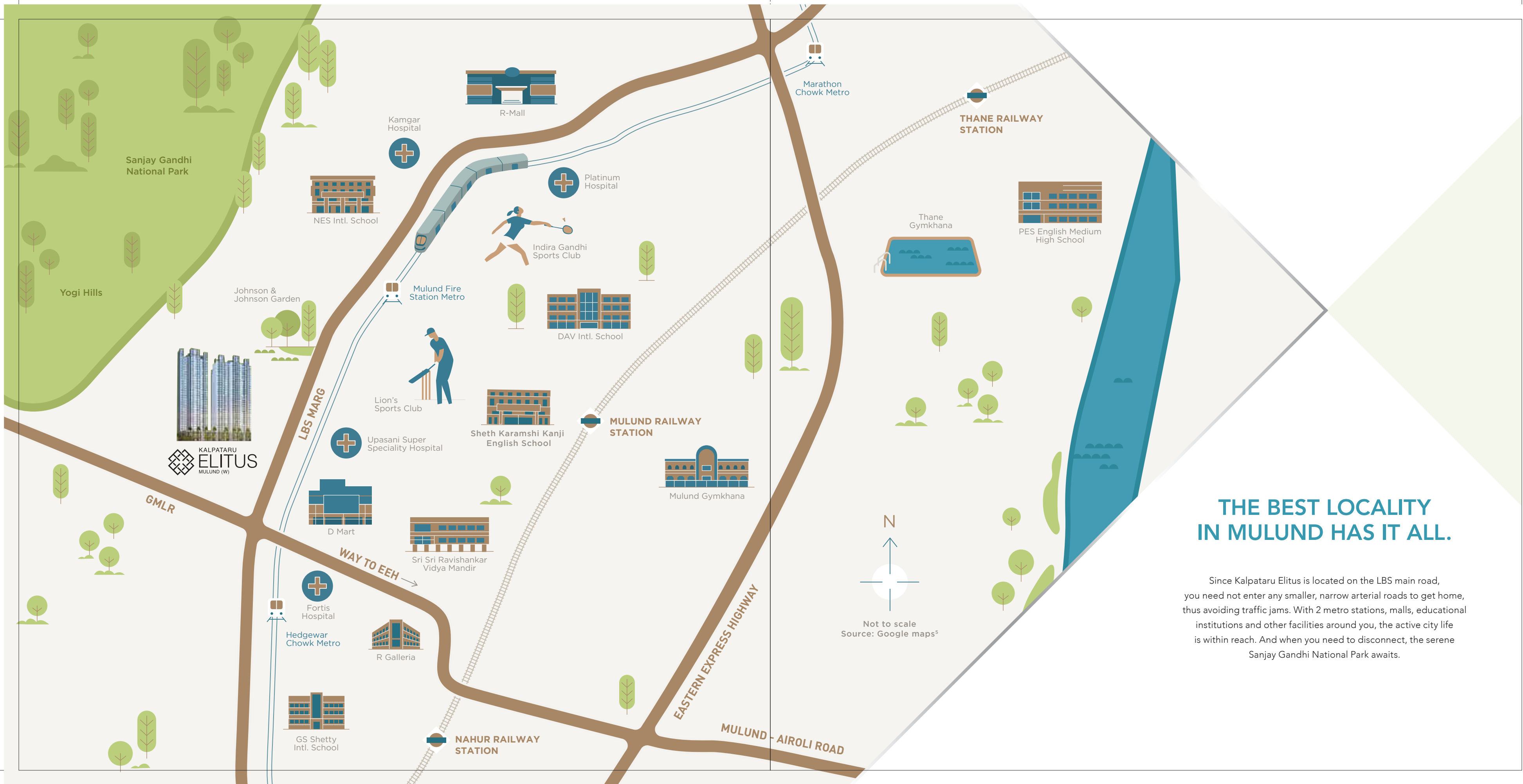


KIRAN KAPADIA
(FOUNDER DIRECTOR)

