



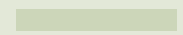
RESIDENCES
AT KALPATARU ARIA

Site Address: Kalpataru Aria Sales Lounge, at Varne, Taluka Karjat, Nangurle, Maharashtra, India – 410 201. Tel.: 022 3064 3065 | Website: www.kalpataru.com

Project Kalpataru Aria is mortgaged with Vistra ITCL (India) Limited acting as Debenture Trustee for the Non-Convertible Debenture issued. The Project 'Kalpataru Aria- Phase E' registered with MahaRERA under Reg. No. P52000080104 is the part of Sector 1 Land. The layout of Sector 1 Land shown herein is being proposed to be amended in view of the proposed amalgamation of certain portion of lands shown in the black dotted lines, which is likely to change the alignment, position, and total number of the plots, row houses, internal roads, common areas and amenities etc., and same will be finalised in accordance with approvals, applicable laws, regulations, orders, directions, etc. However, in no case, there will be a change in the flat area which is offered for sale and shall be subject to terms and conditions of the Agreement for Sale entered between the Promoter and the Allottee. Further details are available at maharera.mahaonline.gov.in

*Disclosure: The Promoter has proposed to develop a Health Club on commercial basis and is subject to receipt of requisite approvals and all the specifications, designs, facilities, amenities, elevations etc. shown are purely for representative purposes and will be changed/finalised by the Promoter at its discretion in accordance with the approvals, applicable laws, regulations, orders, directions, etc. The Allottees of the whole Project shall get membership of the Club and the same will be subject to purchase, recurring charges and governed as per the provisions of the Club Membership Agreement and Agreement for Sale to be executed between Promoter and the Allottees of the whole Project. The Promoter also proposes to provide membership of the aforesaid commercial Health Club to any other person(s) / entity(s) (other than allottee/occupant).

Disclosure: The layout of Part 2 Land shown herein is being proposed to be amended in view of the proposed amalgamation/acquisition/exchange/ of certain portion of lands shown in the dotted lines, which is likely to change the alignment, position, and total number of the Plots, row houses, internal roads, common areas and amenities etc., and same will be finalised in accordance with approvals, applicable laws, regulations, orders, directions, etc. Further details are available at maharera.mahaonline.gov.in



1. ABOUT KALPATARU ARIA
2. THE LOCATION
3. AMENITIES AT KALPATARU ARIA
4. INTRODUCING RESIDENCES
5. RETREAT-STYLE HOMES
6. THE VIEW

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8. RESIDENCES AMENITIES
9. PROJECT SPECIFICATIONS
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WELCOME TO YOUR ESCAPE AT KALPATARU ARIA.

Kalpataru Aria is a retreat-style haven, cradled within 80 acres of untouched beauty at the foothills of the Kalote-Mokashi range in Karjat. Surrounded by seasonal waterfalls, gentle streams and lush greenery, this gated community offers an unparalleled blend of nature's serenity and modern living. Indulge in the simple pleasures of life while enjoying exquisite luxuries. Welcome to an oasis that lets you unwind, recharge and embrace the joys of a life unbound.



SURREAL AND
PICTURESQUE.
YOUR KINGDOM
AWAITS IN KARJAT.

