



KALPATARU
ARIA



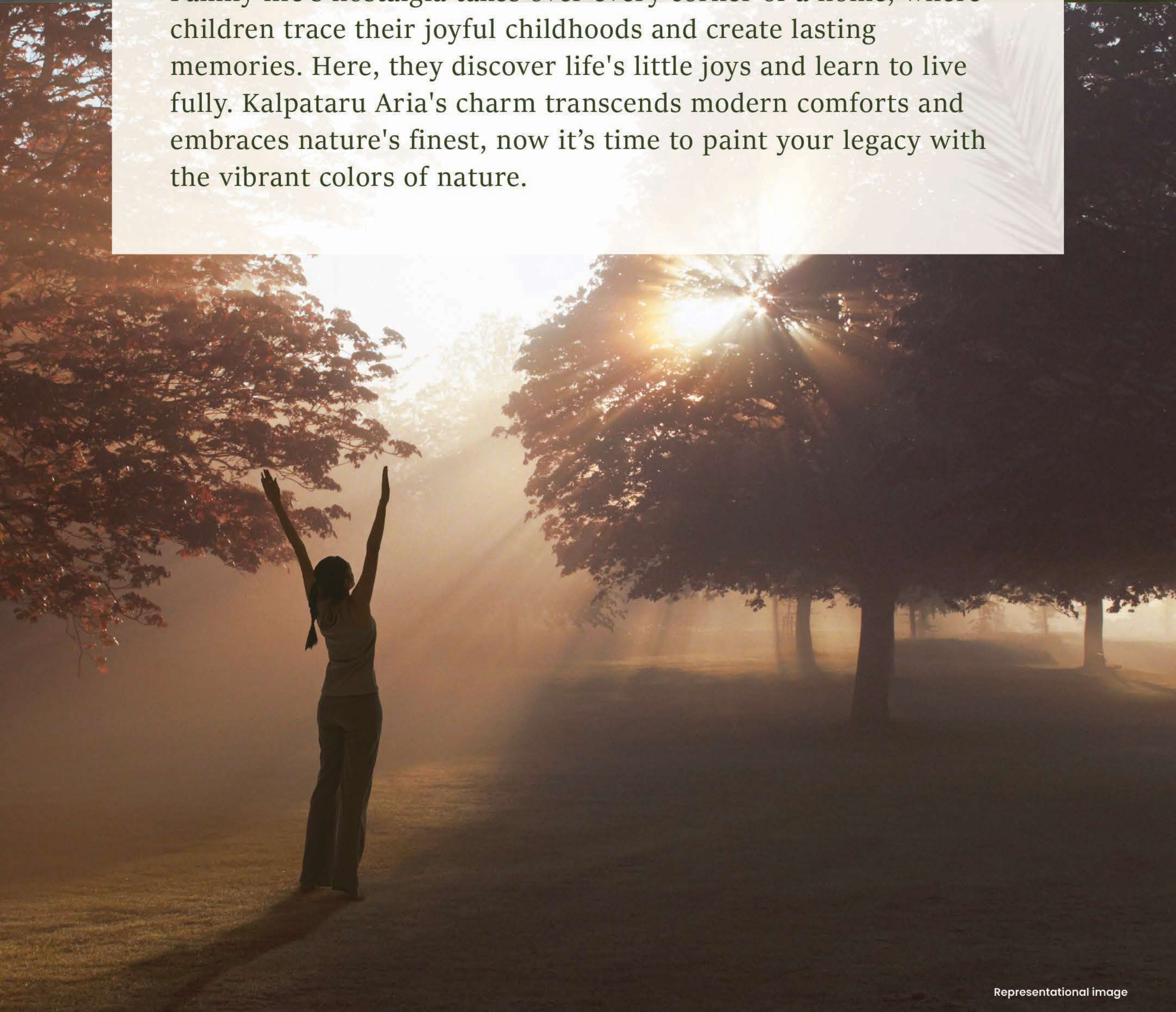
YOUR OWN SURREAL & PICTURESQUE KINGDOM AWAITS IN KARJAT

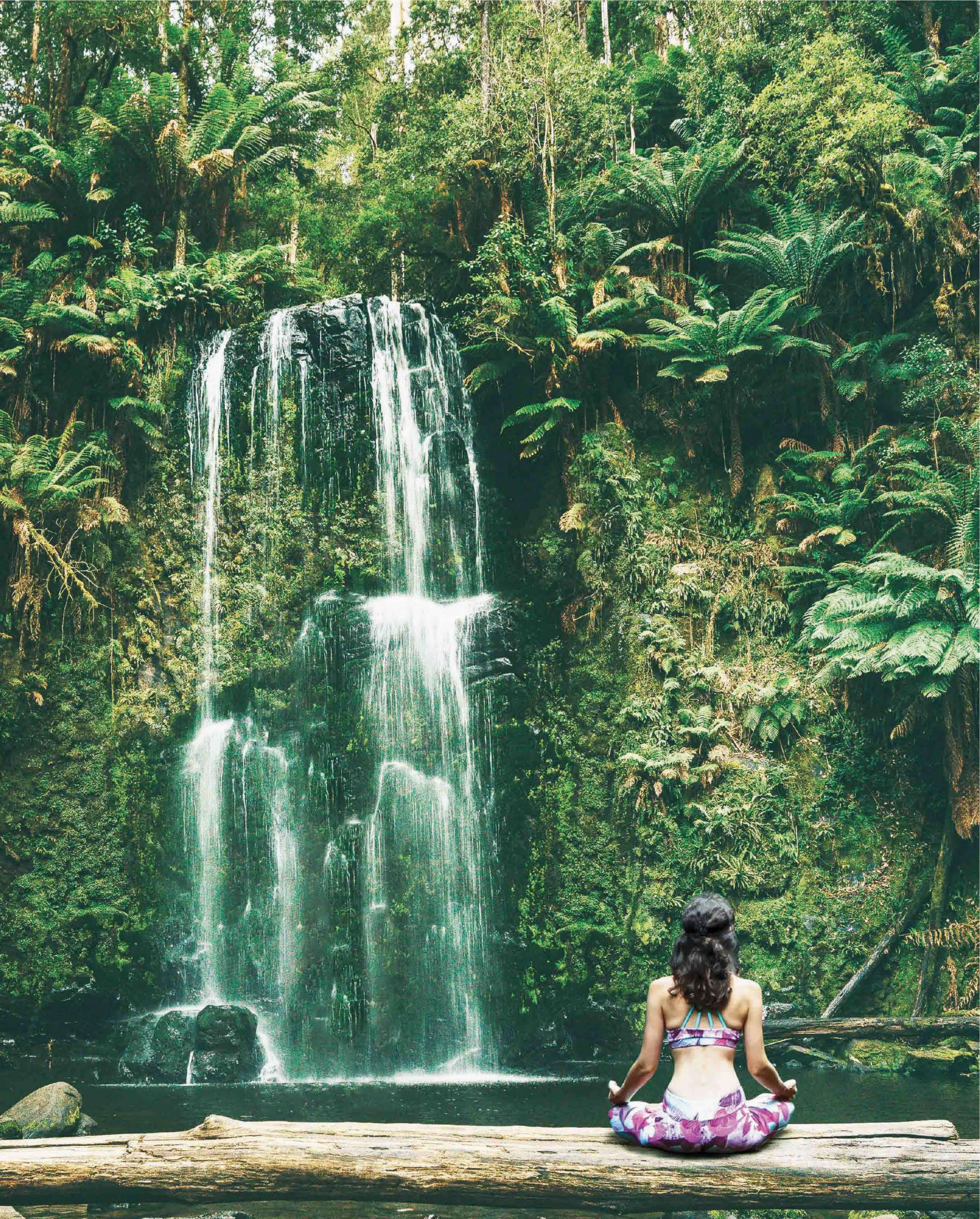
Owning a piece of land is like owning a blank slate for your dreams to come alive. And there's no place quite like Karjat to own it. Located in the proximity of the bustling cities of Mumbai and Pune, and far enough to be nothing like them. Karjat is home to the exquisite green hues of the Western Ghats.



