



Project Kalpataru Elitus is registered with MahaRERA bearing registration no. P51800023840.
For details, please refer <https://maharera.mahaonline.gov.in>
Site address: Kalpataru Elitus, LBS road, Opp. Friends' Academy School, Mulund (W), Mumbai - 400080.
Head Office: 101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai – 400 055.
Tel.: 022 3064 3065 | Email: sales@kalpataru.com | Website: <https://www.kalpataru.com>

All specifications, images, plans, designs, facilities, amenities, dimensions, elevations or any other information contained herein are indicative in respect of the project: Kalpataru Elitus and is registered with MAHARERA bearing No. P51800023840.
For details, please refer: <https://maharera.mahaonline.gov.in>
Unless otherwise stated, all the images, visuals, materials and information contained herein are purely creative/artistic concepts and may not be actual representations of the product and/or any amenities. None of the above may be construed to form any basis of, or serve as an inducement or invitation for payment of any advance and/or deposit, to be made by a prospective customer, under relevant provisions of law or otherwise. The amenities, specifications, mentioned in the agreement for sale shall solely be final. The property is secured with Vistra ITCL (India) Limited. The No Objection Certificate from Vistra ITCL (India) Limited would be issued at the relevant time, if required. Version: 01.0.18.05.
[1] Image is not an actual project image and is strictly for representational purposes only. [4] The actual image(s)/view(s) have been modified/enhanced for display and creative purposes. [5] Google Maps as on July 2019. Approximate estimate of time as per Google maps at 8am and 6 pm.

MULUND, THE QUEEN SUBURB GETS ITS CROWN.

The most bustling cosmopolitan suburb of Mumbai with a diverse ethnic mix is known for an unique blend of multiple cultures. Located in northeast quadrant of the city, this quaint suburb is nestled along the foothills of the Sanjay Gandhi National Park and thus provides the perfect setting of being sufficiently disconnected from the humdrum of city life, while being conveniently connected to it. Mulund provides the apt setting for Kalpataru Elitus, a residential development that is designed for communities to thrive.



PRESENTING KALPATARU ELITUS: THE URBAN COMMUNITY LANDMARK OF MULUND.

A great neighbourhood is as much about what's inside and also, how it is connected to the outside world. Located on LBS Marg, Kalpataru Elitus is surrounded by great infrastructure that connects it conveniently to all parts of the city. At the same time, it is a development that helps you bond with your neighbours and your loved ones to build thriving urban communities and memories for life.

- Located right on LBS road
- Spread across 3.8 acres
- 3 residential towers
- 7 well-defined community zones



Artist's Impression of the elevation²

THE BEST LOCALITY IN MULUND HAS IT ALL.

LOCATED RIGHT ON LBS ROAD

- No more traffic stories. Drive out of your building right on the LBS road.

SEAMLESSLY CONNECTED TO THE ENTIRE CITY

- In close proximity to Eastern Express Highway
- Conveniently connected to the buzzing destinations of Powai and Thane via LBS road
- Short drive away from the international airport via JVLR & Western Express Highway

CLOSE TO MUMBAI'S LIFELINE & NATURE

- Near to Mulund and Nahur railway stations. Flanked by LBS road on the east and with Yogi Hills on the west, it is cut-off from the noise of local trains and traffic



*Source of GMLR information: Mumbai Mirror dated 12th Nov'19

THE HOTSPOT OF MULUND. 30 MINUTES TO EVERYWHERE.

UPCOMING 6-LANE GOREGAON-MULUND LINK ROAD (GMLR)*

- GMLR will be a 12.7 km, six-lane road of which 4.7 km will be a twin tunnel road running underneath the Sanjay Gandhi National Park
- The upcoming GMLR will remove all connectivity woes to western suburbs
- Reach Nesco IT Park or Nirlon Knowledge Park in Goregaon in less than 30 minutes

REACH THE MAJOR COMMERCIAL HUBS OF MUMBAI, NAVI MUMBAI & THANE IN JUST 30 MINUTES

- Wagle Estate, Thane
- Mindspace, Airoli
- Office spaces in Vikhroli & Powai

METRO LINE 4

- 5 min away from Mulund Fire Station & Hedgewar Chowk metro stations
- Reach South Mumbai, Thane and other parts of the city in a flash

*Source of GMLR information: Mumbai Mirror dated 12th Nov'19



IN THE MIDST OF A VIBRANT COMMUNITY.

The basic conveniences of life are always a part of the meticulous location planning strategy of Kalpataru. Be it roadways, railways, schools, hospitals, malls, recreational or commercial hubs, everything is just a stone's throw away.