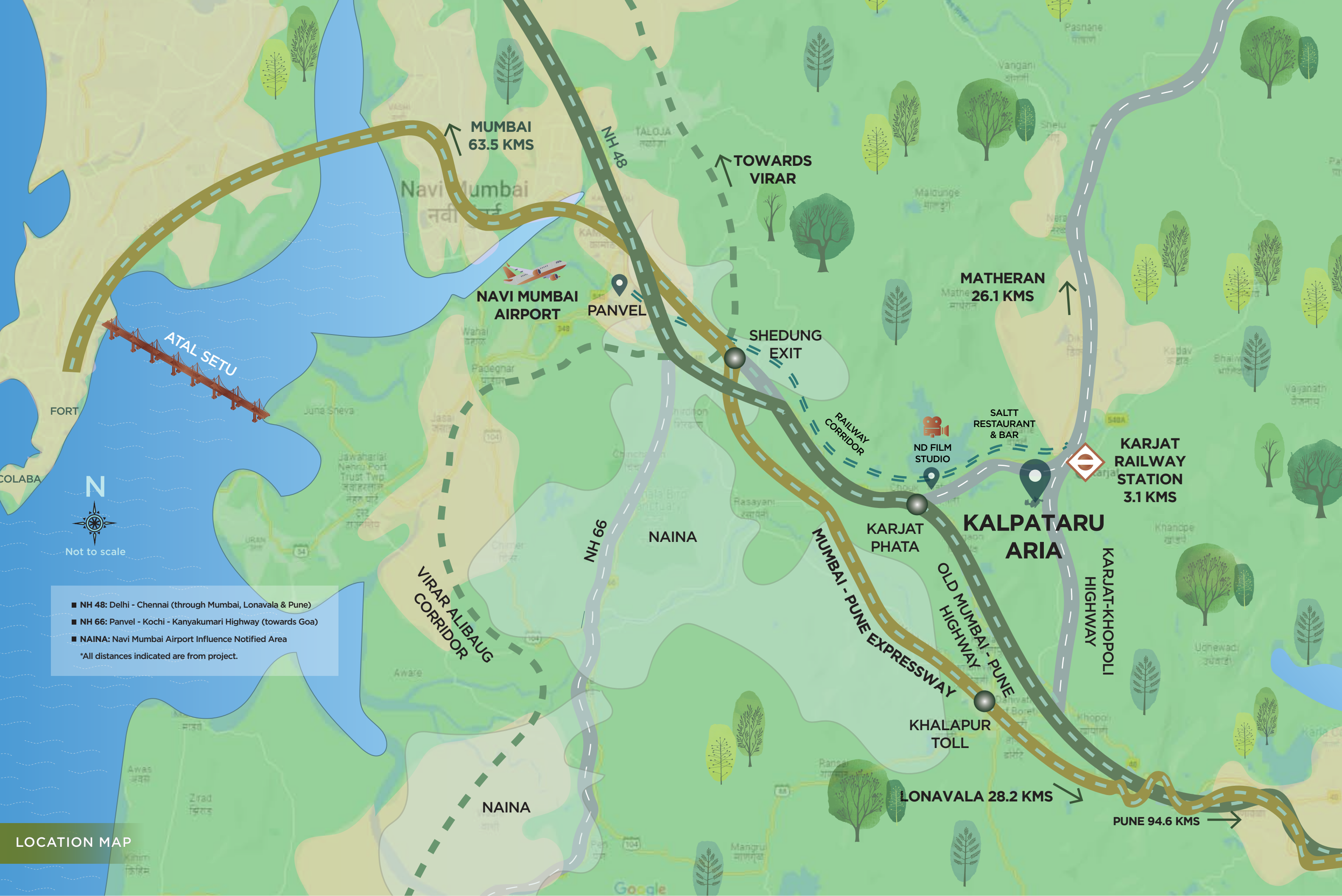


Owning a piece of land is like owning a blank slate for your dreams to come alive. And there's no place quite like Karjat to own it. Located near the bustling cities of Mumbai and Pune, and far enough to be nothing like them. Karjat is home to exquisite green hues of the Western Ghats. It's the perfect retreat for those who value nature.



THE LOCATION

Actual shot



STAY WELL-CONNECTED.
EVEN WHEN YOU ESCAPE
THE CITY.



Rail and Road Connectivity

Enjoy easy access to Karjat via the Mumbai-Pune Expressway, NH 48, Karjat-Khopoli road and Karjat Railway Station.



Atal Setu (Mumbai Trans Harbour Link)

The Atal Setu significantly reduces travel time between Mumbai, Navi Mumbai and Karjat. Its impact on boosting real estate prices is anticipated to surpass that of the new airport, driven by the economic growth it is set to enable.



A RETREAT AT THE CONFLUENCE OF INFRASTRUCTURE AND OPPORTUNITY.

Karjat’s real estate potential is on the rise, thanks
to transformative infrastructure projects:



Navi Mumbai International Airport

This long-anticipated ₹16,700 crore project, slated to open by June 2025, will generate over 3,40,000 jobs, both directly and indirectly. Its economic impact is set to boost property values, making Karjat a promising investment.



Navi Mumbai Airport Influence Notified Area (NAINA)

Spanning 371 Sq. km, NAINA is positioned to revolutionise the real estate market. With its proximity to Mumbai and Pune, it will catalyse the development of the Pune-Mumbai industrial corridor, driving growth and infrastructure upgrades.



