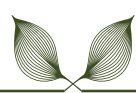


A private haven. Designed by you.



KALPATARU
ARDENE



In every city's history comes a moment.

One which marks its transformation.

Unveiling a new age. A new chapter.

A similar moment is set to transform

Nagpur. As the most trusted name

in real estate arrives to win hearts.

Presenting Kalpataru Ardene.

A private haven. Designed by you.

Where luxury, abundance, comfort,
and convenience have been integrated
thoughtfully into an exclusive land plot,
that will become the canvas for you to
create your dream home within.



KALPATARU
ARDENE

INDEX



A LEGACY OF TRANSFORMATION



A CONNECTED SANCTUARY



THE WORLD OF ARDENE



UNMATCHED PRIVILEGES



THE HEART OF LEISURE



SECURE & SUSTAINABLE LIVING



Mofatrj P. Munot

Chairman, Kalpataru Group.



"In every city's history, there comes a moment that marks its transformation, ushering in a new era.

Such a moment is about to redefine Nagpur, as the most trusted name in real estate arrives to win hearts. Introducing Kalpataru Ardene, a private sanctuary envisioned by you. This development enables residents to create their dream homes, with superior layouts and customisable villa plans that maximize space efficiency and personal expression. Nestled amidst lush greenery, this tranquil retreat from urban life emphasises sustainable living. The community's design promotes a healthy and balanced lifestyle with convenient access to amenities. At the forefront of this historic creation is you, the discerning homebuyer, ready to elevate your living experience in Nagpur's newest premium plotted development, where luxury, abundance, comfort, and convenience are thoughtfully integrated into the exquisite canvas of nature."



Parag Munot

Managing Director, Kalpataru Group.



“Kalpataru is excited to introduce Kalpataru Ardene, a premier plotted development in Nagpur designed for the modern executive. At Kalpataru Ardene, you have the freedom to create your dream home with plots ranging from 1320 to 2400 sq. ft., featuring superior layouts and bespoke villa plans that maximize space utilization and reflect your personal style. Escape the hustle of city life in this serene, green sanctuary committed to sustainable living. The community’s thoughtful design offers walkable access to essential amenities, promoting a balanced and healthy lifestyle.

Elevate your living experience in Nagpur’s newest residential haven, where unparalleled convenience, world-class amenities, and customizable villa plans combine to create an exceptional and refined living environment.”

Our penchant for transforming iconic locations is renowned. In Nagpur's case however, we are creating a new one.

From Mumbai's first skyscrapers to landmark luxury projects, over the last 5 decades, the Kalpataru Group has been at the forefront of positive change in the Indian real estate landscape. Our projects have raised the standards in modern living and transformed India's urban residential landscape forever. Our greatest success, however, is in the smiles and satisfaction of thousands of families who have chosen a Kalpataru Group project as their home.

MORE THAN

55

YEARS OF
BUILDING TRUST

MORE THAN

9

CITIES

OVER

24.10

MILLION SQ. FEET.
OF DEVELOPABLE AREA

OVER

19,500

HAPPY FAMILIES

OVER

10

COMMERCIAL
DEVELOPMENTS

113

PROJECTS
DELIVERED

OVER

150

AWARDS

25

ONGOING
PROJECTS



OUR EYES ARE SET FIRMLY ON THE NEXT PRIZE.
THE SMILES OF NAGPURKARS.



Kalpataru Solitaire
CIA World Construction
Awards 2020



Kalpataru Vista
Asia Pacific Property
Awards 2020



Mr. Mofatraj P. Munot
NDTV Property
Awards 2014



Kalpataru Parkcity
Asia Pacific Property
Awards 2020



Amoda Reserve
Realty Plus Excellence
Awards 2017



Kalpataru Sparkle
Construction Week India
Awards 2017



Kalpataru Jade Residences
Realty Plus Excellence
Awards, Pune 2018



Kalpataru Avana
Asia Pacific Property
Awards 2017



Kalpataru Yashodhan
Mid-day Real Estate Icon
Awards 2017



Kalpataru Serenity
11th Realty Plus Excellence
Awards Pune 2020



Kalpataru Solitaire
Times Realty Icon
Awards 2017



Kalpataru Limited
Construction World Architect
and Builders Awards 2016



Kalpataru Magnus
Asia Pacific Property
Awards 2020



Kalpataru Solitaire
Golden Brick
Awards 2017



Mr. Parag Munot
Construction Week
Awards 2014



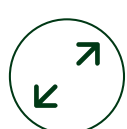
The Orange City awaits a blue revolution.

Nagpur is witnessing development at a rapid rate. Becoming a bustling residential hub, and a major business destination due to its advantageous location. The city's growth has brought higher standards of living, and evolved lifestyles for all residents. From business, education, and industry, to manufacturing and research, the city is witnessing an influx of investment across all sectors. And now, it enters a new age of fine living, wellness, and privileged lifestyles, with the arrival of the Kalpataru Group.



