

AN ADDRESS  
THAT PUTS YOU  
AT THE HEART OF  
EVERYTHING.

KALPATARU  
PARAM  UNT  
———— KAPURBAWDI, THANE (W) ————



REPRESENTATIONAL IMAGE

WHERE YOUR HEART  
FINDS JOY,  
THE MIND AND SOUL  
WILL FOLLOW.

In a city that's constantly growing and always on the move, it's rare to find a place that puts you at the heart of it all. And yet, offers a space away from all the hustle and bustle. Kalpataru Paramount is one such place. Where the kids can run free and friends are made anew; where laughter fills every room and new memories fill every corner. With every home promising an enhanced living experience, this thoughtfully designed 2BHK address, spread across 5.4 acres, offers all the comforts of a luxurious home within bright city lights.

SPREAD ACROSS 5.4 ACRES  
GATED COMMUNITY LIFESTYLE



# 1 LOCATION

WHERE THE COMFORTS  
OF A LUXURIOUS HOME  
MEET THE CONVENIENCES  
OF A MODERN CITY.





Source<sup>5</sup>

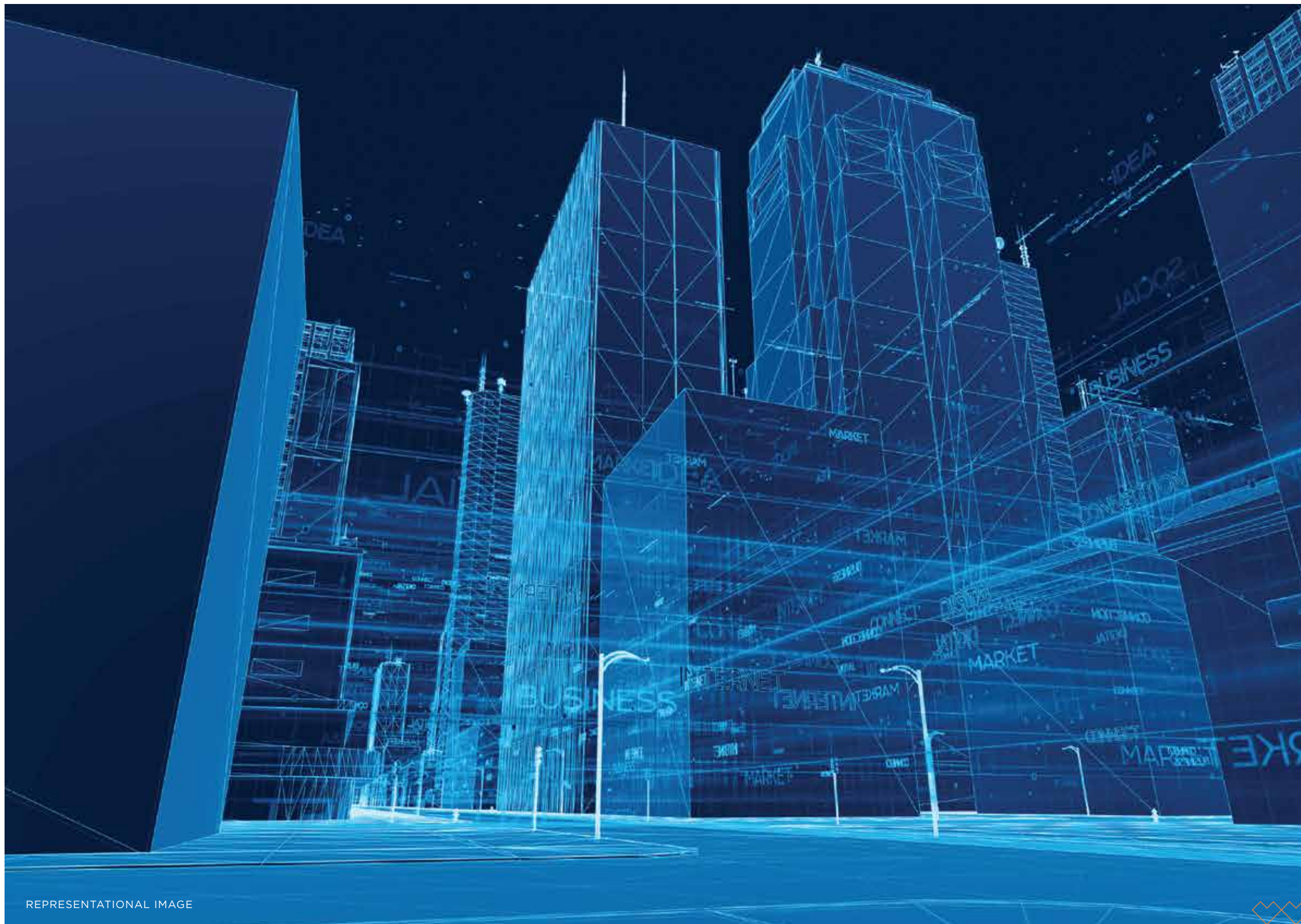
# THE HUB OF THE BEST INFRASTRUCTURE.