Source: ET Online. (2024, January 12). What is Third Mumbai aka NAINA? All you need to know about the new city which will be connected by Atal Setu. The Economic Times.

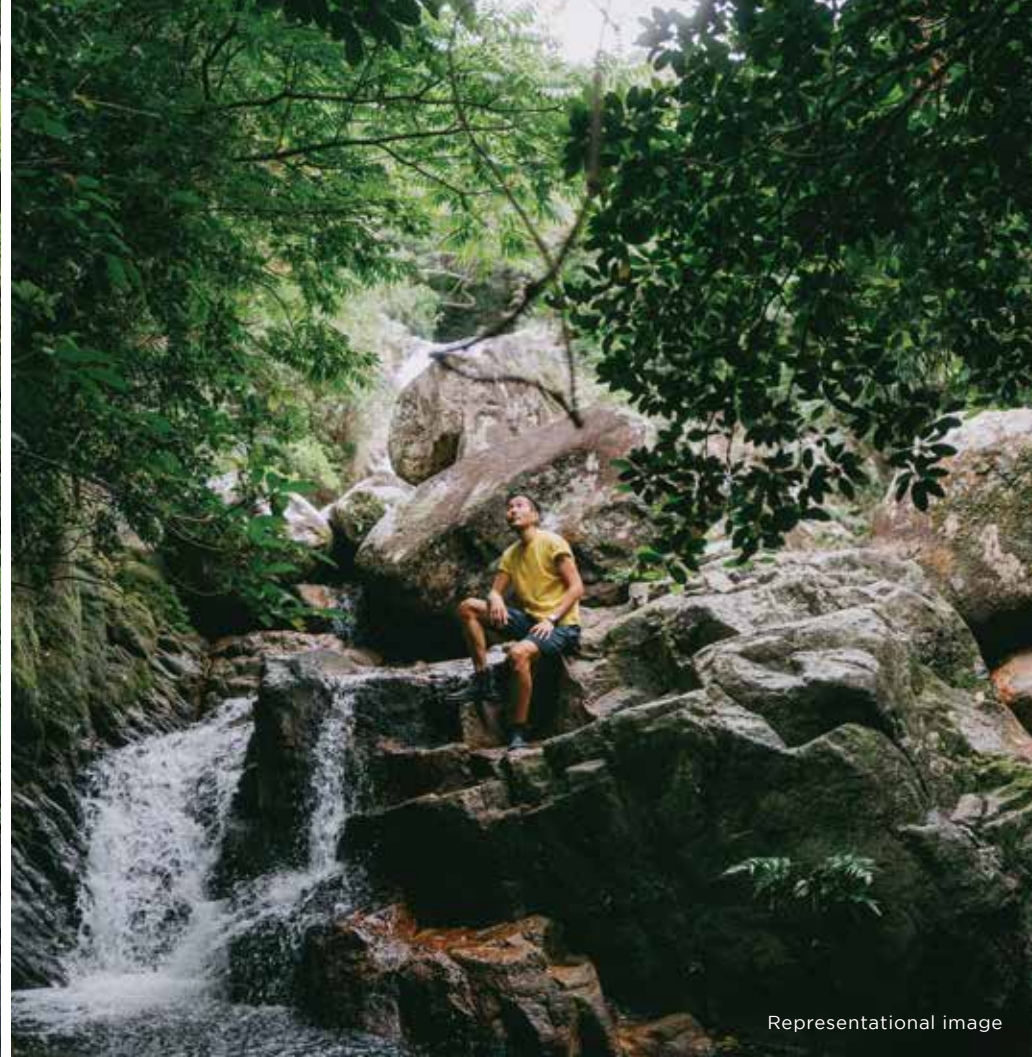


INFRASTRUCTURE DEVELOPMENTS

Representational image



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BEYOND YOUR RETREAT, DISCOVER A WORLD OF WONDERS.



Your home at Kalpataru Aria brings you urban conveniences while keeping the bustle at a distance. Located merely 3 km from the main town of Karjat, it sits in a sweet spot that is close to modern conveniences and the best outdoor destinations. Giving you plenty of options to explore with your loved ones.



