



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.





THE IDEAL BACKDROP FOR YOUR MULTI-FACETED PERSONALITY.

As cities turn into megapolises, urban lifestyles are becoming boringly similar. You have hardly any chance to display your unique personality or your individual choices and taste.

Kalpataru Elitus is a project designed to break this monotony. Thoughtfully designed homes, with international features and carefully curated amenities make an ideal space for those who enjoy a distinctive lifestyle.

INTRODUCTION

PRESENTING KALPATARU ELITUS – WHERE PRIVACY AND CONNECTIVITY ARE IN PERFECT BALANCE.

Kalpataru Elitus gives you a finely balanced lifestyle. The 40+ amenities within the gates let you enjoy your personal time, while the location – right on LBS road – gives you the infrastructure for instant connectivity with the outside world.

- Located right on LBS Road
- Spread across 3.79 acres
- 3 residential towers of 38 storeys each
- 40+ Curated amenities for a premium lifestyle



A UNIQUE 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 PERSONAL SPACE FOR THOSE WHO BELIEVE IN LIVING LIFE TO THE FULLEST – WHERE THEY FUSE SOCIAL LIFE, NATURE AND PRIVACY IN THEIR OWN UNIQUE WAY.”



KIRAN KAPADIA
(FOUNDER, DIRECTOR)

KAPADIA ASSOCIATES: PRINCIPAL ARCHITECTS

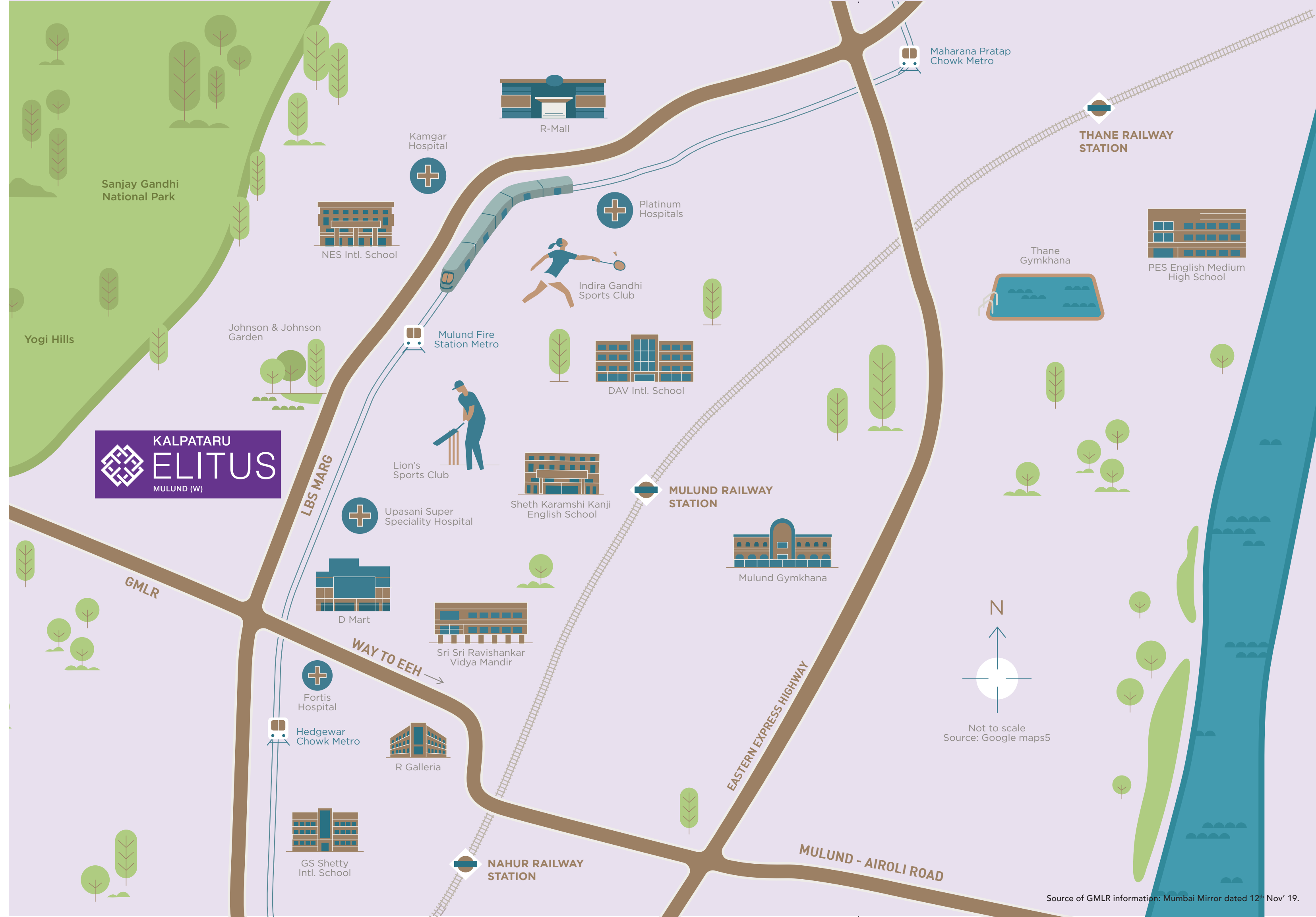
Kapadia Associates Pvt. Ltd. (KAPL) is driven by the belief that architecture is the art and science of making sure that our cities and buildings fit with the way we want to live our lives. This belief induces KAPL to design spaces that make inhabitants happier, more inspired and more productive.