FOR LAZY MORNINGS & RELAXING EVENINGS HERE'S A LAND FOR MEMORIES

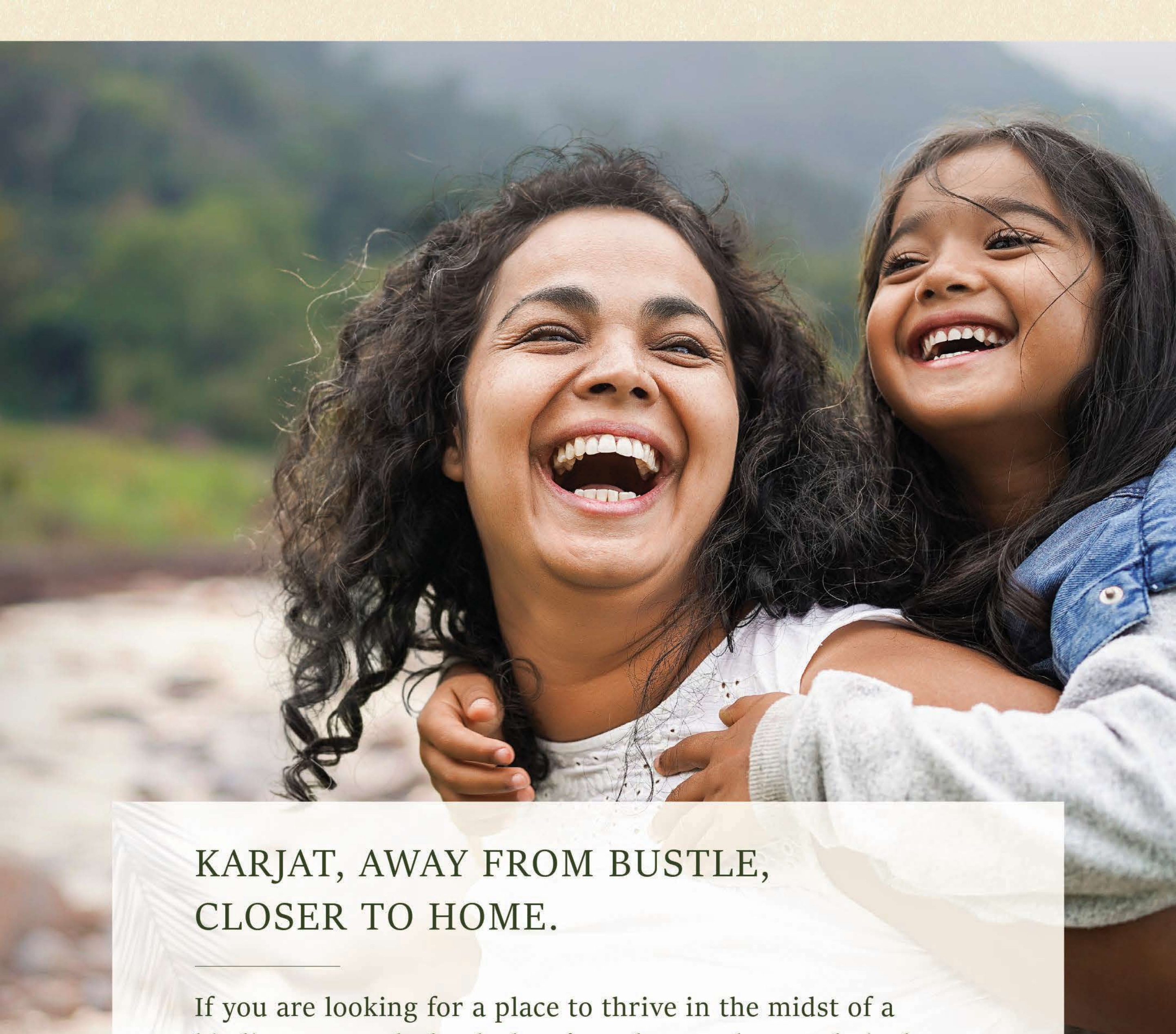
Family life's nostalgia takes over every corner of a home, where children trace their joyful childhoods and create lasting memories. Here, they discover life's little joys and learn to live fully. Kalpataru Aria's charm transcends modern comforts and embraces nature's finest, now it's time to paint your legacy with the vibrant colors of nature.