PICNIC HOTSPOTS

| | |
|----------------------|--------|
| Palasdari Waterfalls | 5 min |
| Bhilvale Dam | 15 min |
| Morbe Dam | 32 min |
| Kalote Waterfalls | 32 min |
| Ulhas River | 40 min |
| Bhivpuri Waterfall | 44 min |
| Matheran | 57 min |



ADVENTURE AND TREKKING

| | |
|--------------------------------|--------|
| Songiri Fort | 8 min |
| Rappelling on Bekare Waterfall | 20 min |
| Sondai Fort | 25 min |
| Kalote-Mokashi Hill Range | 31 min |
| Imagicaa | 33 min |
| River Rafting on Pej | 36 min |
| Garbett Plateau | 36 min |
| Peb Fort | 39 min |
| Karnala | 53 min |
| Peth Fort | 60 min |



LEISURE

| | |
|-------------------------------|--------|
| Saltt Restaurant & Bar | 7 min |
| Coco Cafe | 7 min |
| Namak Restaurant | 10 min |
| Q Lounge | 11 min |
| Clink Getaway Kitchen & Bar | 20 min |
| Palms at Radisson Blu | 27 min |



ONE-OF-A-KIND WONDERS

| | |
|------------------------|--------|
| N.D. Studio | 16 min |
| Monteria Village | 21 min |
| Bhairoba Caves | 34 min |
| Kondana Buddhist Caves | 43 min |



ESSENTIALS

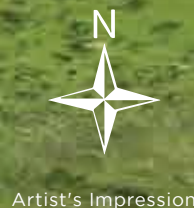
| | |
|---------------------|--------|
| Rushabh Supermarket | 2 min |
| Sukham Hospital | 10 min |
| Phadke Hospital | 12 min |
| DMart | 12 min |



AN ECOSYSTEM SO RICH IN AMENITIES, IT'S NATURALLY OPULENT.

- 1. ENTRY / EXIT**
- 2. MULTIPURPOSE COURT**
 - Seating Area
 - Multipurpose Sports Court
- 3. VEGETABLE HOBBY PARK**
 - Multipurpose Lawn
 - Vegetable Hobby Garden
 - Seating Area
- 4. HURDLE PARK**
 - Hurdle Park in Sand
 - Multipurpose Lawn
 - Seating Area
- 5. SWING PARK**
 - Kid's Play Area
 - Lawn with Swing Area
- 6. FRUIT ORCHARDS**
 - Fruit Orchard Area
 - Miyawaki Forest
 - Seating Pavilion
- 7. KID'S PLAY AREA**
 - Kid's Play Area with Play Lawn
 - Seating Pavilion
- 8. TERRAIN PARK**
 - Slopped Lawn
 - Cultural Lawn
 - Multipurpose Lawn
 - Flower Bed
 - Strolling Garden
- 9. AROMA GARDEN**
 - Fragrant Garden with Shrub Bed
 - Butterfly Garden
 - Viewing Plaza
- 10. NATURE TRAIL PARK**
 - Strolling Track
 - Multipurpose Lawn
 - Seating Area
 - Plantation
- 11. FLOWER GARDEN**
 - Floral Beds
 - Aromatic Trail
- 12. HERB GARDEN**
 - Medicinal Garden
 - Meditation Lawn
 - Seating Area with Walkway
- 13. COMMUNITY PARK**
 - Temple
 - Multipurpose Lawn
 - Lily Pond
 - Senior Citizens' Plaza
- 14. KIDS' PLAY AREA**
 - Basketball Tree
 - Seating Area
 - Lawn
- 15. CRICKET ARENA**
 - Net Cricket
 - Activity Lawn
 - Seating Area
- 16. TODDLERS' PARK**
 - Play Lawn
 - Play Area with Play Equipment
 - Sand Pit Play Area
 - Guardians Plaza
- 17. LAKE PROMENADE PARK**
 - Viewing Deck
 - Camping Site
 - Amphitheatre with Stage
 - Birdwatching Tower
 - Cultural Lawn
 - Seating Plaza
 - Fitness Track
 - Meadow Garden
 - Meditation and Yoga Lawn
 - Strolling Pathway
- 18. MIYAWAKI FOREST**
 - Miyawaki Forest
 - Strolling Pathway Along the Swale
 - Seating Plaza
- 19. YOUTH PARK**
 - Rock Climbing Wall
 - Play Lawn
 - Youth Plaza
- 20. PLAY PARK**
 - Half Basketball Court
 - Multipurpose Lawn
 - Seating Pavilion with Walkway
- 21. COMMUNITY PARK**
 - Event Lawn with Stage
 - Barbeque Deck
- 22. HEALTH CLUB***
- 23. CELEBRATION PARK**
 - Retreat Plaza
 - Open Yoga Deck
 - Camping Site With Star Gazing Deck
 - Multipurpose Sports Lawn
- 24. FOREST PARK**
 - Community Farming
 - Picnic Lawn
 - Treehouse
- 25. SENSORY GARDEN**
 - Bird Feeder Area
 - Herb Garden
 - Reflexology Path
 - Sensory Garden
 - Labyrinth
- 26. DUNE PARK**
- 27. STROLLING PARK**
 - Multipurpose Lawn
 - Arts And Hobby Corner
- 28. SOUND OF NATURE PARK**
 - Multipurpose Lawn
 - Bird Bath
 - Wind Chimes And Bamboo Chimes
- 29. FITNESS PARK**
 - Multipurpose Sports Court
 - Net Cricket
 - Amphitheatre
 - Swing Ring
 - Fitness Loop