The new hub of business and connectivity.
And your new neighbourhood.

MIHAN is a location that has been chosen with a lot of thought. With an international airport and cargo hub, along with a rail terminal, a road terminal, international schools, and renowned hospitals, this location offers multi-modal connectivity and convenience across the entire spectrum of living. And a rare work-life-leisure balance that is truly hard to find.



**Spread across
10,000 acres.**



**India's first
multi-product SEZ.**



**Connected by rail,
air and road networks.**



**Major MNCs in
the region.**



MULTI-MODAL INTERNATIONAL CARGO HUB & AIRPORT AT NAGPUR



Actual Image



Two iconic cities. And an iconic lifeline connecting them. The Mumbai-Nagpur Samruddhi Expressway.

The Samruddhi Expressway has revolutionised connectivity, bolstered economic growth and opened up new avenues for the regions surrounding it. Kalpataru Ardene is located in close proximity to this connectivity icon, which in turn will make your life seamless and full of incredible possibilities.



India's longest greenfield expressway - 701 kms.



Runs across 10 districts and 392 villages.



Connects Mumbai to Nagpur.



120 m width with 6 lanes.



With connectivity and seamlessness like this,
don't be surprised if your home becomes
the new Zero Mile of Nagpur.

Your home at Kalpataru Ardene is in immediate proximity to the Samruddhi Expressway, and is surrounded by a world of conveniences and connectivity hotspots. With rapid appreciation and infrastructure development in the area, this location is set to command the centerstage in Nagpur very soon.

Duration from key locations by road:



MIHAN: 10 mins



**Nagpur International
Airport: 20 mins**



Nagpur City Centre: 30 mins



**Nagpur Railway
Station: 35 mins**



Nagpur. The Zero Mile city.
Your home. Its new epicentre.

From world-class schools, to state-of-the-art hospitals, from airports and railway hubs, to lifestyle and recreation hotspots, this location offers seamlessness, comfort, and convenience across the entire spectrum of living.



Location

Samruddhi: 2 mins
Jamtha: 8 mins
Hingna: 12 mins



Connectivity

Hingna Metro Station and the Aqua Metro Line: 8 mins
Khapri Metro Station and the Orange Metro Line: 15 mins
Ajni Railway Station: 20 mins



Health

National Cancer Institute: 7 mins
AIIMS Nagpur: 8 mins
Orange City Hospital & Research Institute: 20 mins
Wockhardt Superspecialty Hospital: 20 mins



Education

Era International School: 3 mins
IIM Nagpur: 10 mins
Nagpur University: 20 mins



Hotels

Le Meridien: 15 mins
Airport Centre Point: 16 mins
Radisson Blu: 20 mins



Shopping & Recreation

Dmart: 5 mins
Orange City Mall: 20 mins
Eternity Mall: 20 mins
VR Mall: 20 mins



Not just your own home on your own land.
But an asset you can count on.

Kalpataru Ardene's location has witnessed immense growth in terms of property values. With the rapid rate of infrastructure development, seamless connectivity on offer, and the potential of this place as the next big economic hub, your investment here will not just bring you serenity, but prosperity too.

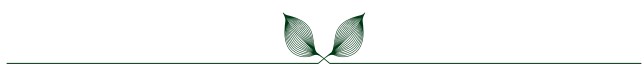


10% annual growth rate

Source: Economic Times - Prices of residential plots



Actual Image



An expansive canvas. An abundant world within.
Your dreams are expressive.
Why shouldn't your home be too?

Your home at Kalpataru Ardene is surrounded by privileges, ample space, serenity and comfort. Offering a rare lifestyle that truly elevates all perceptions of fine living and wellness in this city.



A plotted development encompassing 37 acres.



Centrally placed majestic clubhouse.



1.54 lac sq. ft. of recreational space.



40+ amenities.



Exclusive plots ranging from 1320 to 2400 sq. ft.



Vastu compliant plot entry points.



Customisable villa plans.



Higher air quality index.



THE CANVAS



Exquisite landscaping. Aesthetic sculptures.
Water fountain. Here,
the serenity begins on arrival.

Welcome to a home that feels more like a retreat. A place where you can truly disconnect from the outside world. Here, the feeling of seclusion and serenity begins as soon as you enter through the grand entrance, surrounded by the tranquility of water features, green landscaping, and aesthetic art installations.



TREE-LINED PATHWAY & PEDESTRIAN WALKWAY

Representational Image



Every walk will feel like bliss.
Amidst serenity like this.

A leisurely walk within the comfortable embrace of nature refreshes, rejuvenates and relaxes you from deep within. That is why at Kalpataru Ardene, you will find plenty of serene pathways, quaint walking spaces, and the soothing shade of trees, accompanied by the breeze.