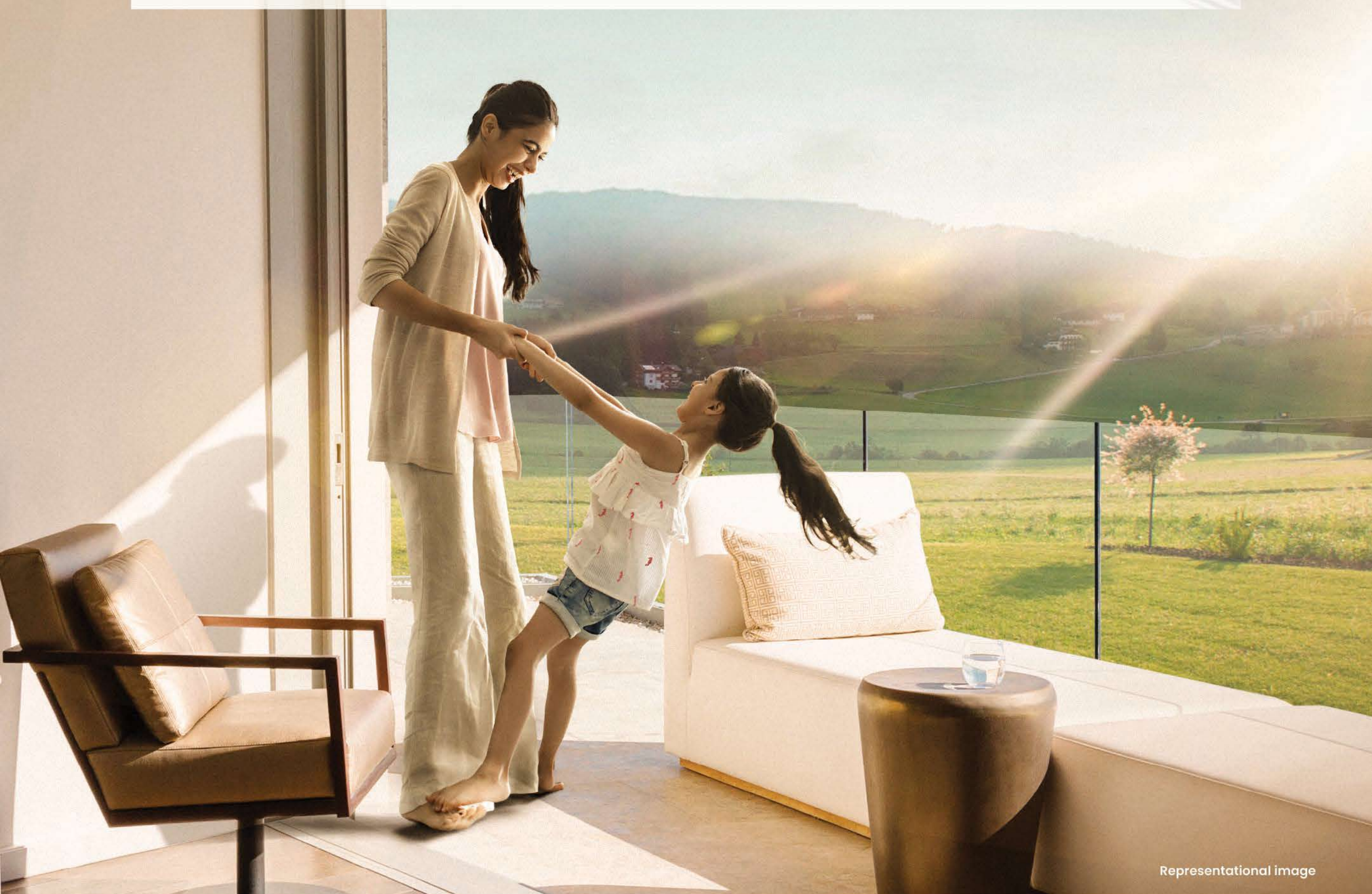
CO-EXISTING WITH NATURE: JUST WHAT THE DOCTOR ORDERED

While science may call humans' tendency to connect with nature, Biophilia, we call it coming home. Studies have shown that we reap exceptional health benefits from immersing in ecologically rich spaces. Live in perfect harmony with nature at Kalpataru Aria's biodiverse ecosystem, where nature is infused into everyday life.



KARJAT, AWAY FROM BUSTLE, CLOSER TO HOME.

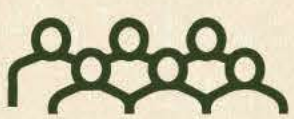
If you are looking for a place to thrive in the midst of a biodiverse wonderland, there's no better place to do it than at Karjat; situated at the foothills of the Sahyadris, a mountain range older than the mighty Himalayas. Just 90 minutes away from the hustle of Mumbai lies an ecologically integrated infrastructure. Karjat perfectly balances modern conveniences with a serene lifestyle.





Representational image

A SUPERIOR LIVING EXPERIENCE



400 People/sq.km.

Escape the hustle and bustle with Karjat's low population density. Meanwhile, Mumbai's population density is 25,357 people/sq.km., Lonavala's is 1,464 people/sq.km. and Matheran's is 730 people/sq.km.