-  PUBLIC TRANSPORT
- Proposed Metro Station - 0.5 km
  - Thane Railway Station - 5.6 km
  - International Airport - 22 km

- HEADING EAST
- Eastern Express Highway - 1.2 km
  - Ghodbunder Road - 0.5 km
  - LBS Marg - 4.2 km
  - Navi Mumbai - 12 km
  - Bhiwandi Kalyan Jn. - 15.6 km

- HEADING WEST
- Western Express Highway - 23 km
  - Bandra Kurla Complex - 25 km





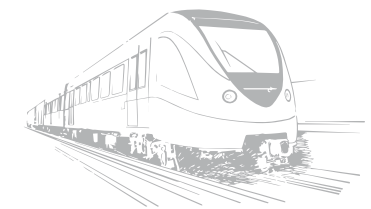
REPRESENTATIONAL IMAGE



## AT THE HEART OF A FAST-CHANGING SMART CITY.

Thane offers the opportunity for planned infrastructure and guarantees convenience all around. It is one of the few cities in India that can offer you an excellent network of roads and highways, which allow one to commute to any part of the city without hassle. While the rail network and the proposed metro and monorail connectivity ensure that the rest of Mumbai are only a hop, skip and jump away.

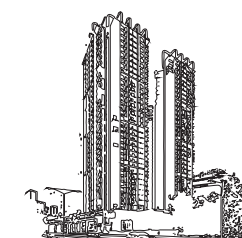
- Planned investment of Rs. 5,493Cr
- Proposed 15 km Thane-Borivali Tunnel Road
- Excellent connectivity to the Western Suburbs via Ghodbunder Road
- 32 km Wadala-Kasarvadavali Metro Rail Line
- Solar city in the making



Source: TMC Budget 2017-18, MSRDC Tender Document and Secondary Research Representational image!  
Thane Smart City Proposal

# 2 MASTERPLAN

A MASTERPLAN  
OF SPACE DESIGN,  
FOR THE MASTERPLAN  
OF YOUR LIFE.





## ENGINEERED FOR FINE LIVING.

This 5.4-acre gated community has been fashioned by world-leading architects, landscape developers and interior designers to ensure that every cubic inch of space is utilised well. Amenities have been created around open air, water and earth.

Not only do the amenities and the landscaping follow global design principles, even the towers have been designed to derive the maximum benefit of natural light and air.