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

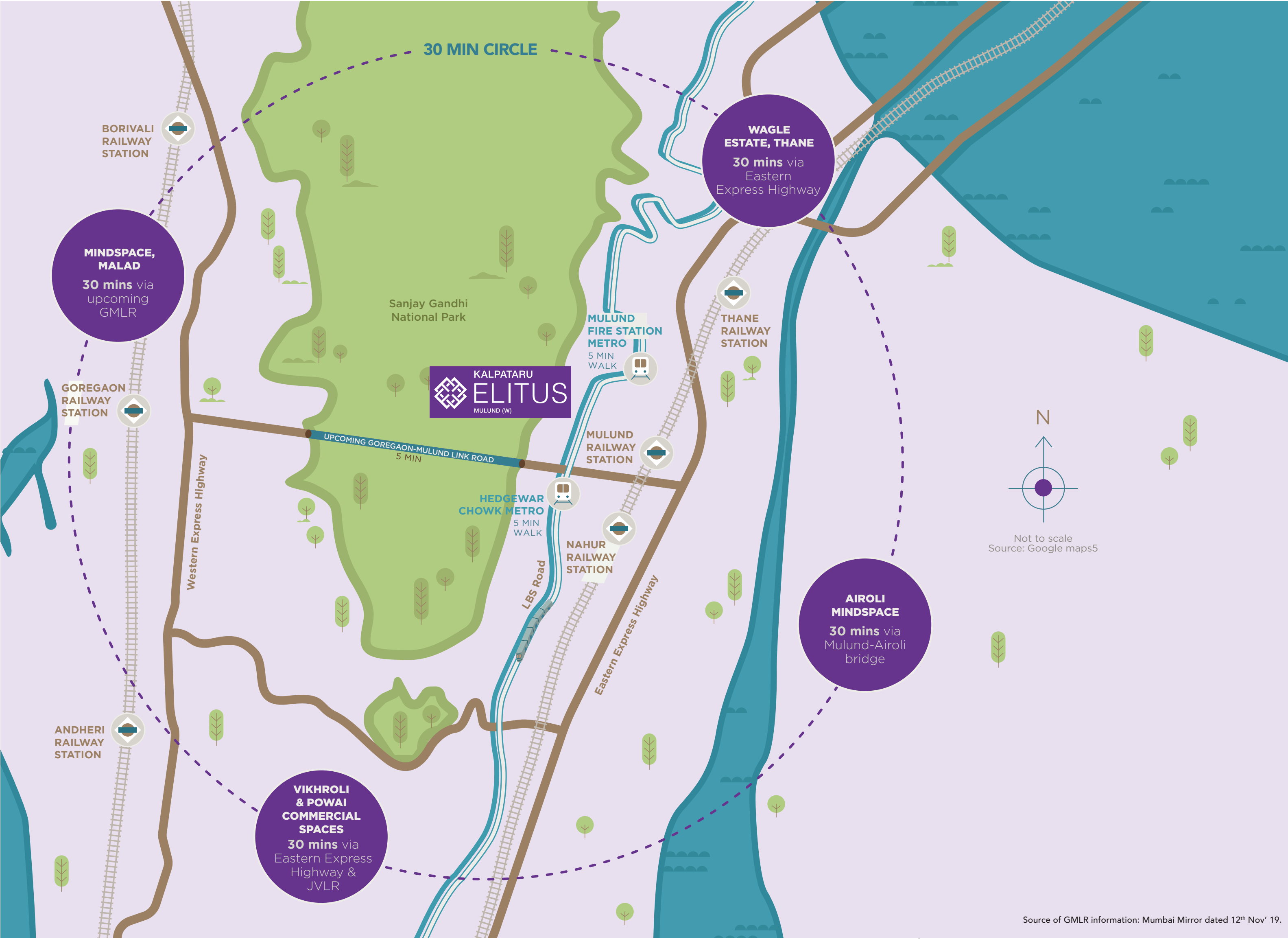
LOCATION

MULUND'S BEST LOCATION – FOR MULUND'S BEST LIFESTYLE.

Since Kalpataru Elitus is located on LBS Road, you need not enter any narrow arterial roads to get home. Which means, even traffic treats you with respect - no traffic jams. With 2 metro stations, malls, educational institutions and other facilities just around the corner, the active city life is within reach. And when you need to disconnect, the serene Sanjay Gandhi National Park awaits.



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



FOR THOSE WHO ARE GOING PLACES, IT'S JUST 30 MINUTES TO EVERYWHERE.

- Reach the major commercial hubs of Mumbai, Navi Mumbai & Thane
 - Wagle Estate, Thane
 - Mindspace, Airoli
 - Vikhroli & Powai
- Seamlessly connected to BKC – this major business hub of Mumbai is just a 40-minute drive away
- Upcoming 6-lane Goregaon-Mulund Link Road
 - A quick drive to Mindspace, Malad & Nesco IT Park, Goregaon
 - Metro line 4
 - 5 minutes away from Mulund fire station & Hedgewar Chowk metro stations

MASTER LAYOUT

GROUND FLOOR

A DISTINCTIVE LIFESTYLE FOR EVERYONE – FROM 6 TO 60.

- Vehicle-free amenity zone on podium (5th level)
- Dense flora-lined periphery
- Footpath for pedestrian safety & convenience
- Amenities for optimum utilization



LEGEND

- | | | |
|----------------------------------|----------------------------|--------------------------------|
| 1 Arrival Court | 9 Relaxation/Yoga Lawn | Adventure Park: (15-17) |