KAPADIA ASSOCIATES: PRINCIPAL ARCHITECTS

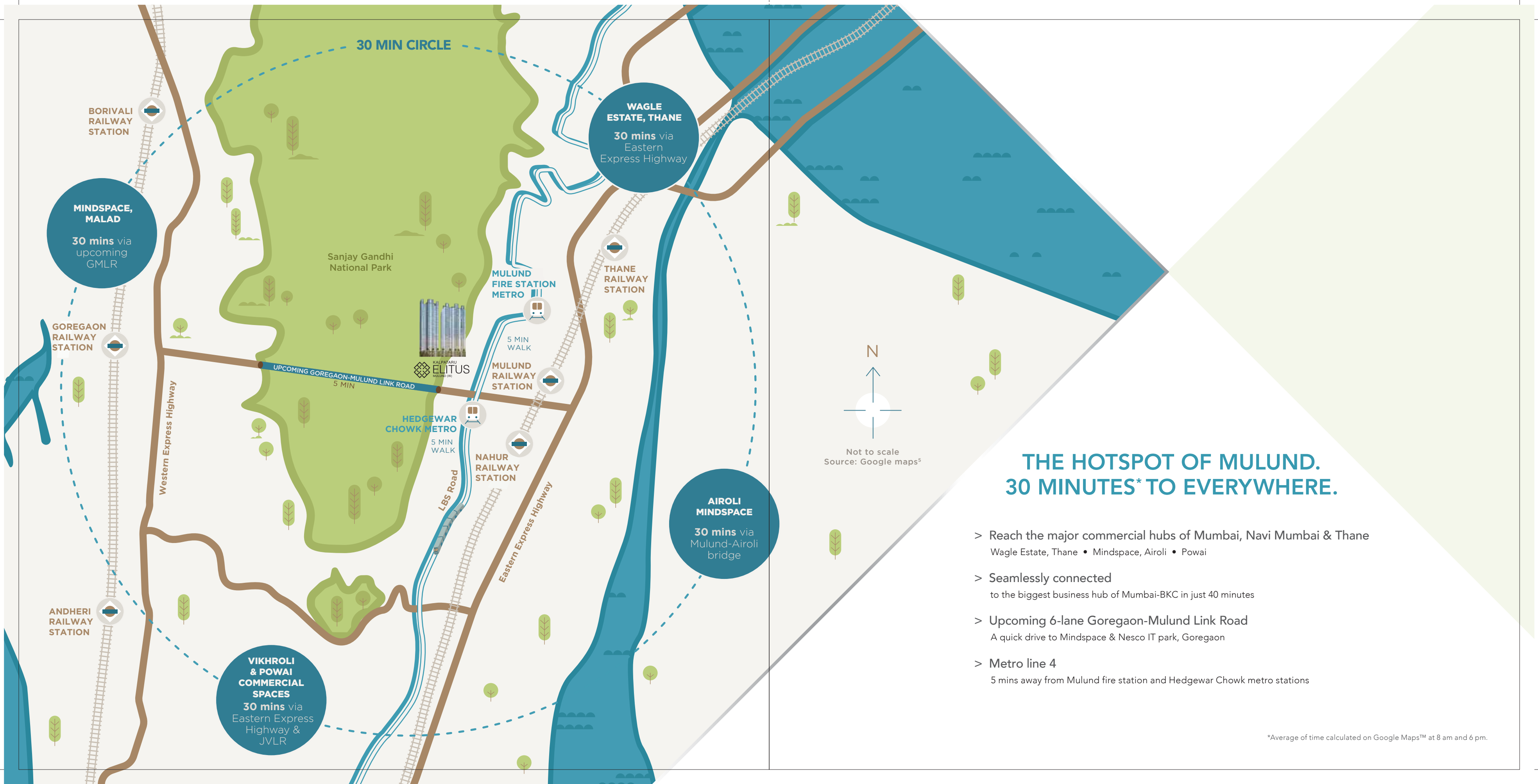
Kapadia Associates Pvt. Ltd. (KAPL) is driven by the belief that architecture is the art and science of making sure that our cities and buildings fit with the way we want to live our lives. This belief induces KAPL to design spaces that make inhabitants happier, more inspired and more productive.

“KALPATARU ELITUS IS A LANDMARK IN THE MAKING OF HOMES DESIGNED TO INCREASE SOCIAL INTERACTION AND CREATE COMMUNITIES AMIDST THE PACE AND CHAOS OF MODERN URBAN LIVING. THE APARTMENTS IN ALL 3 TOWERS CONTRIBUTE TO THIS BY OFFERING AMPLE LIVING SPACE UNBARRED BY COLUMNS.”



THE BEST LOCALITY IN MULUND HAS IT ALL.

Since Kalpataru Elitus is located on the LBS main road, you need not enter any smaller, narrow arterial roads to get home, thus avoiding traffic jams. With 2 metro stations, malls, educational institutions and other facilities around you, the active city life is within reach. And when you need to disconnect, the serene Sanjay Gandhi National Park awaits.