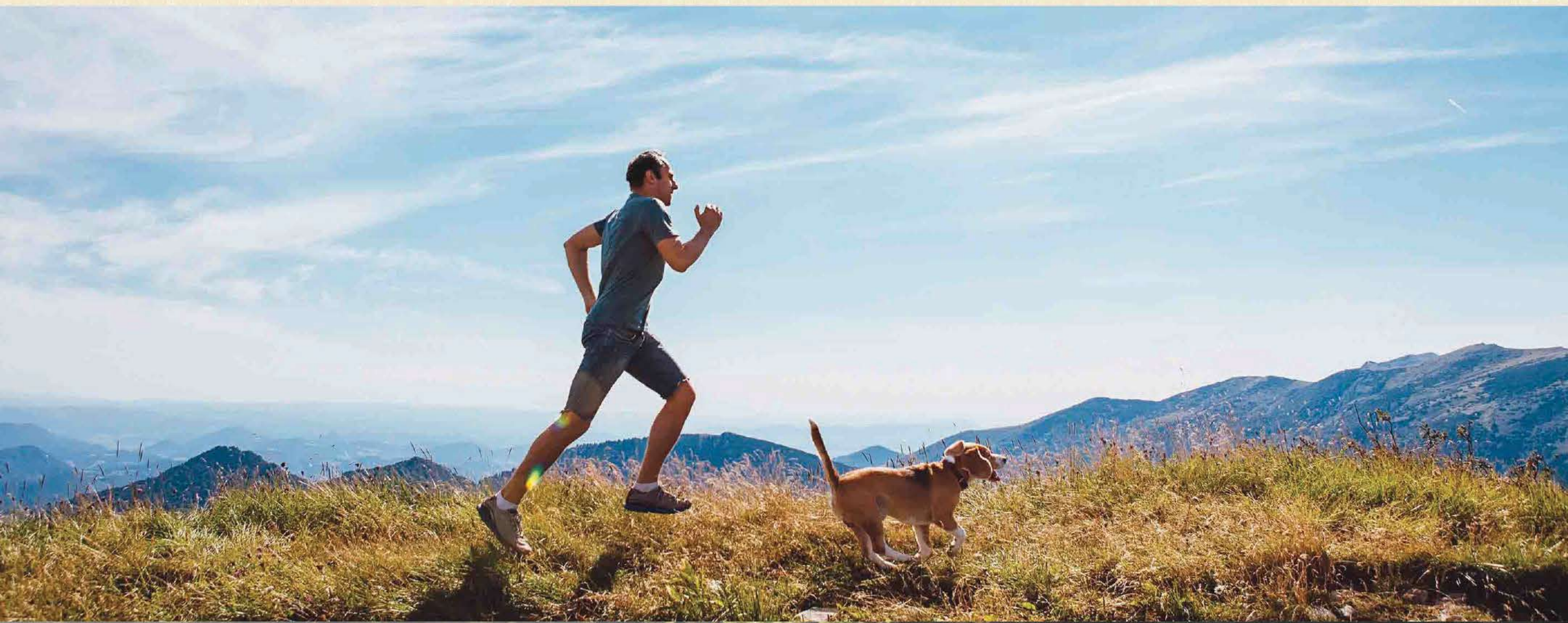
Eco-sensitive Zone

Villages in Karjat have been declared by the government to be a part of the eco-sensitive zone. This means it won't be affected by a slew of developments that encroach on nature's domain. What's more is that your views will always remain unhindered & tamper-free.



Breathe Easy, Always

Karjat enjoys splendid air quality, you breathe in fresh, pure air compared to the cities nearby. Mumbai's fluctuating 79-302 AQI (Moderate - Poor) and you'll understand why investing in Karjat is a smart investment in your health too.



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A QUAIN DESTINATION



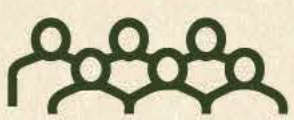
Flourishing, Biodiverse World Heritage Site

Karjat lies in the Western Ghats, a UNESCO World Heritage Site that ensures that its biodiversity will be protected for your future generations to enjoy.



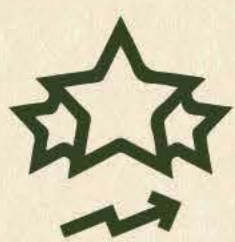
Treasure trove of Maharashtra

Karjat, with its immaculate beauty, is an untouched hidden gem close to the city. As Maharashtra's holiday destination market gets saturated, Karjat is gaining prominence as the perfect getaway spot.



Ever-green Tourist Hotspot

Along with a host of infrastructure projects, the government is also trying to increase year-round tourism at Karjat.



Silver Screen Attraction

You've heard about Universal Studios, but have you heard of ND Studios? It's a fun and awe-inspiring place in Karjat that has attracted the attention of exemplary shoot locations for blockbusters like Devdas, Jodhaa Akbar, and Slumdog Millionaire. ND Studios has made Karjat a renowned destination amongst filmmakers worldwide



EASE OF ACCESSIBILITY



Rail & Road Connectivity

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



Mumbai Trans Harbour Link (MTHL)

The MTHL, when operational by Dec 2023, will shorten the commute from Mumbai to Navi Mumbai and thus, Karjat. It will contribute to increasing real estate prices because of the economic development it's expected to facilitate.



A SMART INVESTMENT



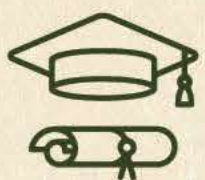
Navi Mumbai International Airport

The much-awaited 16,000-crore project is set to be operational by end of 2024. It is likely to create 1,42,000 direct and 2,00,000 indirect job prospects, giving the local economy a boost. This will increase the value of your investment at Karjat.