## DESIGN AER.

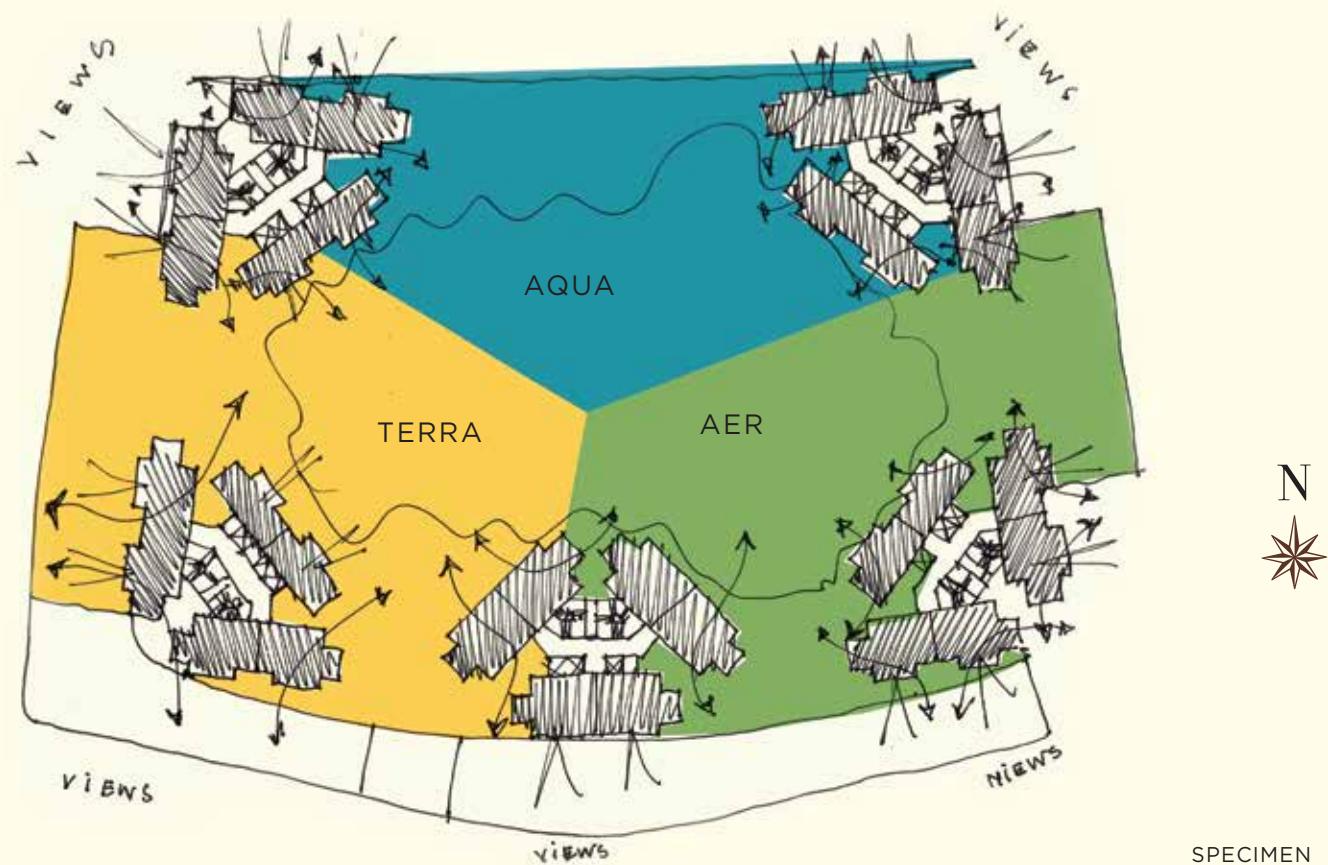
Fresh air beckons every human. And if they find great activities and amenities in that open air, so much the better. That's exactly what Kalpataru Paramount has to offer – facilities designed in the open air. Like a beautifully landscaped garden which just begs for people to stroll in. And multi-purpose sports courts for an active lifestyle.