 **RESIDENCES AT KALPATARU ARIA**
 **FUTURE DEVELOPMENT (R SERIES)**



RESIDENCES
AT KALPATARU ARIA

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RESIDENCES AT KALPATARU ARIA

PLANNED TO BE A COMMUNITY.
DESIGNED TO BE YOUR SANCTUARY.

LEGEND:

- ① Entry/Exit
- ② Community Park
- ③ Health Club
- ④ Celebration Park
- ⑤ Forest Park
- ⑥ Cycle Stand
- ⑦ Sensory Garden
- ⑧ Dune Park
- ⑨ Strolling Park
- ⑩ Sound Of Nature Park
- ⑪ Fitness Park
- ⑫ Residences at Kalpataru Aria

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The marked area represents the townhouses



NOT TO SCALE

MASTER LAYOUT PLAN

Artist's Impression



CLUB SOLACE

Artist's Impression

GRAND COMMERCIAL HEALTH CLUB#



Club solace is a harmonious blend of opulence, immersive experiences, impeccable style, vibrant community, serene nature, and a sense of pride in belonging to an exclusive group that embraces a distinctive lifestyle. Get ready to indulge in an unparalleled holistic journey like no other.

OUTDOOR AMENITIES

- Swimming Pool with Deck
- Lawn Tennis Court

INDOOR AMENITIES

- Grand Entrance with Lobby Area
 - Banquet Hall
 - Guest Room
 - Meeting Room
 - Spa
- Dining Restaurant
- Fitness Centre
 - Yoga Room
- Kids' Play Area
- Indoor Games Room
- Indoor Badminton Court
 - Squash Court





RESIDENCES AT KALPATARU ARIA

RETREAT-STYLE HOMES



Artist's Impression



FROM THE CONCRETE JUNGLE TO A SERENE RETREAT.

Discover Residences at Kalpataru Aria.

Nestled against rolling green hills and lush landscapes, Residences at Kalpataru Aria offer an ideal escape from city chaos. Thoughtfully designed as a modern sanctuary, each 2-bed residence provides peace, privacy and a deep connection to nature. With breathtaking views and a lifestyle that blends elegance with tranquillity, this is your true retreat.

While you unwind in the calm of nature, this gated community also offers amenities like a rejuvenating spa, sports courts and fitness centres designed to refresh your spirit. Here, modern living and natural serenity coexist, giving you the space to both relax and recharge.





TRADE GREY SKIES FOR GREENER HORIZONS.

Wake up to breathtaking views that stretch far beyond the ordinary. At these residences, every window frames rolling hills and lush greenery to soothe the soul. Gone are the concrete skylines and city chaos; here, nature takes centre stage. With retreat-style apartment homes designed to blend seamlessly with their surroundings, you'll find yourself immersed in landscapes that invite peace, rejuvenation and a sense of boundless possibility. This is where your horizon expands, painted in shades of green.



THE PERFECT PERCH FROM WHICH TO BREATHE IT ALL IN.

Your living room opens onto a spacious deck, blurring the lines between indoors and out. It's more than just an extension of your home - it's your gateway to the lush greenery and breathtaking views that surround these residences.

Whether it's a quiet morning coffee, an evening under the stars, or a moment to simply soak in the calm, every experience feels like a retreat into nature.