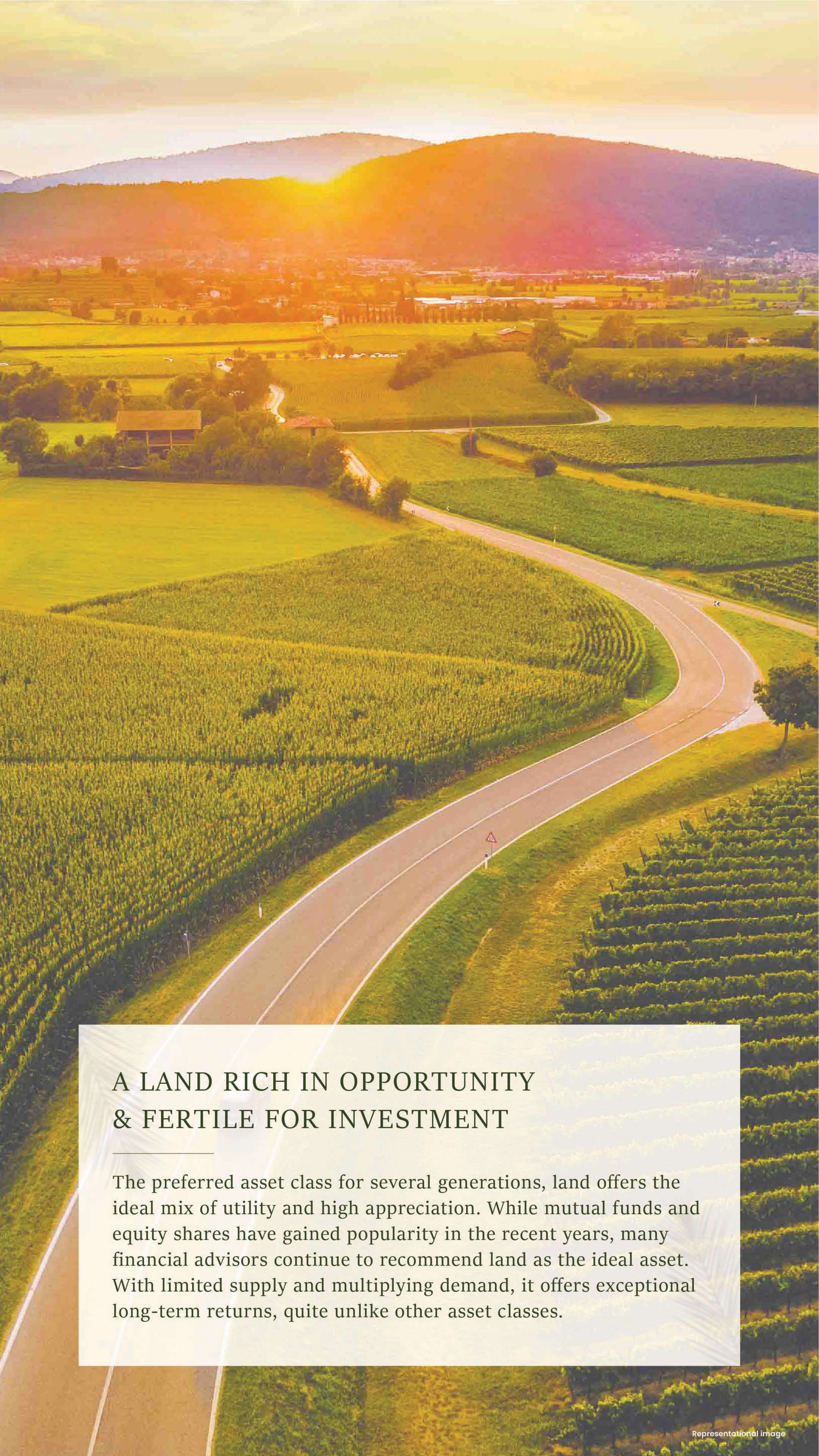
Navi Mumbai Airport Influence Notified Area

Abbreviated as NAINA, this notified area of 561 sq.km. is 1.5 times larger than Mumbai itself and is sure to be a game-changer for the real-estate market here. Furthermore, its proximity to Pune and Mumbai is expected to hasten the development of the Pune-Mumbai industrial corridor making it a potential development epicenter that will receive rapid infrastructural upgrades.



Jio University

This world-class, multidisciplinary higher education institute is set up on an 800-acre land parcel with an investment of Rs 1,500 crore by Reliance Industries Ltd. and Reliance Foundation, creating jobs and development in the region.



A LAND RICH IN OPPORTUNITY & FERTILE FOR INVESTMENT

The preferred asset class for several generations, land offers the ideal mix of utility and high appreciation. While mutual funds and equity shares have gained popularity in the recent years, many financial advisors continue to recommend land as the ideal asset. With limited supply and multiplying demand, it offers exceptional long-term returns, quite unlike other asset classes.



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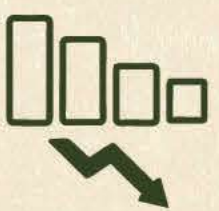
GREATER VALUE CREATION

Prices of residential plots have shot up by 7% (CAGR) annually since 2015 as compared to only 2% for apartments.



MINIMAL WAITING

Compared to other real estate classes, you can get possession of your land much faster.



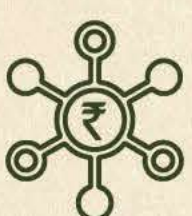
LOW INVESTMENT

Unlike traditional real estate investments like apartments, land comes with minimal overheads.



GREAT APPRECIATION POTENTIAL

Land outshines other real estate classes with greater appreciation potential.



SMART ASSET DIVERSIFICATION

Be a smart investor by diversifying your asset portfolio instead of banking solely on financial instruments. Buying land in Karjat and Kalpataru Aria can help you enter a great asset class and grow it in a fruitful manner that can give you handsome returns.



IT'S NOT JUST WHAT YOU INVEST IN, BUT ALSO WHERE

Your investment can turn into a treasure in the long run if it's located in the right place. Location is the biggest determiner of property price appreciation. Your land value is impacted by every transport link that the government develops in the area. And Karjat is all set for a plethora of new projects.



INCREASING DEVELOPMENT

Key infrastructural projects like the Mumbai Trans Harbour Link, the Navi Mumbai International Airport are currently under construction and Jio University has already started positively impacting the lives of thousands of people.



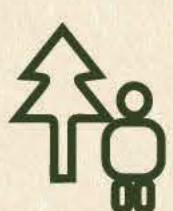
EXCELLENT ACCESS

Karjat is just 90 minutes from Mumbai, 45 minutes from Navi Mumbai and 110 minutes from Pune. It's easily accessible via major road networks and highways that also help boost land appreciation in the area.



LIMITED PLOTS

Kalpataru is the only major real estate developer in the region. With a limited supply of clearly defined land titles, your investment will be exclusive and valuable.



ENHANCED TOURISM

While the government strengthens Karjat's infrastructure, it aims at boosting year-round tourism in the region. This will increase your return on investment in the form of property appreciation.



KALPATARU: THE ONLY SEAL OF ASSURANCE YOU NEED

With a legacy spanning over 53 years, Kalpataru is one of the top real estate brands in India. Join over 19,500 delighted families on a rewarding home ownership journey.



HIGHLY AWARDED

Kalpataru has won over 100 national and international awards.