| 2 Salad Garden & Herb Garden | 10 Hopscotch | 15 Toddlers' & Kids' Play Area |
| 3 Meditation Pavilion | 11 Outdoor Fitness Station | 16 Adventure Play |
| 4 Butterfly Nest | 12 Pedal Park | 17 Tree House & Sandpit |
| 5 Picnic & BBQ Area with Seating | | |
| 6 Forest Play | Art Garden: (13-14) | |
| 7 Celebration Lawn | 13 Sculpture Garden | |
| 8 Senior Citizen Plaza | 14 Art Counter | |

TOWARDS THANE TOLL

LBS ROAD 30.50 M (10000')

FUTURE DEVELOPMENT

TOWER A

TOWER C

TOWER B

RAMP DOWN TO 1ST BASEMENT

RAMP UP TO 1ST PODIUM

ENTRY

EXIT

- 18 Swimming Pool
- 19 Kids' Pool
- 20 Fitness Pool
- 21 Pool Deck with Cabana
- 22 Snakes & Ladders Court
- 23 Joy Lounge
- 24 Yoga Lawn
- 25 Seating Alcove
- 26 Kids' Arena
- 27 Sports Court

- 28 Hammock Garden & Pavilion
- 29 Business Lounge
- 30 Tot Lot
- 31 Fitness Path
- 32 Activity/Yoga Room
- 33 Games Salon
- 34 Gymnasium
- 35 Spa with Steam & Massage
- 36 Indoor Badminton Court
- 37 Squash Court

- Party Zone: (38-40)**
- 38 Party Hall with Kitchen
 - 39 Party Lawn with Stepped Seating
 - 40 BBQ Counter

- Roof Top Amenities: (41-43)**
- 41 Cricket Pitch
 - 42 Multi-function Deck
 - 43 Air Lounge



MASTER LAYOUT

5TH FLOOR
SPACES DESIGNED
FOR A FIT YOU.

CURATED AMENITIES

BECAUSE PEOPLE ARE ALL THE SAME: UNIQUE

Kalpataru Elitus has been planned for people with varying tastes to feel at home. So that each person can enjoy an exclusive lifestyle while living in harmony with all others within this 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.