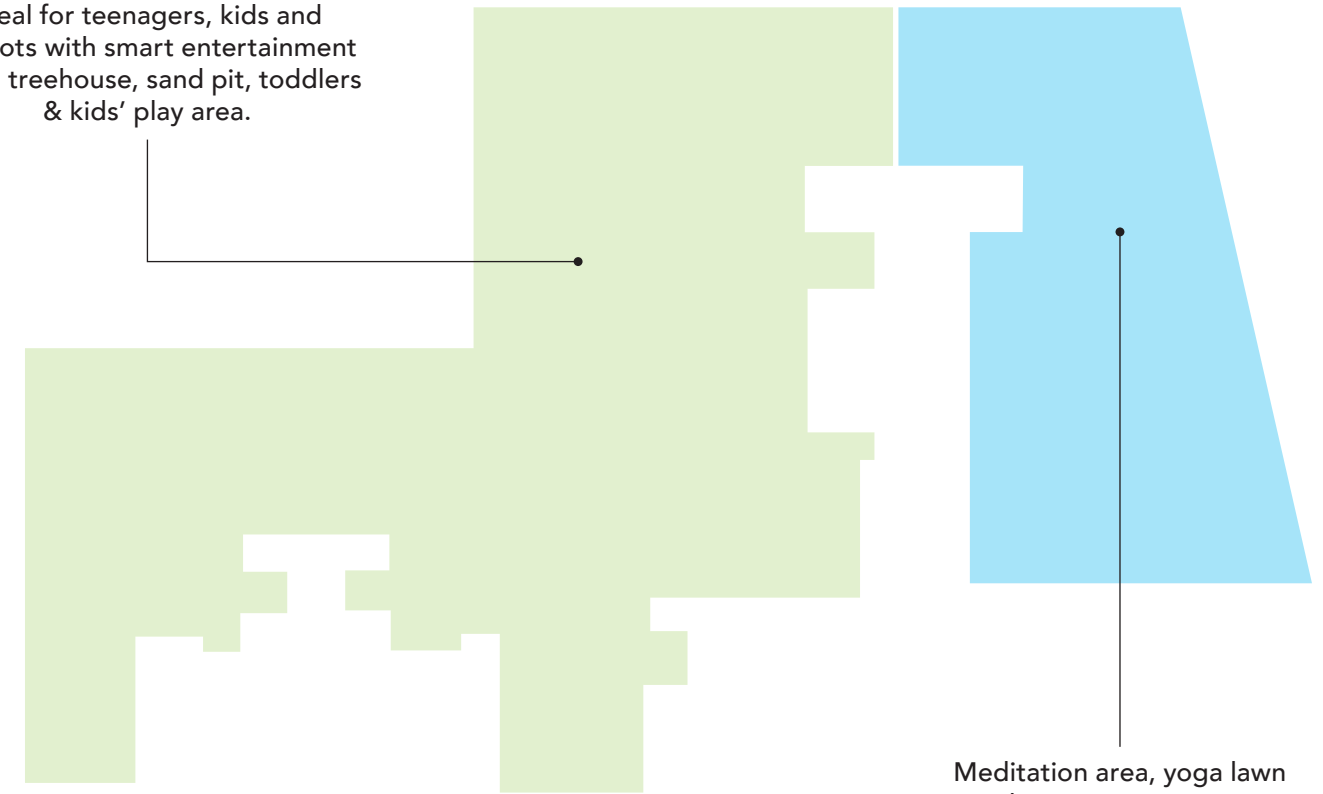


THE HOTSPOT OF MULUND. 30 MINUTES* TO EVERYWHERE.

- > Reach the major commercial hubs of Mumbai, Navi Mumbai & Thane
Wagle Estate, Thane • Mindspace, Airoli • Powai
- > Seamlessly connected
to the biggest business hub of Mumbai-BKC in just 40 minutes
- > Upcoming 6-lane Goregaon-Mulund Link Road
A quick drive to Mindspace & Nesco IT park, Goregaon
- > Metro line 4
5 mins away from Mulund fire station and Hedgewar Chowk metro stations

*Average of time calculated on Google Maps™ at 8 am and 6 pm.

Ideal for teenagers, kids and tiny tots with smart entertainment pods, treehouse, sand pit, toddlers & kids' play area.



Meditation area, yoga lawn and senior citizens' area: the perfect setting to relax in.

MASTER LAYOUT
(GROUND FLOOR)

THOUGHTFULLY DESIGNED
TO DELIGHT ALL AGE GROUPS.

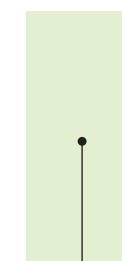
- > VEHICLE-FREE AMENITY ZONE ON PODIUM
- > DENSE FLORA-LINED PERIPHERY
- > FOOTPATH FOR PEDESTRIAN SAFETY & CONVENIENCE
- > AMENITIES FOR OPTIMUM UTILIZATION



A party hall with a fully functional kitchen right next to the lawn.



A large gym to warm-up your muscles with a cooling deck on top to discuss the workout.



A cricket pitch atop a badminton court and squash court for the sports enthusiasts to get together.

PODIUM LAYOUT
(5TH LEVEL)



PLOT AREA:
COMMERCIAL

TOWER 1

TOWER 3

TOWER 2

SITE ENTRY
SITE EXIT

SPACES DESIGNED SO THAT FITNESS
AND FUN GO HAND IN HAND.