## DESIGN TERRA.

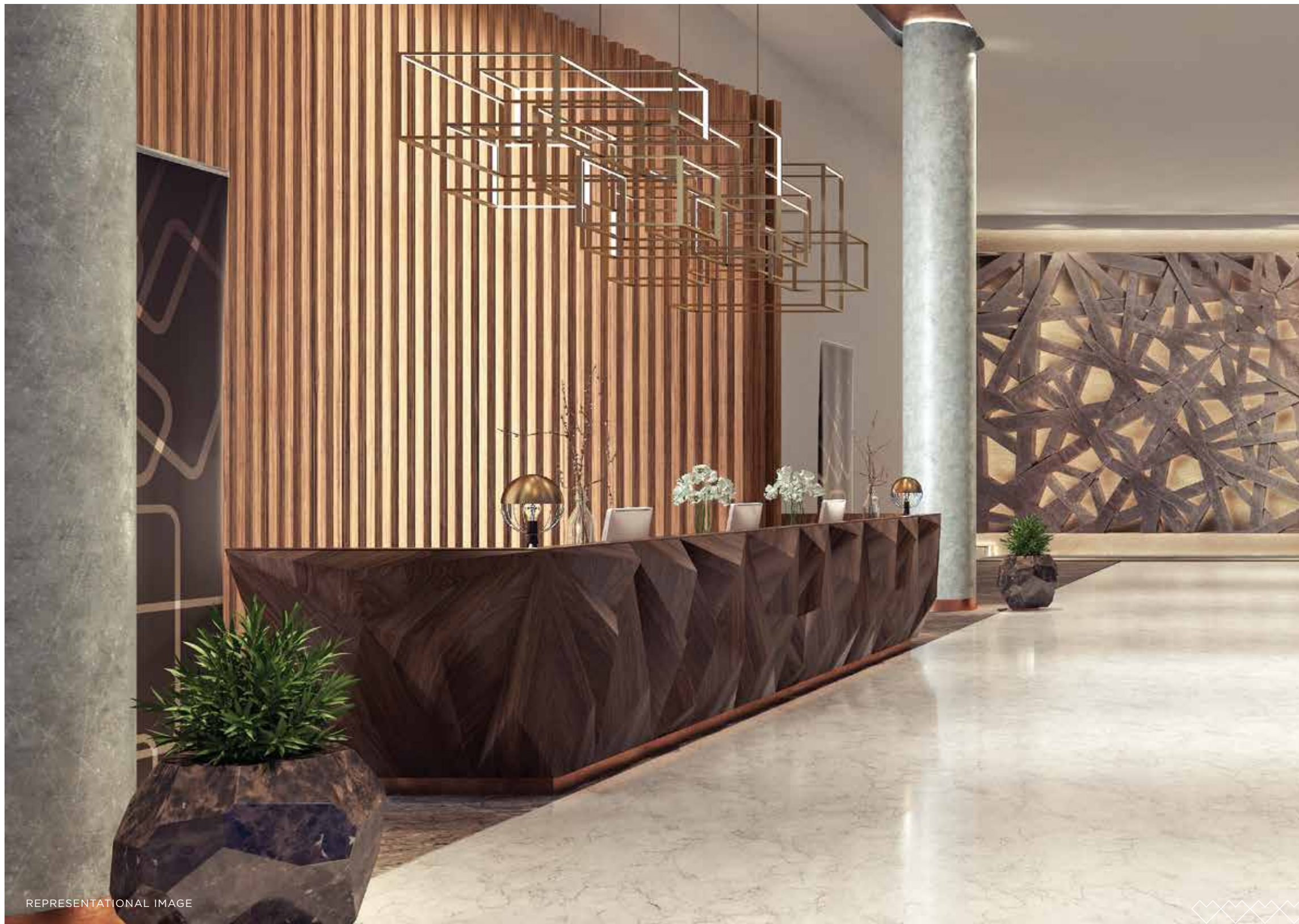
When impeccable design meets acres of space, one can build interiors for fun as well. The master design of Kalpataru Paramount has allowed for this. The central zone has been designed with the clubhouse as the anchor for many other privileges set within large, lush green spaces so that it seems as if the earth itself has been redesigned to help residents enjoy themselves.

## DESIGN AQUA.

Kalpataru Paramount is designed to create an infinite set of unusual experiences for the residents. For example, the facilities designed around water were designed in the form of a 'forestscape'. The entire pool area (including the infinity pool, the kids' pool and the poolside deck) has been designed as a sort of secluded alcove surrounded by the lush greenery of tropical plants to create the feeling of seclusion and solitude that one would feel in a forest clearing.







REPRESENTATIONAL IMAGE

## A GRAND WELCOME EVERY DAY.

Thoughtfully-crafted and uniquely-designed towers welcome you every time you enter the gate. Walk into grand entrance lobbies that are tastefully furnished and have top-of-the-line interior decor to give you a red-carpet welcome, befitting the kind of reception you deserve.

A DOUBLE-HEIGHT ENTRANCE LOBBY  
CONTEMPORARY-DESIGN MULTI-STOREYED TOWERS





## ULTRA-LUXURIOUS HOMES THAT REDEFINE THE HEART OF FINE LIVING.

These amazingly-designed 2BHK homes blend elegance with opulence. Habitable from the 5th floor onward, you can retreat from the hustle bustle of the city into your very own private zen replete with every luxury you could dream of. Raising the luxury benchmark of Thane, Kalpataru Paramount rises 33 floors above the city for views unlike any other.