- 7 distinct amenity zones
- 40+ amenities clubbed into various zones, designed for all age groups
- Amenities designed with the unique scientific approach of 'placemaking' which brings like-minded people together
- Amenities designed to enable people to bond and enjoy the urban cosmopolitan community lifestyle





KIDS' AMENITIES

ONE IS NEVER TOO YOUNG TO ENJOY EXCLUSIVE EXPERIENCES.

Amenities for kids have been planned to give your children happy memories. The games they enjoy, the experiences they remember and the friends they make, will all shape their personalities.

- Kids' pool
- Kids' arena (toddler activity room with open tot-lot and kids' play area)
 - Adventure park (toddlers' & kids' play area, adventure play & tree house, and sandpit)
- Snakes and ladders court
 - Hopscotch

ACTIVE AMENITIES

A FIT BODY. FOR A DYNAMIC YOU.

To go places, one must be active through the day. Kalpataru Elitus has a plethora of amenities for those who choose to start the day with an adrenaline rush. The fitness amenities include a gym and a jogging track to start off the day. While the sports zone allows for fitness with a healthy streak of competitiveness.

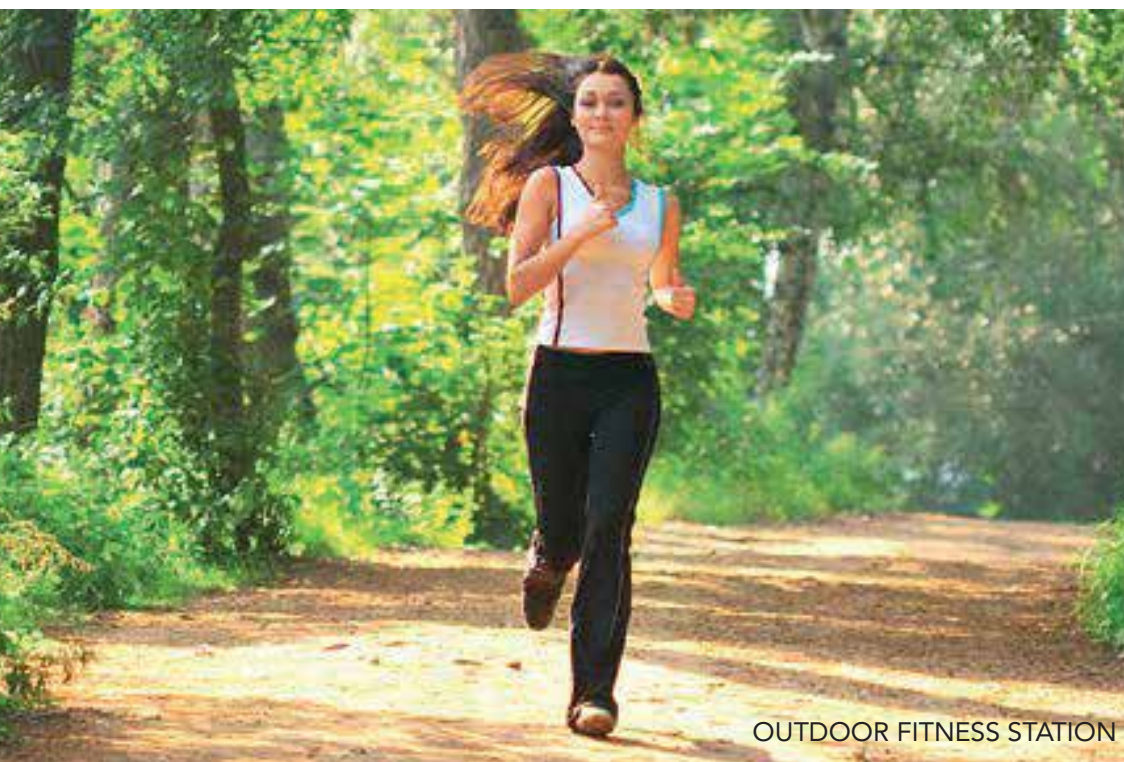
And then there's the aqua amenities – including the swimming pool and a screened fitness pool – which means you can work out and stay refreshed at the same time.