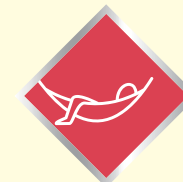
KIDS' ZONE



ACTIVE ZONE



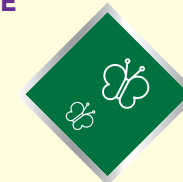
SPORTS ZONE



RELAXATION ZONE



SPIRITUAL ZONE



GREEN ZONE

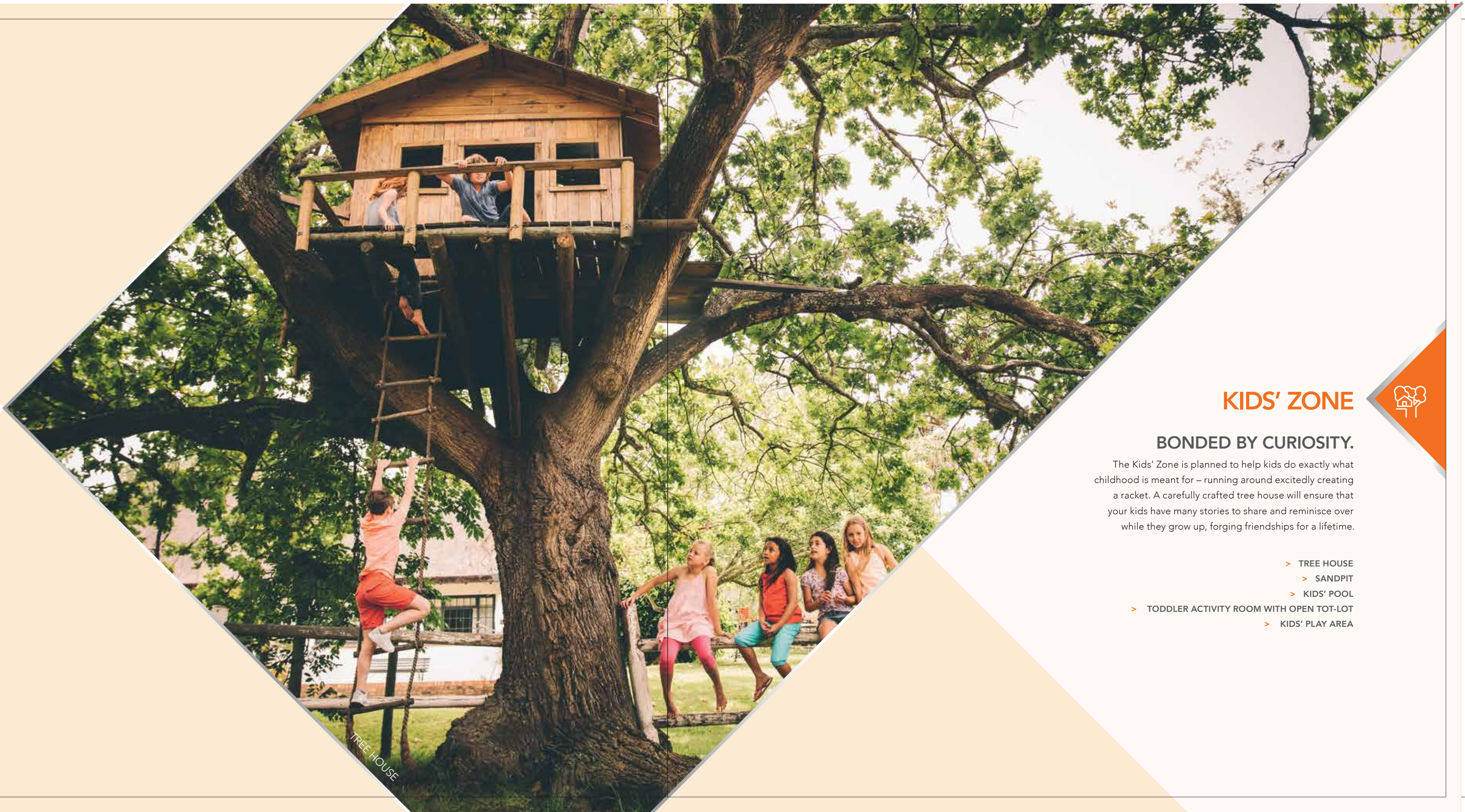


AQUA ZONE

BONDED BY TOGETHERNESS.

Kalpataru Elitus has been planned to create joyful moments for residents. Homes and amenities work hand in hand for hundreds of families to live in harmony in a gated community. People have varied moods, hobbies and interests. Based on these, different amenity zones have been created for different age groups, interests and activities, with 40+ features clubbed into these zones.

- > DISTINCT COMMUNITY ZONES
 - > 40+ AMENITIES
- > THOUGHTFULLY DESIGNED POOL AREA TO HOST POOL PARTIES
 - > HUGE CELEBRATION LAWN ON GROUND FLOOR
 - > PARTY ZONE FOR 100+ PEOPLE ON PODIUM
 - > STRATEGICALLY PLACED AMENITIES
 - > SCREENED FITNESS POOL FOR PRIVACY



TREE HOUSE

KIDS' ZONE



BONDED BY CURIOSITY.

The Kids' Zone is planned to help kids do exactly what childhood is meant for – running around excitedly creating a racket. A carefully crafted tree house will ensure that your kids have many stories to share and reminisce over while they grow up, forging friendships for a lifetime.

- > TREE HOUSE
- > SANDPIT
- > KIDS' POOL
- > TODDLER ACTIVITY ROOM WITH OPEN TOT-LOT
- > KIDS' PLAY AREA



ACTIVE ZONE

BONDED BY FRIENDSHIP.