AMPLE LIGHT AND VENTILATION

5-FEET WIDE DECKS

L-SHAPED WINDOWS\*

*\*Master Bedroom*

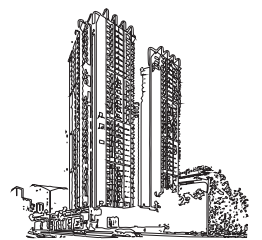


ARTIST'S IMPRESSION



# 3 DESIGN

THE ESSENTIALS OF LIFE,  
CRAFTED BY DESIGN.





## DESIGNED FOR LIFE.

Homes at Kalpataru Paramount have been created for those who do not compromise on the quality of life. The human need to stay close to nature has been satisfied through architectural design, without compromising on safety, security, the comforts of a great home and all the amenities of luxury.





REPRESENTATIONAL IMAGE



## GET CLOSE TO NATURE.

Human beings are innately attracted to nature – its colours and its processes. The central belief is that we have a genetic connection to the natural world built up through our forefathers’ agrarian lifestyles.

At Kalpataru Paramount, being connected with nature is not optional. It’s an integral and essential part of the way we carefully plan and design our projects to create a nature-immersive living and working environment. Designing homes and offices to be connected with nature is biophilic design. We ensure that we incorporate this design philosophy to deliver a healthier and happier community.

- BIOPHILIC DESIGN FOR:
- LIVING CLOSE TO NATURE
  - VIEWS OF THE HORIZON



**Bionomic planning:** Solid waste management systems, rain water harvesting, a sewage treatment plant and solar panels for nature-harmonious living.