- FITNESS FEATURES
- SPORTS FEATURES
- AQUA FEATURES





PICNIC AND BARBECUE AREA WITH SEATING



OUTDOOR FITNESS STATION



FITNESS PATH



PEDAL PARK

FITNESS FEATURES

- Fitness path
- Outdoor fitness station
- Picnic and barbecue area with seating
 - Pedal park
 - Forest play
 - Gymnasium
- Party hall with kitchen
 - Party lawn
- Multi-function deck
 - Business lounge

SPORTS FEATURES

- Cricket pitch
- Games Salon (Table Tennis, Air Hockey, Foosball, Reading Room And Board Games)
- Indoor Badminton Court
- Squash Court





AQUA FEATURES

- Swimming Pool
- Screened Fitness Pool

RELAXATION AMENITIES

IN THE CHAOS OF DAILY LIVING, EVERYONE LOOKS UP TO THE ISLAND OF CALM.

Modern life is one constant rush. One needs to find those moments of calm that can help refresh the mind and rejuvenate the soul. That's where our relaxation amenities come into play. Areas designated as seating alcoves, hammock pavilions, yoga lawns and meditation areas along with spaces to connect with nature will help you find your peace from the hub-bub of the city.

- BODY RELAXATION FEATURES
- SOUL RELAXATION FEATURES
- MIND RELAXATION FEATURES





POOL DECK WITH CABANA



CELEBRATION LAWN



HAMMOCK GARDEN AND PAVILION

BODY RELAXATION FEATURES

- Pool Deck With Cabana
 - Celebration Lawn
 - Joy Lounge
 - Seating Alcove
 - Air Lounge
 - Hammock Garden And Pavilion
- Spa With Steam And Massage Room

All images for representational purpose

SOUL RELAXATION FEATURES

- Meditation Pavilion
- Senior Citizen Plaza
- Activity/yoga Room
- Art Garden (Sculpture Garden And Art Corner)
- Arrival Court
- Relaxation/yoga Lawn





HERB GARDEN



BUTTERFLY NEST



SALAD GARDEN

MIND RELAXATION FEATURES

- Butterfly Nest
- Salad Garden
- Herb Garden



ELOQUENT RESIDENCES

LAVISH HOMES. FOR A LAVISH LIFESTYLE.

The luxurious homes at Kalpataru Elitus are ideal for those who enjoy their own space. With spacious rooms that are lavishly appointed, most of the apartments can accommodate large families. Many of the apartments also look out upon the gorgeously landscaped areas, adding to the luxury of peace with restful views of the green earth.

- Contemporary multi-storey towers
- Exclusive double-height entrance lobby enhanced with premium finishes for each wing
- Separate drop-off for each tower
- Lavish 1.5, 2, 3 & 3.5-bed residences
- 6 elevators in tower A | 5 elevators each, in towers B & C
- Landscaped and pedestrian-friendly eco-deck level





A SPACE THAT'S IDEAL FOR HOSTING A GRAND HOUSE PARTY.