The Active Zone has been created for those who enjoy friendships built on dynamic activities. The fitness zone at Kalpataru Elitus, with a gym and a jogging track, allows friends to work out and stay fit together. The energy levels they build up together, help them enjoy an unending whirl of social activities without getting tired.

- > FITNESS PATH
- > OUTDOOR FITNESS STATION
- > PICNIC LAWN AND BARBECUE AREA WITH SEATING
- > PEDAL PARK
- > FOREST PLAY
- > ADVENTURE PLAY





CRICKET PITCH



BADMINTON COURT



SQUASH COURT



FOOSBALL

SPORTS ZONE



BONDED BY ADRENALINE.

A great friend is also a great opponent at games. He knows your game inside out. Both of you compete hard and make each other better. The Sports Zone allows you to have a game of squash or badminton with a good friend or a neighbour; just to earn bragging rights in the spirit of friendship.

- > CRICKET PITCH
- > SPORTS COURT
- > SQUASH COURT
- > INDOOR BADMINTON COURT
- > TABLE TENNIS
- > FOOSBALL



RELAXATION ZONE

BONDED BY LEISURE.

Not every moment in life can be high-octane excitement. When you need a quiet moment or two, the seating alcove makes an apt background. Landscaped with flowers and trees, it is crafted to generate the intimacy required for moments of relaxation and some quiet time with a select group of friends and family.

- > CELEBRATION LAWN
- > HAMMOCK GARDEN AND PAVILION
- > POOL DECK WITH CABANA
- > SEATING ALCOVE



POOL DECK WITH CABANA



CELEBRATION LAWN

HAMMOCK GARDEN



SPIRITUAL ZONE

BONDED BY SERENITY.

A truly joyful life can be enjoyed only when you are happy from the innermost part of your being – your soul. A stunning sculpture garden with an artistic centrepiece provides residents with joy at Kalpataru Elitus. When such magnificent art is viewed with the open sky above and the fresh earth below, near-nirvana isn't far away.

- > MEDITATION PAVILION
- > ART GARDEN
- > SENIOR CITIZENS' PLAZA
- > YOGA LAWN



MEDITATION PAVILION



FLORA MEADOW



SALAD GARDEN

GREEN ZONE



BONDED BY NATURE.

The scent of the aromatic herbs mingles with the fragrance of beautiful flora in the Green Zone. Imagine spending time chatting with close friends in this perfumed atmosphere, while the sun paints the sky a vivid pink at sunset. Or even the feel of the fresh dew on your feet as the sun shyly raises its head to begin a new day. That's life at Kalpataru Elitus.

- > BUTTERFLY NEST
- > SALAD GARDEN
- > HERB GARDEN
- > FLORA MEADOW



AQUA ZONE

BONDED BY FUN.

Weekends are simply made for you to have fun with your friends. And there is no better place to do that than the pool at Kalpataru Elitus. Splash them as you take a refreshing dip or beat them at an energetic game of water-volleyball in the pool. Every drop of water will be a great way to freshen up the bonds of togetherness.

- > SCREENED FITNESS POOL FOR PRIVACY
- > SWIMMING POOL WITH WATER VOLLEYBALL

SCREENED FITNESS POOL

HOMES ENABLED BY A BLUEPRINT OF TOGETHERNESS.

The luxurious homes at Kalpataru Elitus are ideal for those who love being with their loved ones. With large rooms that are lavishly appointed, most of the apartments are large enough to be home to large families. Even joint families can combine two apartments to create their own living areas. Many of the apartments look out upon the landscaped areas, with restful views of the green earth.

- > INTRODUCING HOME+: SPACIOUS AND EFFICIENT 1.5 BHKS
- > LUXURIOUS 2, 3 AND 3.5 BHK HOMES
- > 1.5, 2, 3 & 3.5 BHK SPACIOUS HOMES
- > 5 ELEVATORS PER TOWER
- > GRAND ENTRANCE LOBBY IN EACH TOWER
- > SEPARATE DROP-OFF FOR EACH TOWER