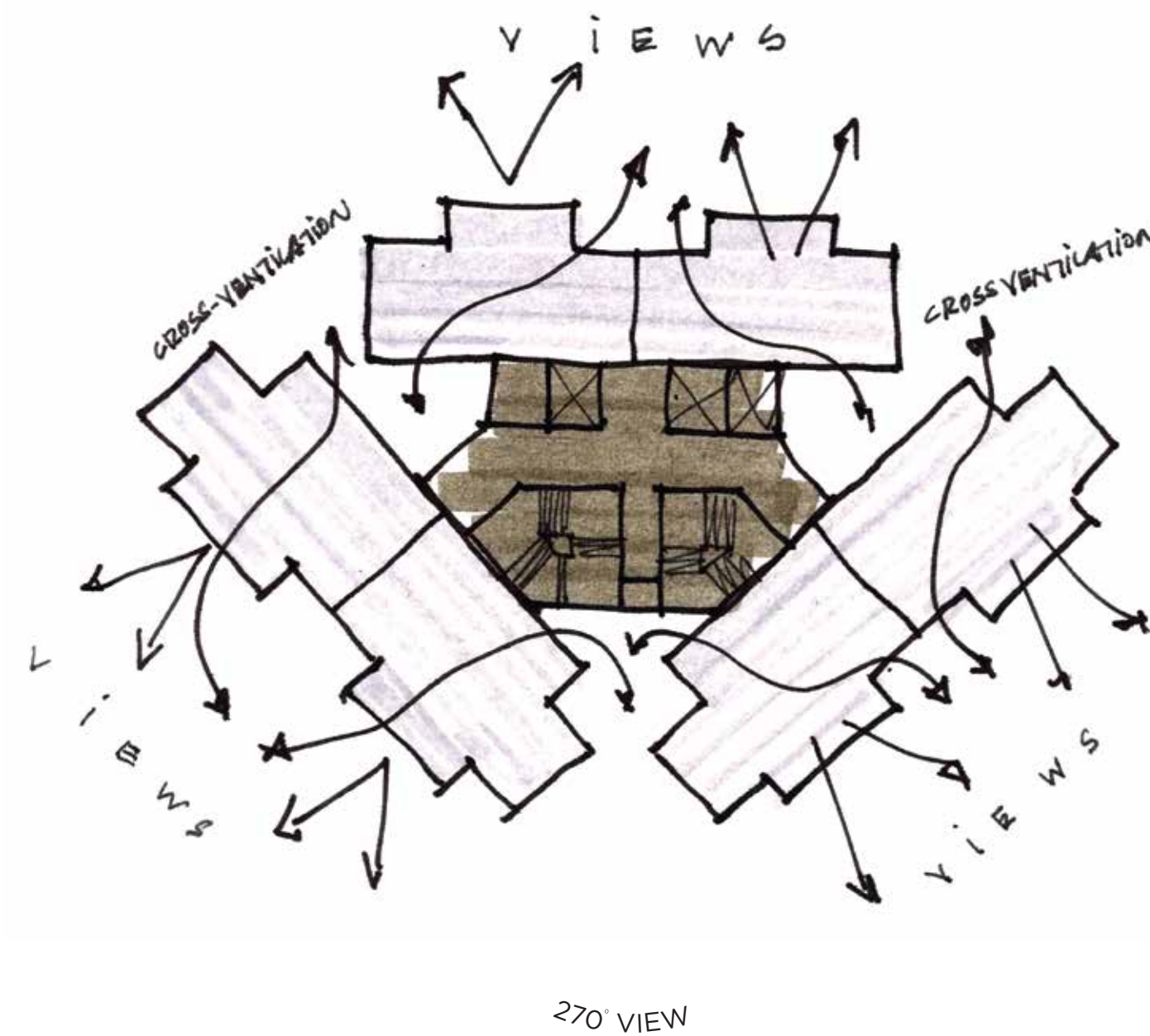


BECAUSE LIGHT  
AND FRESH AIR ARE  
ESSENTIAL TO HUMAN LIFE.

The towers are built in the shape of a chamfered triangle, i.e. a triangle with flattened corners. This shape ensures that each room has its own independent view and no window looks on into another apartment. Each apartment has three open sides, allowing for great views as well as ingress of light and air for cross-ventilation.

CHAMFERED TRIANGLE TOWER DESIGN FOR:

- WINDOWS ON 3 SIDES
- PRIVACY
- CROSS-VENTILATION
- SUN-LIT APARTMENTS





# 4 AMENITIES

DESIGNED FOR  
COMPLETE  
LIFESTYLES.





The image shows a serene outdoor pool area. In the foreground, there's a rectangular pool with a small waterfall on the left side. To the right of the pool, there's a wooden deck with several lounge chairs. Behind the deck is a tall wooden fence with vertical slats, some of which are covered in climbing plants. The area is surrounded by various trees and lush greenery, including white flowers in the foreground. In the background, a modern building is visible. A semi-transparent text box is overlaid on the left side of the image.

## ENVELOPED IN PEACE. COCOONED IN LUXURY.

The entire pool area has been designed as a sort of secluded alcove enveloped in tropical plants landscaped to surround the pool and you. Giving you that feeling of privacy you want to rejuvenate yourself.

Within this lie the infinity pool, the kids' pool and the poolside deck – each designed to give residents the peace that is so needed in a stressful world.



## TWO CLUBHOUSES FOR TWICE THE FUN.

There's more than enough room for recreation at Kalpataru Paramount. While we've built many recreational facilities into the development, we've still satisfied the human need for space. We've built two plush clubhouses. Apart from this, dotted around the central zone are ample amenities like the gymnasium, the pool room, the games room, the fitness area and the kids' play area. Leaving you with many choices of how to spend a relaxed day.

TWO CONTOURED CLUBHOUSES:

EXTRAVAGANT CLUBHOUSES DESIGNED AND  
SHAPED TO MERGE INTO THE LANDSCAPING.





OPEN AIR FACILITIES  
FOR EVERY SPORT.  
BRING YOUR A-GAME.



REPRESENTATIONAL IMAGE

Kalpataru Paramount offers you a chance to indulge your athletic side with courts for every sport. Enjoy the open-air as you challenge your neighbour to a match up. Or as you teach your kids the basics. Whatever you're playing, you'll find enough activity to keep you going every evening. And through the weekends.

MULTI-PURPOSE SPORTS COURT  
MULTIPLE SPORTS FACILITIES  
ACTIVITY ROOM



LIFE IS TOO SHORT  
TO SPEND BORING  
EVENINGS.



REPRESENTATIONAL IMAGE

Life at Kalpataru Paramount can be a large dose of fun. There's endless rounds of pool, cards and other games in the games room. Or you could invite friends over for a party at the fully equipped and lavishly appointed banquet hall. Of course, kids can have their own little party in the kids' play area.