LIVING ROOM WITH DECK



**MORE ROOM TO UNWIND.
MORE MOMENTS TO
CALL YOUR OWN.**



Retreat into a sanctuary where comfort meets tranquillity. Thoughtfully designed with generous amounts of space and large windows that frame stunning views of Karjat's verdant landscape, these bedrooms bring in natural light and a sense of calm. In your home here, every detail is crafted to help you unwind, relax and reconnect with yourself.



SPACIOUS BEDROOMS

Artist's Impression

SUNLIT SKIES. VERDANT HILLS. KITCHENS THAT INSPIRE, INSIDE AND OUT.

Step into a kitchen where beauty extends beyond the countertops. Windows invite stunning views of nature, filling the space with natural light and fresh air. Thoughtfully designed layouts offer seamless movement, ample storage and smart touches that make cooking a joy. Perfect for weekend feasts with loved ones or quiet meals, this kitchen adapts to your every need. More than just a place to cook, it's where moments are shared, meals become memories, and every gathering feels like home.



WELL-PLANNED KITCHENS



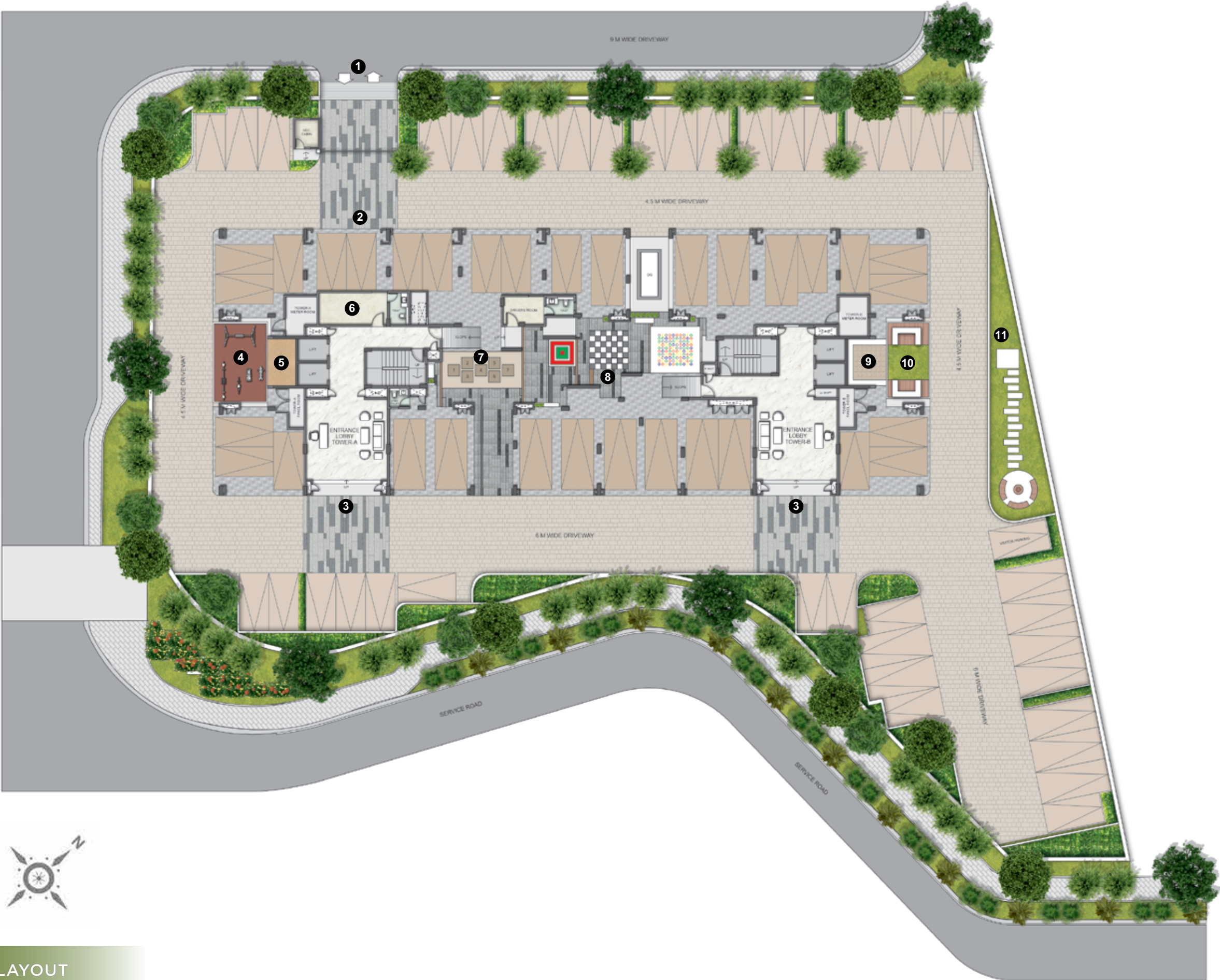
Artist's Impression

HERE,
NATURE MEETS LUXURY
IN EVERY CORNER.