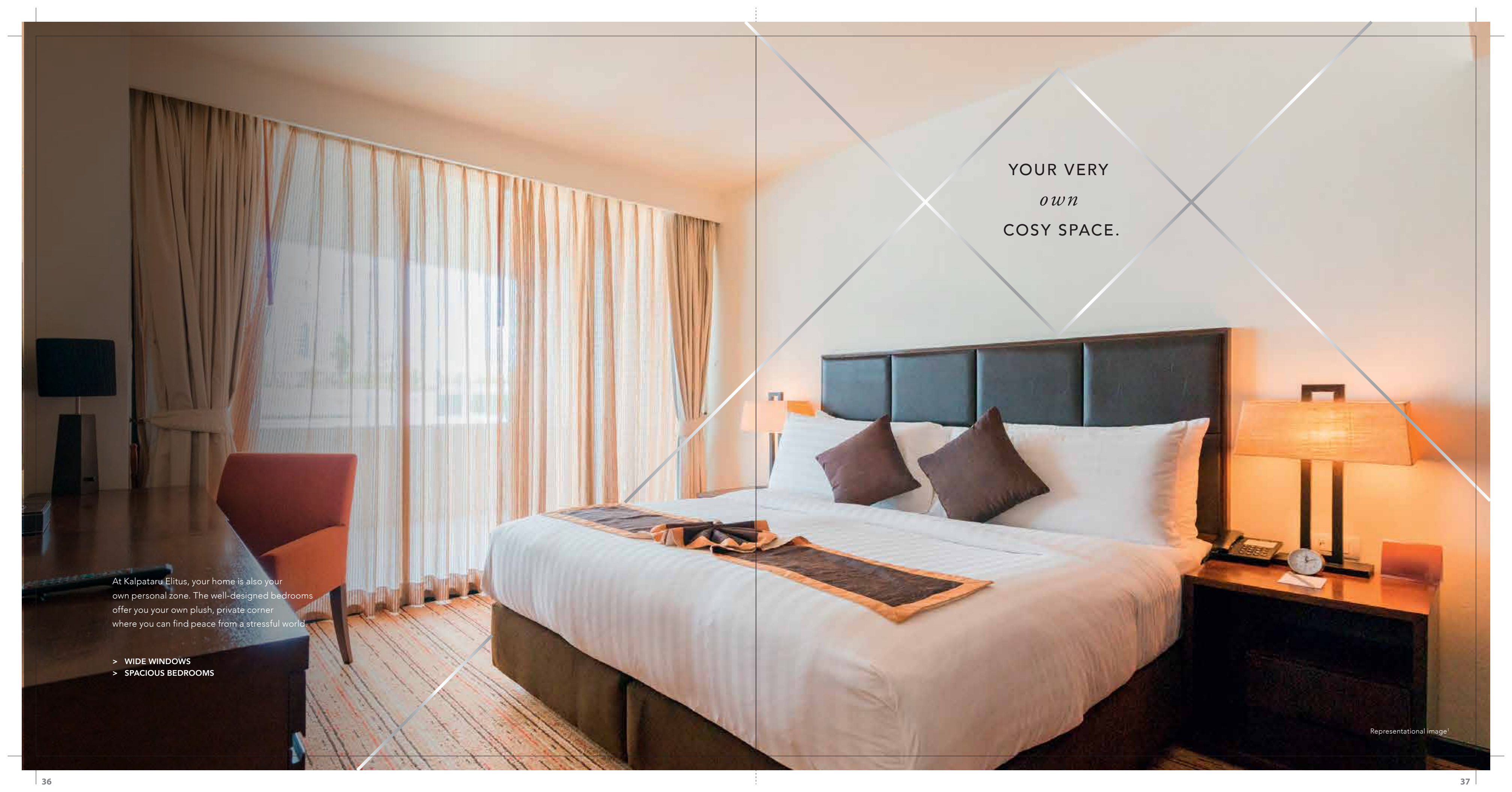




A SPACE
THAT'S IDEAL
FOR HOSTING
a grand
HOUSE PARTY.

At Kalpataru Elitus, your lavish air-conditioned residence is thoughtfully designed with all the luxuries of modern life. The spacious living rooms are simply ideal to host friends for a great evening.

- > PREMIUM FINISHED APARTMENTS
- > VIDEO DOOR PHONE AND INTERCOM FACILITY
- > LIGHTING SCENARIO – SMART SWITCHES IN LIVING/DINING AREA



YOUR VERY
own
COSY SPACE.

At Kalpataru Elitus, your home is also your own personal zone. The well-designed bedrooms offer you your own plush, private corner where you can find peace from a stressful world.

- > WIDE WINDOWS
- > SPACIOUS BEDROOMS

Representational image¹

TECHNOLOGY
THAT KEEPS
your loved ones
SAFE AND SECURE.

We realise that the safety of those you love is paramount in your mind. Kalpataru Elitus has been equipped keeping in mind the needs of the modern urban family. The kids' zone is covered by a CCTV system, to ensure that your children are safe at all times. The common areas are covered as well. And there is last mile security, the video door phones.

Added to this are state-of-the-art fire safety systems and the quality of material used for construction that ensure safety at all times.

STATE-OF-THE-ART SECURITY SYSTEM

- > CCTV IN COMMON AREAS
- > RFID TAGS FOR CARS
- > BOOM BARRIER AT MAIN ENTRANCE
- > VIDEO DOOR PHONES



Representational image



ECO-FRIENDLY
endeavours.

Taking the environment and progress can not come at the cost of the environment. Homes at Kalpataru Elitus are built with eco-friendly planning. Kalpataru follows stringent construction norms, ensuring that the ecosystem is secure. Which is why, each of our projects displays green awareness features.

- > RAIN WATER HARVESTING
- > SEWAGE TREATMENT PLANT
- > SOLAR PHOTOVOLTAIC SYSTEM
- > LED/CFL LIGHTING IN KEY COMMON AREAS
- > WATER-EFFICIENT FIXTURES IN KITCHEN AND BATHROOM



PLANNED
FOR
the development
OF A NEW-AGE
SOCIETY.