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

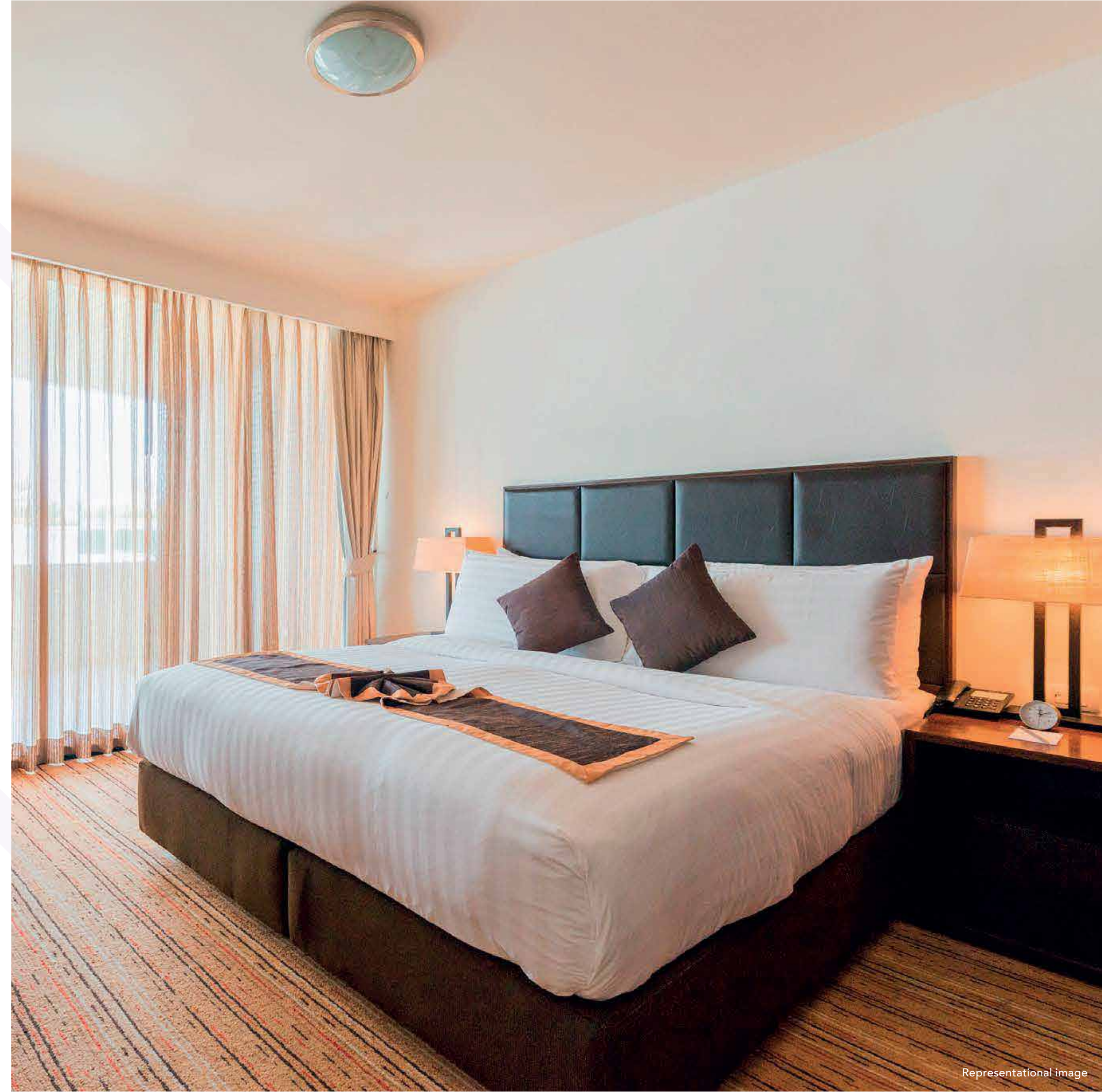
- Premium finished apartments
- Video door phone and intercom facility
- Lighting scenario – smart switches in living/dining area and master bedroom

PRIVATE SPACES

YOUR VERY OWN COSY SPACE.

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

- Wide aluminium-frame glass windows with provision for a mosquito mesh
- Spacious bedrooms





SAFETY

TOP-OF-THE-LINE TECHNOLOGY THAT GIVES YOU TOP-OF-THE-LINE SECURITY.

We realise that you and your family need to feel secure even in the chaos of modern living. 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, with a video door phone in each apartment. 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.

- Buildings designed for seismic loads as per applicable I.S. Code
 - CCTV surveillance in designated common areas
 - Firefighting systems
 - Public address system
- Sprinkler system and mechanical ventilation in the basement

SUSTAINABILITY

FOR THOSE WHO LIVE IN THE 21ST CENTURY - ECO-FRIENDLY ENDEAVOURS.

Environment and progress go hand in hand at Kalpataru Elitus, where homes have been built with eco-friendly planning. Kalpataru follows stringent procedures and systems, ensuring that the ecosystem is preserved before progressing to construction. This ensures that every Kalpataru project displays green awareness features.

- Rain water harvesting
- Sewage treatment plant



SAFETY, SUSTAINABILITY

A BEACON FOR THE FUTURE OF URBAN LIVING.

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 make Kalpataru Elitus a benchmark of sophisticated and futuristic urban living.

- Futuristic planning
- 7 Levels of individual parking per apartment
- EV Charging stations



PROJECT AMENITIES

PROJECT HIGHLIGHTS

- Contemporarily designed multi-storey 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 pools 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
- 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 to the basement
- Public address system
- Video door phone with intercom facility at apartment entrance
- Kitchen equipped with PNG/ heat 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 (Table tennis, Air hockey, Foosball, reading lounge, board games)
- Activity/Yoga room
- Spa with steam and massage
- Gymnasium
- Indoor badminton court
- Squash court
- Celebration lawn
- Joy lounge
- Seating alcove
- Kids’ arena (Toddlers’ activity room with open Tot lot and Kids’ play area)
- Adventure park (Toddlers’ & Kids’ play area, Adventure play & Tree house and Sand pit)
- Snakes and ladders 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
- Art garden (Sculpture garden and Art corner)
- Arrival court
- Business lounge