Every amenity has been carefully designed to enhance your lifestyle while keeping you connected to nature. Set against the backdrop of lush greenery, these exclusive spaces offer a blend of serenity and activity, providing something for every member of the family. Whether it's unwinding in nature, engaging in physical activity or simply enjoying a touch of solitude, these amenities at Residences are designed to nurture both body and soul.

LEGEND:

- 1 Entry/ Exit
- 2 Entry Plaza
- 3 Drop-off Area
- 4 Kids' Play Area
- 5 Climbing Wall with Sand Pit
- 6 Society Office
- 7 Hop Scotch Area
- 8 Floor Games Area
- 9 Yoga Meditation Deck
- 10 Senior Citizens' Area with Lawn
- 11 Landscaped Lawn with Seating Area



COMPLEX LAYOUT

KEYPLAN





LANDSCAPED LAWN

Representational image



KIDS' PLAY AREA

Representational image





CLIMBING WALL WITH SAND PIT

Representational image



FLOOR GAMES AREA

Representational image



YOGA MEDITATION DECK

Representational image



SENIOR CITIZEN AREA

Representational image





THE CONVENIENCE
OF PARKING.
EXCLUSIVELY FOR YOU.



Parking is more than just a spot, it's a privilege. With exclusive parking spaces, convenience and security come together seamlessly. No more hunting for a space; here, your vehicle is always just a few steps away. Designed for those who value both comfort and ease, the parking area reflects the elevated Residences lifestyle, where every detail is crafted for your peace of mind.

EXCLUSIVE PARKING SPACES

Representational image



EVERY MODERN COMFORT YOU NEED TO LIVE COMFORTABLY AMIDST NATURE.



COMPLEX & BUILDING FEATURES

- Large Decks in Apartments
- Rainwater Harvesting
- Energy-efficient LED Lighting in designated common areas.
- DG Power backup at designated common areas.
- Elevators with Auto Rescue Device (ARD).
- Paved Parking Area
- Provision for EV Charger
- Drivers' Room



LEISURE AMENITIES

- Landscaped Lawn
- Kids' Play Area
- Climbing Wall with Sand Pit
- Floor Games Area
- Yoga Meditation Deck
- Senior Citizens' Area



APARTMENT FEATURES

- Elegant Laminate Finish Doors
- Internal Doors with Laminate Finish
- Aluminium Sliding Windows
- Decorative Balcony Railing
- Vitrified Tile For Living, Dining, Passage and Bedrooms
- Tile Flooring in Deck and Utility Areas
- Provision for Inverter



KITCHEN FEATURES

- Vitrified Tile Flooring
- Granite Platform along with Service Platform
- Tile Dado above Platform
- Exhaust Fan



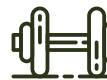
BATHROOM FEATURES

- Tile Flooring with Tile Dado
- CP & Sanitary Fittings
- Water Heater
- Exhaust Fan



SECURITY & SAFETY FEATURES

- CCTV Surveillance at Designated Common Areas
- Firefighting System at Designated Common Areas
- Lightning Protection System
- Provision for VDP



PROPOSED HEALTH CLUB AMENITIES

- Grand Entrance Porch and Lobby
- Multipurpose Hall
- Toilets
- Games Room
- Kids' Play Area
- Gymnasium
- DG Power Backup



THE KALPATARU LEGACY
A LEGACY OF BUILDING ASPIRATIONS.

Established in 1969 and with a strong presence in Mumbai, Thane and Pune, over the last 55 years, Kalpataru has built residential, commercial and retail projects that are today a testimony to impeccable architectural standards. Fulfilling the aspirations of numerous home buyers and ensuring the timely delivery of their dream homes, Kalpataru has become synonymous with trust and quality construction. And it is in this achievement that the company takes the most pride.