**Pedestrian walkways
along 12 m and 15 m roads.**



**Tree-lined avenues with
space and ample shade.**



**Intelligent planning with seamless
links to open spaces.**



Integrating nature and luxury requires rare craft and expertise. Qualities our partners are renowned for.

Discover a modern paradise which seamlessly syncs in with the bounty of nature around it. A world designed with craft and intention, by some of the most renowned maestros of their domains.

“Our vision for Kalpataru Ardene is to develop a space with ample amenities and greenery. The project is planned in such a way that each plot gets access to multiple privileges, and is bustling with vitality and life.”

LandArt Design

Landscape Consultant

“The clubhouse at Kalpataru Ardene is the most opulent and extravagant that Nagpur has seen yet. All the modern amenities have been carefully included to give the residents a lifestyle that they have always aspired for.”

Suvidh Shukla Architects

Architectural Consultants



NATURE CENTRIC DESIGN

Representational Image



GRAND ENTRANCE

Representational Image



A home to birds, flowers, and trees. And to you.

Kalpataru Ardene has been created with an intention to holistically integrate nature and modern comforts. And our diverse parks are an embodiment of this philosophy. From social wellness, to physical fitness, from rejuvenation, to recreation, within them, they offer a variety of experiences that will elevate your lifestyle and your sense of serenity.



Multipurpose lawn



Barbeque



Seating plaza



Floral bed



GATEWAY PLAZA

Artist's Impression



A grand welcome. But also, a serene one.
After all, this is tranquillity's doorstep.

As soon as you enter this world, you will feel enveloped with a sense of peace and calm. Our gateway plaza is a haven to relax, rest and find a moment to yourself within.



Lawn



Seating plaza



Floral garden



Birdsong. The breeze. Here, even your solo walks will always be in good company.

Rejuvenation and peace are feelings that one should not have to escape in order to find. At Kalpataru Ardene, we understand this. That is why we have crafted spaces for you where you will discover that respite you seek. But all within the comfort of your home.



Nature trail



Seating plaza



ORCHARD PARK



Welcome to a truly diverse community.

You share your home at Kalpataru Ardene with trees, birds, flowers, and their mesmerising sounds and sights. Which come together to serenade you with a sense of calm and serenity in every moment.



Board walk



Herb garden



Miyawaki forest



Viewing & seating deck



ADVENTURE PARK

Artist's Impression



To those who see life as an adventure,
we've designed the perfect arena.

The boundless energy and imagination of children requires a canvas within which they can fully express themselves. That is why at Kalpataru Ardene, you will discover a plethora of spaces for children to explore, imagine and be active within.



Gazebo



Skating rink



Mounds



Play wall



Play zone



Rediscover old passions. Or pick up some new ones.
Discover a world with something for everyone.

Whether it’s a childhood hobby or a lifelong passion, or just a matter of fitness and recreation, having seamless access makes all the difference.
In your home at Kalpataru Ardene, you will discover exactly that, and much more.



Futsal court



Multipurpose sports court



Jogging track



Box cricket



Outdoor badminton court



Multipurpose lawn



Wellness is a philosophy for some.
For us however, it’s a way of life.

Discover wellness thoughtfully integrated into life experiences.
Whether it is through yoga, a workout, or through a simple stroll on a
serene pathway, here you will find the means to discover this sense of
well-being everyday.



Multipurpose lawn



Seating alcove



Yoga/meditation deck





A celebration of fine living.
And an artistic rendition of it.

Discover symmetry, geometry and the mesmerising art of nature’s
creations, all existing in perfect harmony to render a universe within which
you will find a fulfilling life. Full of vitality, good health and longevity.



Multipurpose lawn



Amphitheatre





Our clubhouse. The perfect encapsulation
of this privileged life.

If there is one place where your life of wellness, privilege and abundance is perfectly represented, it is our clubhouse. A thoughtfully created collection of world-class amenities, all designed to deliver a lifestyle that truly indulges you in every aspect.



**10+ curated
clubhouse amenities.**



**Conveniently accessible
for all residents.**



MAJESTIC CLUBHOUSE

Artist's Impression



Abundance comes in many forms.
You will discover them all here.

From luxury indoor amenities that add glamour and comfort to your lifestyle, to thoughtful nature-centric amenities that add a touch of serenity to every moment, the privileges at Kalpataru Ardene are all-encompassing, and come together in perfect harmony, to create a lifestyle experience that is unmatched in this city.