NOT TO SCALE

Source: Google maps



EDUCATION

- NES Intl. School - 6 min
- DAV Intl. School - 6 min
- Sri Sri Ravishankar Vidya Mandir - 6 min
- Sheth Karamshi Kanji English School - 7 min
- GS Shetty Intl. School - 12 min



CONNECTIVITY

- LBS Road - 0 min
- Nahur Railway Station - 8 min
- Mulund Railway Station - 10 min
- Eastern Express Highway - 11 min
- Mulund Airoli Road - 16 min



RECREATION

- Johnson & Johnson Garden - 3 min
- Indira Gandhi Sports Club - 6 min
- Lion's Sports Club - 7 min
- Mulund Gymkhana - 14 min
- Thane Gymkhana - 18 min



SHOPPING

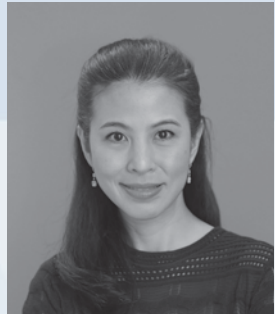
- D Mart - 5 min
- R Galleria - 8 min
- R-Mall - 9 min



HOSPITALS

- Kamgar Hospital - 5 min
- Upasani Super Speciality Hospital - 5 min
- Fortis Hospital - 7 min
- Platinum Hospitals - 11 min

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.”

DESIGNED TO CREATE THE MOST VIBRANT URBAN COMMUNITY SPACE.

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, 7 distinct community zones have been created for different age groups, interests and activities, with 40+ features clubbed into these zones.

- 7 distinct community zones
- 40+ amenities clubbed into the various zones, designed for all age groups
- Amenities designed with a unique scientific approach of 'placemaking'
- 'Placemaking' helps like-minded people to enjoy together
- Amenities designed with enablers that enable people to bond and enjoy the urban cosmopolitan community life



RELAXATION ZONE

Celebration lawn
Hammock garden and pavilion
Pool deck with Cabana
Seating alcove



ACTIVE ZONE

Fitness path
Outdoor fitness station
Picnic lawn and barbecue area with seating
Pedal park
Forest play
Adventure play

GREEN ZONE

Butterfly nest
Salad garden
Herb garden
Flora meadow



AQUA ZONE

Screened Fitness pool for privacy
Swimming pool with water volleyball



SPIRITUAL ZONE

Meditation pavilion
Art garden
Senior citizens' plaza
Yoga lawn



SPORTS ZONE

Cricket pitch
Sports court
Squash court
Indoor Badminton court
Table tennis
Foosball



KIDS' ZONE

Tree house
Sandpit
Kids' pool
Toddler activity room with open tot-lot
Kids' play area



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
- 6 elevators in tower A & 5 elevators in towers B & C each
- Grand double-height air-conditioned entrance lobby in each tower
- Separate drop-off for each tower
- Spacious bedrooms with large windows ensure ample natural light and cross ventilation



Representational Image¹

A LEGACY OF BUILDING ASPIRATIONS.

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 ₹12,000 crores, an employee force of over 20,000 and stands tall with over 105 landmark projects covering more than 20.42 lakh sq. m. of area.

At Kalpataru, we always aim to build something different from the conventional condominiums. Bearing testimony to this, Kalpataru Crest stands tall on LBS Road in Bhandup (W) and is home to 400+ happy families. Delivered in 2019, Kalpataru Crest is an example of promising lifestyle homes in every sense of the word. Kalpataru Elitus is set to surpass the benchmark in fine living in the micro market. With futuristic amenities and features, Kalpataru Elitus will be an amazing lifestyle experience for residents enabling the joy of urban community living.

50 YEARS
OF BUILDING
TRUST

**OVER
105 LANDMARK**
PROJECTS
COMPLETED

**OVER
20.42 LAKH**
SQUARE METRES
OF AREA
DELIVERED

**17,927
HAPPY FAMILIES**
AND COUNTING

ACCOLADES.

Listed below are few noteworthy out of the 100+ awards we have won over the years.

This is a strong testimony to the quality & design standards of Kalpataru, backed by our acclaimed business partners who add to every bit of our success with their intellectual contribution in our every endeavour.



Kalpataru Limited
Construction Week India Awards 2019



Kalpataru Avana
11th Annual Estate Awards Franchise India 2019



Kalpataru Group
Golden Brick Awards 2019



Kalpataru Group
2nd CII National Kaizen Circle Competition 2019



Kalpataru Avana
Realty Plus Excellence Awards 2018



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