EXEMPLARY EXPERTISE

Kalpataru's expertise lies in big-city prime properties as well as luxury second-home destinations like the Amoda Reserve in Lonavala.



ASSURED INFRASTRUCTURE

Move in stress-free with infrastructure like electricity, water connections, well-planned roads, plumbing, and sustainable features in place well in advance.



TRANSACTIONAL TRANSPARENCY

Get a clearly defined land ownership title and 7/12 extract that ensure there's no confusion or conflict.



COMPLETE SECURITY

A secured boundary and various other features ensure your peace of mind.



DESIGNED BY THE BEST IN THE BUSINESS: HAFEEZ CONTRACTOR

Build a masterpiece on your canvas with one of India's most celebrated architects. Hafeez Contractor's world-class designs and unique, sustainable architecture have earned him many accolades like the coveted Padma Bhushan.

“ Kalpataru Aria is an effort to have development with minimal rearrangement of nature. The aim was to encourage an organic lifestyle in sync with nature, which has become a rare experience in modern city life. ”

SOME NOTABLE PROJECTS INCLUDE:

- D.Y. Patil Stadium (Mumbai)
- Terminal 1 (Mumbai)
- Infosys Training Center (Mysuru)
- 23 Marina (Dubai)
- Kalpataru Avana (Mumbai)
- ONGC



PARTNERED BY THE BEST IN THE BUSINESS TOO: GREEN SPACE ALLIANCE

Collaborating with the renowned landscape architects of Green Space Alliance has allowed Kalpataru Aria bring the splendour of Karjat into your home. With offices in the US, Canada, and India, GSA has developed more than 200 projects around the globe.

“ Inspired by Henry David Thoreau’s quote, “Heaven is under our feet as well as over our heads,” GSA is committed to developing a sustainable ecosystem at Kalpataru Aria, with lush green spaces flanked by shade-giving trees across the property. ”

SOME NOTABLE PROJECTS INCLUDE:

- BITS Pilani
- TCS (Nagpur)
- Chinatown Urban Interface Plan (Edmonton, Alberta)
- Island City Centre (Mumbai)

FREEDOM FROM CHAOS, BOUND BY NOTHING

In a life bound by the hustle, a peaceful oasis lies in wait for you to break the shackles of monotony with open skies above, lush greenery all around, and the freedom of the Earth beneath your feet. Discover unrestricted living in a place where time stands still, or flies by, at your whim. Where every moment can be filled with possibilities, or nothing at all. This is a life where you do what you want to do, not need to do.

THIS IS KALPATARU ARIA.

THIS IS YOUR LIFE, BOUND BY NOTHING.