Outdoor amenities:

Swimming pool and kids' pool | Pool deck with lounge |
Outdoor party lawn | Visitor's parking

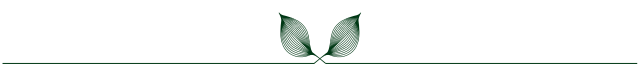
Indoor amenities:

Reception lounge and library | Café | Spa |
Multipurpose hall with kitchen | Crèche | Gym
Indoor games room | Multi-activity room





SAFETY AND SECURITY



Your rare lifestyle. Made complete
with a lasting sense of security.

This is a world of privileges worth protecting and preserving. That is
why here, you will discover a state-of-the-art security system,
and infrastructure that will enhance your peace of mind even further.



**CCTV coverage
in critical areas**



Street lighting





In a world so deeply connected to nature,
sustainability is not just an option. It is the only way.

Kalpataru Ardene is a world embedded within the pristine canvas of nature.
And at the foundation of this world lies a framework of sustainable living.
Which means that your home exists in perfect harmony with its environment.

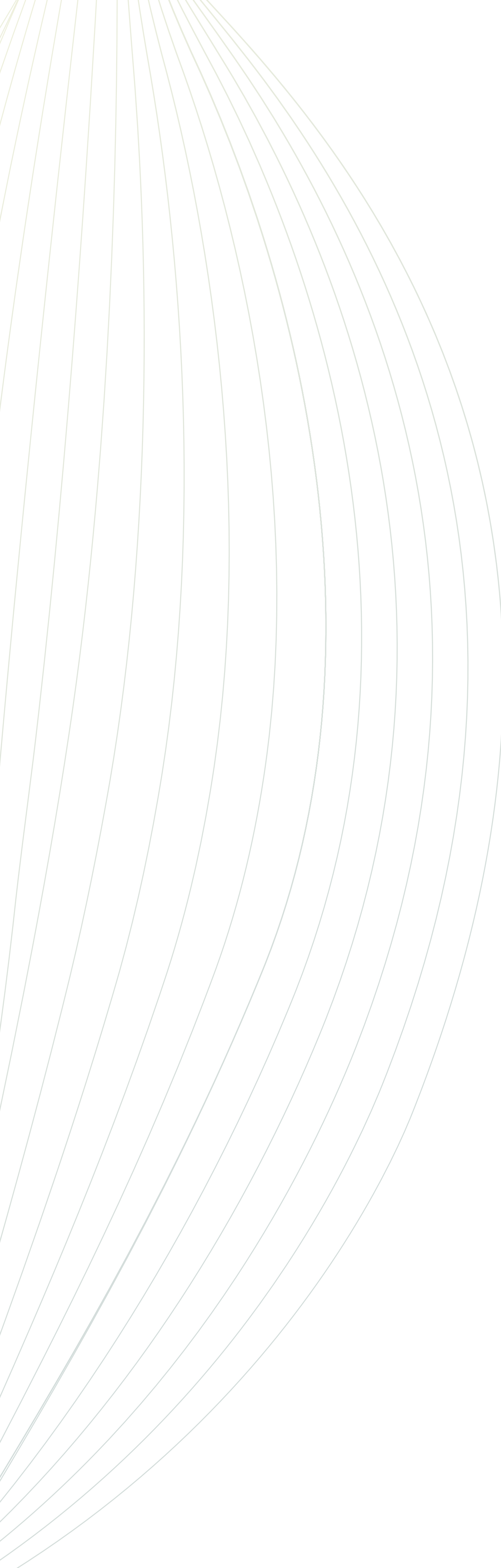


Organic waste converter



Rainwater harvesting

- Wide tree-lined avenues | Street lighting | Water features
- DG power backup for common area and clubhouse
- Concrete roads with walkways | Cycling track
- Underground tank for common areas



Kalpataru Ardene is registered with MahaRERA bearing reg. no. P50500077372. Details available at <https://maharera.mahaonline.gov.in>
Site address: Kalpataru Ardene, Khadka, Hingana Road, Near Samruddhi Circle, Nagpur - 441122. **Email:** sales@kalpataru.com | **Website:** www.kalpataru.com
Disclosure: The amenities, specifications, facilities, aesthetics, surrounding infrastructure, stock images and features shown and/or mentioned and the image renders used herein are purely indicative and for representational purposes and may differ from the actuals. Photographs of interiors, surroundings or location are digitally enhanced unless otherwise mentioned. Not all photos may have been shot at site. Products, features, light fittings, pictures, images, etc. shown as illustrations are for reference and representations only and may vary upon actual construction. All images, the interiors and furniture items displayed therein are to give a perspective to the customer and are not part of the units to be sold to the customer. This is only an invitation to offer and does not constitute an offer. The purpose of this brochure /booklet /prospectus /advertisement /website is, to indicate to the customers the extent of the amenities and facility that may come up in the Project as per the present approved layout. Any prospective sale shall strictly be governed by the terms and conditions of the agreement for sale to be entered into between the parties. *T & C apply.