GAMES ROOM | POOL ROOM  
KIDS' PLAY AREA | BANQUET HALL





## GO BEYOND YOUR LIMITS.

Remember that new year resolution you made? It's time to stick to it at the fully equipped gym. You'll find all the latest machines, from treadmills to ab-workers to crossfit equipment to gym stations – everything you need for cardio as well as strength training. Work everything out for all you're worth. And when you need to bring your racing heart down to normal, there's always the yoga room to calm down in.

STATE-OF-THE-ART GYMNASIUM  
AEROBICS/YOGA ROOM



## NEW-AGE FITNESS ROUTINES. FOR A NEW-AGE LIFESTYLE.

If new-age fitness routines are your thing, you'll find a separate fitness zone dedicated to kick-boxing and a martial arts area at your disposal. With it you will also find a spinning area where you can keep yourself lithe, limber and flexible. Go ahead. Pump up the adrenaline and reach the next level of fitness.

KICKBOXING AREA  
MARTIAL ARTS CORNER  
SPINNING AREA



## A LITTLE PAMPERING HURTS NO ONE.

Escape from the stress of the day as you work out every kink in the body and every niggle in the mind. Lose sight of all the strain. Just lie back, relax and rejuvenate. Get ready to enjoy the evening with those you love.

SPA

MASSAGE ROOMS



REPRESENTATIONAL IMAGE

## SUSTAINABLE LIVING. FOR NOW AND FOR THE FUTURE.

The world doesn't belong to us. We have just borrowed it from our children. It is this belief that has driven us to create an eco-friendly lifestyle at Kalpataru Paramount with conservation systems like rain-water harvesting, solid waste management and a sewage treatment plant amongst many others.

SOLID WASTE MANAGEMENT

RAINWATER HARVESTING PITS TO RECHARGE GROUND WATER TABLE

SEWAGE TREATMENT PLANT

SOLAR WATER HEATING



REPRESENTATIONAL IMAGE







REPRESENTATIONAL IMAGE

# DESIGNED FOR SAFETY.

At Kalpataru Paramount your safety comes first, last and every place in between. To ensure that you and your family are well protected at all times, we've put in a host of safety and security systems.

## PERSONAL SAFETY

- 24X7 CCTV
- VIDEO DOOR PHONE
- INTERCOM SYSTEM



***Risk-exposure minimisation:** Top-of-the-line security systems and cutting-edge fire safety measures reduce your exposure to danger.*



# FIRE SAFETY

At Kalpataru Paramount we've installed many features that not only impede fires but actively fight them to ensure safety for you and your loved ones.

## FIRE SAFETY PRECAUTIONS

- SPRINKLERS WITH HEAT DETECTORS
- GAS DETECTORS IN LOBBY
- FIRE RATED DOORS
- PUBLIC ADDRESS SYSTEM
- PRESSURISED STAIRWELL
- FIRE CHECK FLOOR
- FIRE ELEVATORS



REPRESENTATIONAL IMAGE



# MANY AMENITIES. INFINITE EXPERIENCES.

Kalpataru Paramount has been designed by some of the best minds in the business. Immense knowledge, keen thinking and deep insights into luxury living have been used to design each feature of the project. All this, just so that you have everything you need or desire for a complete lifestyle.

## PROJECT HIGHLIGHTS

- Contemporary-design multi-storeyed towers
- Well-designed entrance gate and drop-off porch
- Grand entrance lobby with premium finishes
- Landscaped open spaces with recreational facilities
- Multi-tier safety and security system
- Clubhouse with swimming pool

## COMPLEX & BUILDING FEATURES

- Elevators for each tower
- DG power backup for select utility areas
- Rainwater harvesting & STP

## APARTMENT FEATURES

- Marble flooring in living, dining and passage areas and vitrified tiles in bedrooms
- Elegant main door with laminate finish

- Internal doors with paint finish
- Aluminium sliding windows
- Skid-resistant tiles for balcony
- Vitrified tile flooring in utility areas

## KITCHEN FEATURES

- Vitrified tiled flooring
- Granite platform along with service platform
- Tiled dado above platform