THE KALPATARU ARIA LIFE, LUXURY NESTED IN NATURE

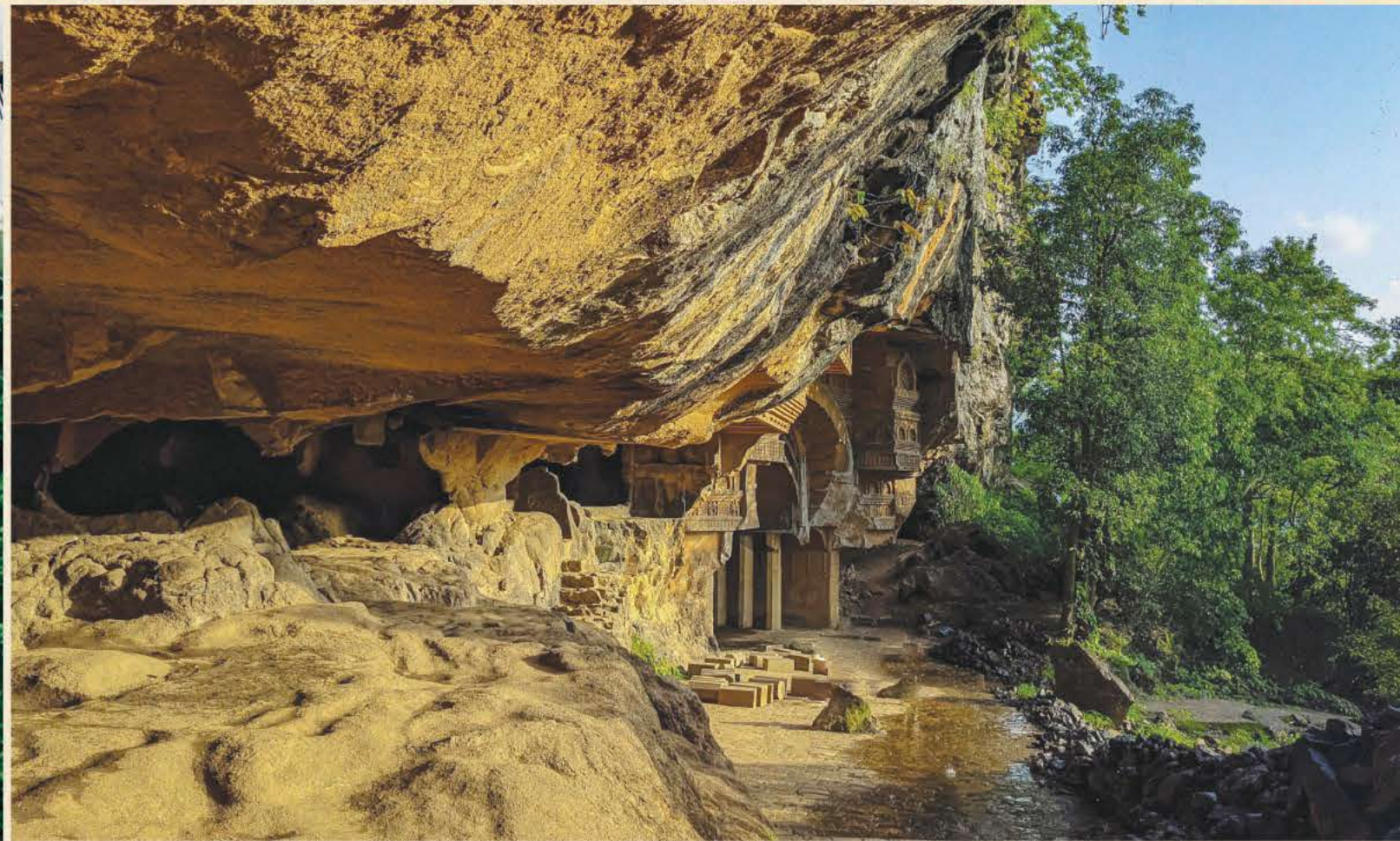
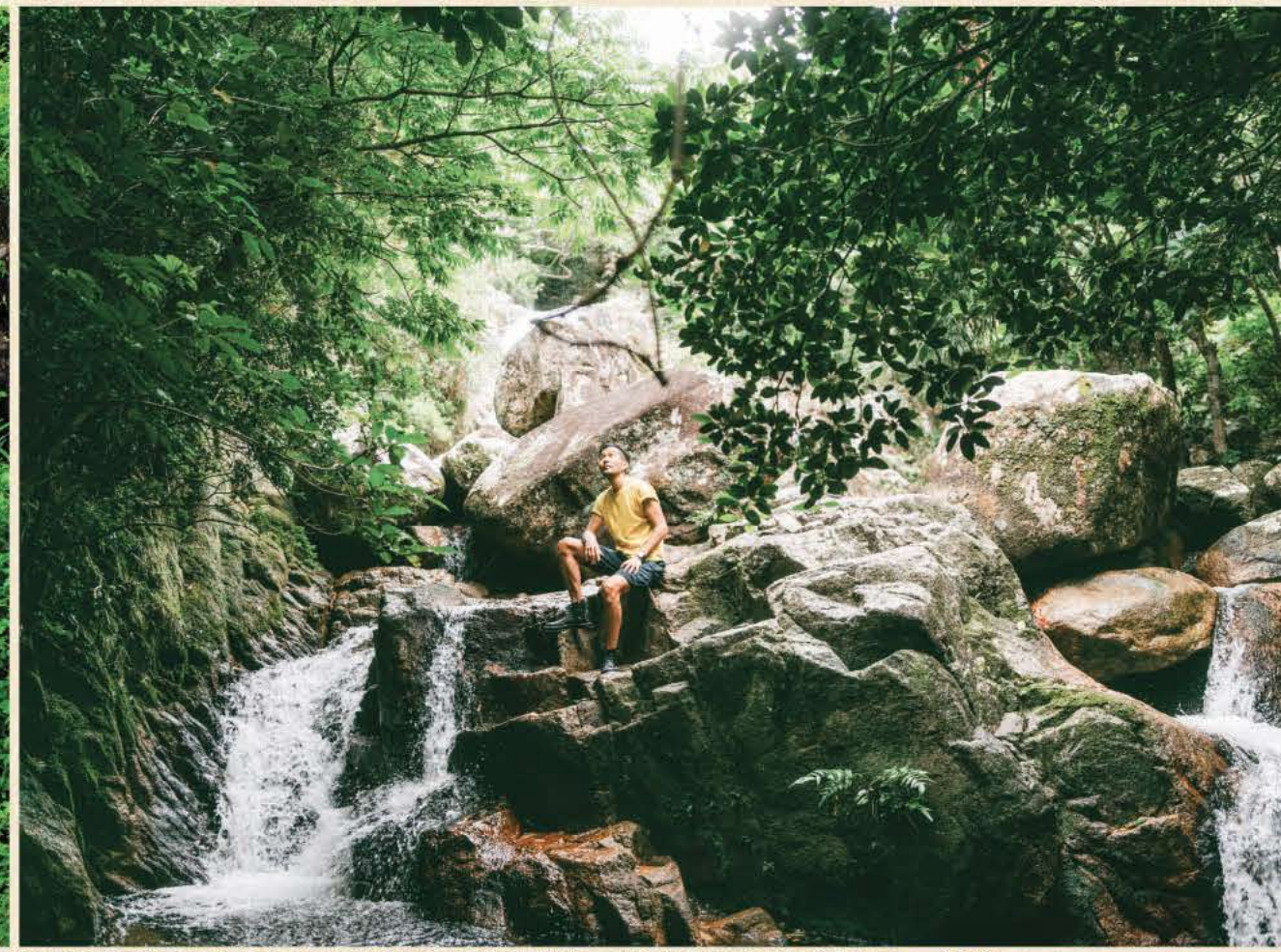
Kalpataru Aria lies within the pristine ecosystem of Karjat. This 88-acre gated community is nestled at the foothills of million year old Sahyadris. Here, seasonal waterfalls, streams and greenery bring the gentle caress of nature close to the amenities of your new home. Indulge in simple pleasures and exquisite luxuries alike in a life bound by nothing.





LOCATED RIGHT WHERE YOU WANT TO BE

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 Karat, it sits on a sweet spot that perfectly blends nature and luxury.



EVERYTHING YOU NEED IS WITHIN REACH.

Be it necessities or the best destinations to spend quality time with loved ones, Kalpataru Aria has plenty of options for you to explore.



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



LEISURE

- Saltt Restaurant & Bar - 7 min
- Coco Cafe - 7 min
- Namak Restaurant - 10 min
- Q Lounge - 11 min
- Palms at Radisson Blu - 27 min



ADVENTURE AND TREKKING DESTINATIONS

- 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



ONE-OF-A-KIND WONDERS

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



ESSENTIALS

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



NEW PHASE

- 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**
 - Kids' Play Area
 - Lawn with Swing Area
- ⑥ **ORCHARD PARK**
 - Fruit Orchard Area
 - Miyawaki Forest
 - Seating Area
- ⑦ **KIDS' PLAY AREA**
 - Kids' Play Area with play lawn
 - Seating Area
- ⑧ **TERRAIN PARK**
 - Sloped Lawn
 - Flower Bed
 - Strolling Garden
- ⑨ **COMMERCIAL HEALTH CLUB**

OUTDOOR AMENITIES

 - Swimming pool with Deck
 - Lawn Tennis Court
 - Futsal court

INDOOR AMENITIES

 - Grand entrance with Lobby area
 - Banquet hall
 - Guest rooms and suites
 - Meeting Rooms
 - Indoor Badminton Court
 - Dining restaurant
 - Spa
 - Fitness Centre
 - Yoga room
 - Kids Play area
 - Indoor games room
 - Squash Court