PROJECT AMENITIES

APARTMENT FEATURES FOR TOWER B & C

APARTMENT FEATURES FOR 2 BHK & 1 RK:

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

Kitchen Features

- Vitrified tile flooring in kitchen
- Granite platform & additional service platform
- Tiled dado above platform
- Stainless steel sink
- Kitchen equipped with PNG/heat detector
- Exhaust fan & provision for water purifier

Bathroom Features

- Tile flooring in all toilets.
- Tiled dado up to door height in all toilets
- Glass partition in master toilet
- Premium sanitary and CP fittings
- Hot & cold water mixer in shower area
- Exhaust fan in all toilets
- Water heater[^]

APARTMENT FEATURES FOR 3 BHK, 3.5 BHK & DUPLEX:

- Agglomerated marble in living, dining, passage and bedrooms[^]
- Tile flooring in servant room.
- Readymade doors
- Gypsum finished internal walls with low Volatile Organic Compound (VOC) Paint
- Aluminium sliding window with provision for mosquito mesh
- Provision for air-conditioning in living, dining & bedrooms
- Video door phone with intercom facility at apartment entrance.
- Lighting automation in living-dining area and master bedroom.
- Balcony with tile flooring and glass railing*

Kitchen Features

- Vitrified tile flooring in kitchen
- Granite platform & additional service platform
- Tiled dado above platform
- Stainless steel sink
- Kitchen equipped with PNG/heat detector
- Exhaust fan & provision for water purifier

Bathroom Features

- Imported marble flooring and tile dado up to door height in master toilet
- Tile flooring in other bathrooms
- Tile dado up to door height in other bathrooms.
- Glass partition in master toilet
- Tile flooring and dado up to door height in servant toilet
- Premium sanitary and CP fittings
- Hot & cold water mixer in shower area
- Exhaust fan in all toilets
- Water heater[^]

APARTMENT FEATURES FOR TOWER A

APARTMENT FEATURES FOR 1.5 BHK, 2 BHK & STUDIO:

- Vitrified tiles in living, dining, passage & bedrooms
- Readymade doors
- Gypsum finished internal walls with low Volatile Organic Compound (VOC) Paint
- Aluminium sliding window with provision for mosquito mesh
- Provision for air-conditioning in living, dining & bedrooms
- Video door phone with intercom facility at apartment entrance
- Lighting automation 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
- Kitchen equipped with PNG/heat detector
- Exhaust fan & provision for water purifier

Bathroom Features

- Tile flooring in all toilets
- Tile dado up to door height in all toilets
- Premium sanitary and CP fittings
- Hot & cold water mixer in shower area
- Exhaust fan in all toilets
- Water heater[^]

Commencement Certificate for Tower A is awaited

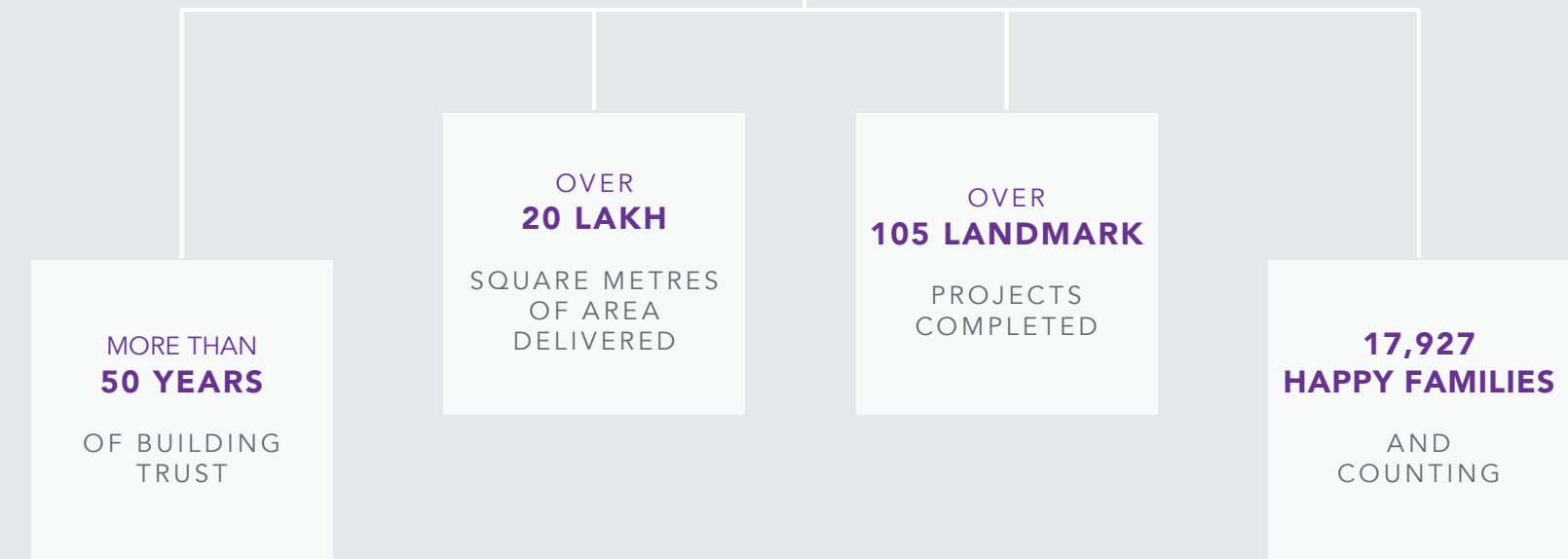
[^]Except in servants’ room | *Applicable for apartments with balcony.