The world is modernising every minute. Communities must stay in touch with this modern world for relevance and success. Amenities and conveniences have been planned with technology in mind to help the Kalpataru Elitus community remain in sync with the advancing world.

- > FUTURISTIC PLANNING
- > 7 LEVELS OF ORGANISED PARKING
- > INDIVIDUAL, DEDICATED PARKING PER APARTMENT
- > EV CHARGING STATIONS

PROJECT AMENITIES⁷

PROJECT HIGHLIGHTS

- Contemporarily designed multi-storeyed towers
- Well-designed entrance experience
- Exclusive double-height entrance lobby enhanced with premium finishes for each wing
- Multi-tier safety and security system
- Elegantly designed club facilities
- Gymnasium with state-of-the-art equipment
- Landscaped and pedestrian-friendly eco deck level
- Swimming pool with pool deck and cabana
- Screened fitness pool

COMPLEX AND BUILDING AMENITIES

- Elevators with Auto Rescue Device (ARD)
- D.G. power backup for designated common areas
- Rain water harvesting and Sewage Treatment Plant (STP)
- Separate drop-off for each wing
- Solar photo-voltaic system
- Wi-Fi enabled Business Lounge and select common areas

SAFETY & SECURITY FEATURES

- Building/s designed for seismic loads as per applicable I.S. Code
- CCTV surveillance in designated common areas
- Firefighting systems
- Sprinkler system & mechanical ventilation in the basement
- Public address system
- Video door-phone and intercom facility at the apartment entrance
- Kitchen equipped with CNG/LPG & heat/smoke detector
- Sprinkler system in apartments

LEISURE AND SPORTS AMENITIES

- Swimming pool
- Kids pool
- Screened fitness pool
- Pool deck with Cabana
- Meditation pavilion
- Sports court
- Cricket pitch
- Relaxation/Yoga lawn
- Fitness path
- Outdoor fitness station
- Senior citizen plaza
- Party hall with kitchen
- Party lawn
- Games Salon (with Table Tennis, Air hockey, Foosball, reading lounge, board games)
- Spa with steam and massage
- Gymnasium
- Indoor Badminton court
- Squash court
- Celebration lawn
- Joy lounge
- Seating alcove
- Kid's arena (with Toddler activity room with open Tot-lot and Kids' play area)
- Adventure park (with Toddler & Kids' play area, Adventure play & Tree house and sandpit)
- Snakes and ladder court
- Picnic and BBQ area with seating
- Pedal park
- Multi-function deck
- Air lounge
- Forest play
- Hopscotch
- Butterfly nest
- Salad garden and Herb garden
- Hammock Garden & Pavilion
- Flora meadow
- Art garden
- Arrival court
- Business Lounge

APARTMENT FEATURES

APARTMENT FEATURES FOR TOWER B & C

APARTMENT FEATURES FOR 2 BHK:

- Agglomerated marble in living, dining & passage.
- Vitrified tiles in bedrooms
- Readymade doors
- Gypsum finished internal walls with low Volatile Organic Compound (VOC) paint
- Aluminium glass window and provision for mosquito mesh
- Provision for air-conditioning in living, dining & bedrooms
- Video door-phone and intercom facility at apartment entrance
- Lighting scenario – Smart switches in living-dining area and master bedroom.

Kitchen Features

- Vitrified tiles flooring in kitchen
- Granite platform & additional service platform
- Ceramic/Vitrified tiled dado above platform
- Stainless steel sink with drain board
- Kitchen equipped with CNG/LPG & heat/smoke detector
- Exhaust fan & provision for water purifier

Bathroom Features

- Vitrified tiles in all toilets.
- Ceramic/Vitrified tiled dado up to door height in all toilets
- Glass partition in master toilet
- Premium sanitary and CP fittings
- Hot & cold water mixer in wash basin of master bathroom
- Exhaust fan in all toilets
- Storage water heater

APARTMENT FEATURES FOR 3 BHK & 3.5 BHK:

- Agglomerated marble in living, dining & passage and bedrooms*
- Vitrified tile in servant room.
- Readymade doors
- Gypsum finished internal walls with low Volatile Organic Compound (VOC) paint
- Aluminium glass window and provision for mosquito mesh.
- Provision for air-conditioning in living, dining & bedrooms
- Video door-phone and intercom facility at apartment entrance.
- Lighting scenario – Smart switches in living-dining area and master bedroom.
- Balcony with vitrified tile flooring and glass railing*

Kitchen Features

- Vitrified tiles flooring in kitchen
- Granite platform & additional service platform
- Tiled dado above platform
- Stainless steel sink with drain board
- Kitchen equipped with CNG/LPG & heat/smoke detector
- Exhaust fan & provision for water purifier

Bathroom Features

- Imported marble flooring and dado up to door height in master toilet
- Vitrified tiles and dado up to door height in other bathrooms
- Glass partition in master toilet
- Vitrified tile and ceramic tiled dado up to door height in servant room.
- Premium sanitary and CP fittings
- Hot & cold water mixer in wash basin of master bathroom
- Exhaust fan in all toilets
- Storage water heater[^]

APARTMENT FEATURES FOR TOWER A

APARTMENT FEATURES FOR 1.5 BHK & 2 BHK:

- Vitrified tiles in living, dining, passage & bedrooms
- Readymade doors
- Gypsum finished internal walls with low Volatile Organic Compound (VOC) paint
- Aluminium glass window and provision for mosquito mesh
- Provision for air-conditioning in living, dining & bedrooms
- Video door-phone and intercom facility at apartment entrance
- Lighting scenario – Smart switches in living-dining area and master bedroom.