## BATHROOM FEATURES

- Skid-resistant tile flooring with tile dado in the master toilet
- Skid resistant tiles with tile dado in other toilets
- Premium CP & Sanitary fittings
- Storage water heater
- False ceiling in toilets

## SECURITY & SAFETY FEATURES

- CCTV covering designated common areas
- Firefighting systems

- Video door phone
- Intercom system
- Fire elevator
- Public address system in common areas
- Sprinkler system in every apartment

## CLUBHOUSE & OTHER AMENITY FEATURES

- Reception/waiting lounge with café
- Party hall with pantry
- Multi-purpose room
- Gymnasium
- Spa with Jacuzzi
- Kickboxing/martial arts/spinning area
- Games room
- Aerobics/yoga room
- Lush landscaped garden
- Kids’ play area
- Swimming pools (kids’ & adults’)
- Multi-purpose sports court
- Pool room



# 5 LEGACY

ONE OF INDIA'S  
LEADING DEVELOPERS  
FOR 5 DECADES.



50  
YEARS

OVER 19 LAKH  
SQUARE METRES  
OF AREA  
DELIVERED

OVER  
105 LANDMARK  
PROJECTS  
COMPLETED

17,500  
HAPPY FAMILIES  
AND COUNTING

## AND OUR LEGACY IS STILL GROWING

Built on years of experience, Kalpataru is synonymous with perfection and luxury. One of the leading real estate developers in India, Kalpataru has a strong presence in Western India and other major states. Over four decades, Kalpataru has diversified into other businesses and has grown into a renowned business empire. Today, in its pursuit to reach greater heights and create more luxury benchmarks, Kalpataru brings its expertise to Thane to create one more lavish address - Kalpataru Paramount.

# COME HOME TO A LEGACY.

Kalpataru Limited is the flagship real estate company of the Kalpataru Group. Since its inception in 1969, under the aegis of Mr. Mofatraj Munot, the Kalpataru Group has grown from one milestone to another. Today, it has an annual turnover of ₹8,600 crore, an employee force of over 15,000 and stands tall with over 105 landmark projects covering more than 18 million square feet of area.

1975



KSHITIJ

NAPEANSEA 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 14<sup>th</sup> 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

## ONGOING RESIDENTIAL PROJECTS:

### MUMBAI:

Kalpataru Solitaire, Juhu  
Kalpataru Avana, Parel  
Primus Residences, Santacruz  
Kalpataru Radiance, Goregaon  
Kalpataru Crest, Bhandup  
Kalpataru Riverside, Navi Mumbai  
Kalpataru Bliss, Kalina  
Kalpataru Imperia, Santacruz (W)  
Kalpataru Magnus, Bandra (E)  
Kalpataru Yashodhan, Andheri (W)  
Kalpataru Woodsville, Chandivali  
Matru Ashish, Matunga (E)

### PUNE:

Kalpataru Jade Residences, Baner  
Kalpataru Serenity, Manjri  
Kalpataru Exquisite, Wakad

### THANE:

Siddhachal Elite  
Sunrise  
Immensa  
Kalpataru Hills  
Launch Code Starlight

### LONAVALA:

Amoda Reserve

### OTHER CITIES:

Kalpataru Grandeur, Indore  
One Crest, Chennai  
Kalpataru Residency, Hyderabad  
Kalpataru Vista, Noida



## 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**  
7<sup>th</sup> 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



# KALPATARU PARAMOUNT

— KAPURBAWDI, THANE (W) —

**DEVELOPERS: ANANTA LANDMARKS PVT. LTD.**

**SITE ADDRESS:** Colour Chem Compound, Old Mumbai Agra Road, Near Kapurbawdi Junction,  
Thane (W) - 400 608. | **HEAD OFFICE:** 101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E),  
Mumbai - 400 055. | Tel: +91 22 3064 3065  
**Email:** sales@kalpataru.com | **Website:** www.kalpataru.com

Paramount A bearing MahaRERA Registration No. P51700004031, Paramount B bearing MahaRERA Registration No. P51700004741, Paramount D bearing MahaRERA Registration No. P51700021474 and Paramount E bearing MahaRERA Registration No. P51700026608. further details available at website: <http://maharera.mahaonline.gov.in>

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