[^]Except in servants’ toilet

1975	1985	1999	2006	2009
				
KSHITIJ	SRISHTI	KALPATARU HEIGHTS	KALPATARU HORIZON	KALPATARU AURA
NAPEAN SEA ROAD	MIRA ROAD	CENTRAL MUMBAI	WORLI	GHATKOPAR
Mumbai's first and tallest skyscraper	First 200-acre township in Mira Road	The then tallest residential tower in Mumbai with 45 floors	Trend-setting innovation with the first residential floor starting from the 14 th level	Received the 'Best Architecture Award' (Multiple Units) at the Asia Pacific Awards

2010	2011	2014	2016	2017
				
KORUM MALL	KALPATARU TOWERS	KALPATARU PINNACLE	KALPATARU SPARKLE	AMODA RESERVE
THANE	KANDIVALI	GOREGAON	BANDRA	LONAVALA
The most loved mall with 125+ brands, award winning design, and 35+ customer services	Awarded the 'Safe Zone - Residential' award at the DSK Artist in Concrete Awards	'Project of the Year' at The Real Estate Awards 2012 by the Stars of the Industry Group	'Best Residential Project - Luxury Segment' at CNBC-AWAAZ Real Estate Awards 2016-17	'Villa Project of the Year' at Realty Plus Excellence Awards

COME HOME TO A legacy of QUALITY & TRUST



The culture of quality is deeply integrated in the Kalpataru ethos. For instance, every consignment of steel is tested for elongation and tensile strength. Destructive testing is done on tiles to ensure that only the very best are used. Weigh this against the standard norm of random sample testing.

To ensure our customers the very best, Kalpataru projects typically have a quality assurance and quality control lab at every site. State-of-the-art equipment in these centres ensures that every consignment of sand, aggregates and cement is tested for nearly a 100 critical factors such as compressive strength, water absorption, particle size, silt content and others.

A potent testimony to Kalpataru's relentless emphasis on superior quality, design and engineering and above all, customer relationships, is that over one-third of its buyers come via referrals. Several current Kalpataru homeowners are so happy with their homes, that they have chosen to buy a second Kalpataru home. Kalpataru is perhaps the only developer with such high referral & loyalty numbers.

CONSISTENTLY RECOGNISED FOR DELIVERING THE BEST.



Kalpataru Serenity
11th Realty Plus Excellence Awards Pune 2020



Kalpataru Solitaire
CIA World Construction Awards 2020



Kalpataru Magnus
Asia Pacific Property Awards 2020



Kalpataru Parkcity
Asia Pacific Property Awards 2020



Kalpataru Vista
Asia Pacific Property Awards 2020



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 Compétition 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

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.O.18.05.

(1) Image is not an actual project image and is strictly for representational purposes only. (2) The actual image(s)/view(s) have been modified/enhanced for display and creative purposes. (3) Google Maps as on July 2019. Approximate estimate of time as per Google maps at 8 am and 6 pm. Commencement Certificate for Tower A is awaited.

CHANNEL PARTNER



Prithwiraj

Coast Bay Estate

 **8850536108**

Call