Kitchen Features

- Vitrified tiles in kitchen
- Granite platform & additional service platform
- Tiled dado above platform
- Stainless steel sink with drain board
- Kitchen equipped with CNG/LPG & heat/smoke detector
- Exhaust fan & provision for water purifier

Bathroom Features

- Vitrified tiles in all toilets
- Ceramic/Vitrified tiled dado up to door height in all toilets
- Premium sanitary and CP fittings
- Hot & cold water mixer in wash basin of master bathroom.
- Exhaust fan in all toilets.
- Storage water heater

*Except in servant's room | *Applicable for apartments with balcony.

[^]Except in servant's toilet



1975
KSHITIJ
NAPEAN SEA ROAD
 Mumbai's first and tallest skyscraper

1985
SRISHTI
MIRA ROAD
 First 200-acre township in Mira Road

1999
KALPATARU HEIGHTS
CENTRAL MUMBAI
 The then tallest residential tower in Mumbai with 45 floors

2006
KALPATARU HORIZON
WORLI
 Trend-setting innovation with the first residential floor starting from the 14th level

2009
KALPATARU AURA
GHATKOPAR
 Received the 'Best Architecture Award' (Multiple Units) at the Asia Pacific Awards



2010
KORUM MALL
THANE
 The most loved mall with 125+ brands, award winning design, and 35+ customer services

2011
KALPATARU TOWERS
KANDIVALI
 Awarded the 'Safe Zone - Residential' award at the DSK Artist in Concrete Awards

2014
KALPATARU PINNACLE
GOREGAON
 'Project of the Year' at The Real Estate Awards 2012 by the Stars of the Industry Group

2016
KALPATARU SPARKLE
BANDRA
 'Best Residential Project - Luxury Segment' at CNBC-AWAAZ Real Estate Awards 2016-17

2017
AMODA RESERVE
LONAVALA
 'Villa Project of the Year' at Realty Plus Excellence Awards

50 YEARS
 OF BUILDING TRUST

OVER 20.42 LAKH
 SQUARE METRES OF AREA DELIVERED

OVER 105 LANDMARK
 PROJECTS COMPLETED

18,000 HAPPY FAMILIES
 AND COUNTING

COME HOME TO A
legacy

Kalpataru Limited is the flagship real estate company of Kalpataru Group. Since its inception in 1969, under the aegis of Mr. Mofatraj Munot, Kalpataru Group has grown from one milestone to another. Today, it has an annual turnover of C 12,000 crore, an employee force of over 20,000 and stands tall with over 105 landmark projects covering more than 20.42 lakh sq. mts. of area.

CONSISTENTLY RECOGNISED FOR DELIVERING THE BEST.



Kalpataru Vista
The Realty Plus Excellence Awards 2018 - North



Kalpataru Jade Residences
The Realty Plus Excellence Awards 2018



Kalpataru Sparkle
The Realty Plus Excellence Awards 2018



Kalpataru Jade Residences
Golden Brick Awards 2018 - Zonal West Category



Kalpataru Amoda Reserve
Golden Brick Awards 2018 - National Category



Kalpataru Limited
Navabharat Realty Business Achievers Awards 2016



Kalpataru Avana
Asia Pacific Property Award 2016



Kalpataru Limited
The Construction Week Architect and Builder Awards 2016



Kalpataru Avana
The Times Real Estate Icon Award 2016



Kalpataru Sparkle
Asia-Pacific Property Awards 2015



Mr. Parag Munot
Construction Week Awards 2015



Kalpataru Group
The Realty Plus Excellence Awards 2014



Kalpataru Aura
Construction World Architect & Builder Awards 2014



Kalpataru Pinnacle
CNBC Awaaz Real Estate Awards 2014



Mr. Mofatraj P. Munot
NDTV Property Awards 2014



Kalpataru Group
7th Construction World Architect & Builder Awards 2012



Kalpataru Aura
Asia-Pacific Property Awards 2012



Kalpataru Limited
The Realty Plus Excellence Awards 2012



Kalpataru Limited
The Realty Plus Excellence Awards 2011



Kalpataru Square
Property Awards 2011

Project Kalpataru Elitus is registered with MahaRERA bearing Regn. No. P51800023840.
More details available at <https://maharera.mahaonline.gov.in/>

Site address: Kalpataru Elitus, LBS road, Mulund West, Mumbai – 400080. Head office: 101, Kalpataru Synergy, opp. Grand Hyatt, Santacruz (E), Mumbai – 400055. Tel.: 022 3064 3065 | Email: sales@kalpataru.com | website: www.kalpataru.com

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