PHASE 1

- COMMUNITY PARK**
 - Event lawn with stage
 - Barbeque deck
- HEALTH CLUB***
 - Celebration park
 - Retreat plaza
 - Open yoga deck camping site with stargazing deck
 - Multipurpose sports lawn
- FOREST PARK**
 - Community farming
 - Picnic lawn
 - Treehouse
- CYCLE STAND**
- SENSORY GARDEN**
 - Bird feeder area
 - Herb garden
 - Reflexology path
 - Sensory garden
 - Labyrinth
- DUNE PARK**
- STROLLING PARK**
 - Multipurpose lawn
 - Art and hobby corner
- SOUND OF NATURE PARK**
 - Multipurpose lawn
 - Bird bath
 - Wind chimes and bamboo chimes
- FITNESS PARK**
 - Multipurpose sports court
 - Net cricket
 - Amphitheatre
 - Swing ring
 - Fitness loop
- SENIOR CITIZEN'S PAVILIONS**
- KID'S PLAY AREAS**
- NATURE POCKETS**



BE WELCOMED BY NATURE'S OPEN ARMS

Experience the warm embrace of nature the moment you arrive at the secured grand entrance of Kalpataru Aria. Complete your journey home on 15-meter-wide roads flanked by majestic trees offering blissful respite from the sun.



PLANNING - THE ARIA WAY

The tree-lined avenues of Kalpataru Aria have been designed to maximize safety and ensure speed management for vehicles. These well-lit pathways are wide enough (9 meters to 15 meters) to allow easy flow of cyclists, pedestrians and cars. They are also designed with an aim to reduce car usage and spur a healthier, more sustainable environment that prioritizes the comfort of pedestrians and cyclists.



Representational image

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

Kalpataru Aria features exquisite nature-inspired amenity clusters that create a unique ecosystem for you and your family to do what you please, including nothing at all. Enjoy unrestricted living as you immerse in experiences that bring you closer to Mother Earth.

THE BALL IS IN YOUR COURT, HAVE FUN WITH IT

Sweat it out amidst lush green surroundings and under the wide blue sky. Cheer for your favorite people from under the cool shade of the pergola or move quick on your feet to clutch a win. Experience the convenience of a multipurpose court right at the corner of your home.

- Seating Area
- Multipurpose Sports Court



MULTIPURPOSE COURT



INTO THE WILD AND ONTO BEAUTIFULLY CURATED GREENS

Make your evenings more beautiful and your days more fruitful with our beautiful vegetable hobby park. Nurture the nature and care for the things you help grow. Grab your tools or relax and unwind in the lush green park and multipurpose lawn.

- Multipurpose Lawn
- Vegetable Hobby Garden
- Seating Area

THE HARDEST HURDLE HERE IS, GOING BACK HOME

Jump or holler, here's an arena that your children will never want to leave. Bring them out of the reels world to see the beauty of the real world.

- Hurdle Park in Sand
- Multipurpose Lawn
- Seating Area



EVER DREAMT OF TOUCHING THE SKIES? COME, FLY TOWARDS IT

Wind in the hair, laughter in the air. Spend some quality time with your family and loved ones at the Swing park. Here, the child inside you will come out to play.

- Kids Play Area
- Swing Lawn
- Family Swing Area



AS FRESH AS THEY COME. PLUCK AND PONDER AMONGST THE ORCHARDS

Plucked by one, enjoyed by all. Take a stroll in the beautiful fruit orchards or Miyawaki forest, let the fireflies light your path towards a green heaven.

- Fruit Orchard Area
- Miyawaki Forest
- Seating Area





THE ONLY SCREEN YOUR CHILDREN WILL NEED IS SUNSCREEN

Take your children out for a break and have them explore, run around and make memories. The kind of memories that will stay with them forever.

- Kids Play Area with Play Lawn
- Seating Area



EVERY DAY SPENT HERE IS A WALK IN THE PARK

Stroll, brisk walk, or relax with your loved ones. Smell the roses or lie on the slopes staring at the night sky. Take a walk in our landscaped terrain park and unwind.

- Sloped Lawn
- Flower Bed
- Strolling Garden

A PLACE WHERE PERFECTION COMES TO LIFE

The Grand Commercial Health Club offers more than just focus on health; it's 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
- Futsal court

INDOOR AMENITIES

- Grand entrance with Lobby area
- Banquet hall
- Guest rooms and suites
- Meeting Rooms
- Indoor Badminton Court
- Dining restaurant
- Spa
- Fitness Centre
- Yoga room
- Kids Play area
- Indoor games room
- Squash Court





HEALTH CLUB[^]

- Multi-purpose Hall with outdoor party area
- Event Lawn
- Games room
- Gymnasium
- Kids' Play Area

COMMUNITY PARK

- Event Lawn With Stage
- Barbeque Deck
- Senior Citizen Pavilion

FOREST PARK

- Community Farming
- Picnic Lawn
- Treehouse
- Nature Pockets



SENSORY GARDEN

- Bird Feeder Area
- Herb Garden
- Reflexology Path
- Sensory Garden
- Labyrinth with Lawn Area
- Play Area with Sand Pitii

CELEBRATION PARK

- Retreat Plaza
- Open Yoga Deck
- Camping Site With Star Gazing Deck
- Multi- purpose Sports Lawn
- Kids' Play Area

DUNE PARK

- Children's Play Mound
- Sit-out Areas
- Kids' Play Area



FITNESS PARK

- Multipurpose Sports Court
- Net Cricket
- Amphitheater
- Swing Ring
- Fitness Loop
- Kids' Play Area
- Senior Citizen Pavilion
- Nature Pockets

SOUND OF NATURE PARK

- Multipurpose Lawn
- Bird Bath
- Wind Chimes And Bamboo Chimes
- Kids' Play Area
- Deciduous Tree Walk & Bamboo Walk area

STROLLING PARK

- Multipurpose Lawn with stage
- Art And Hobby Corner with nature retreat area



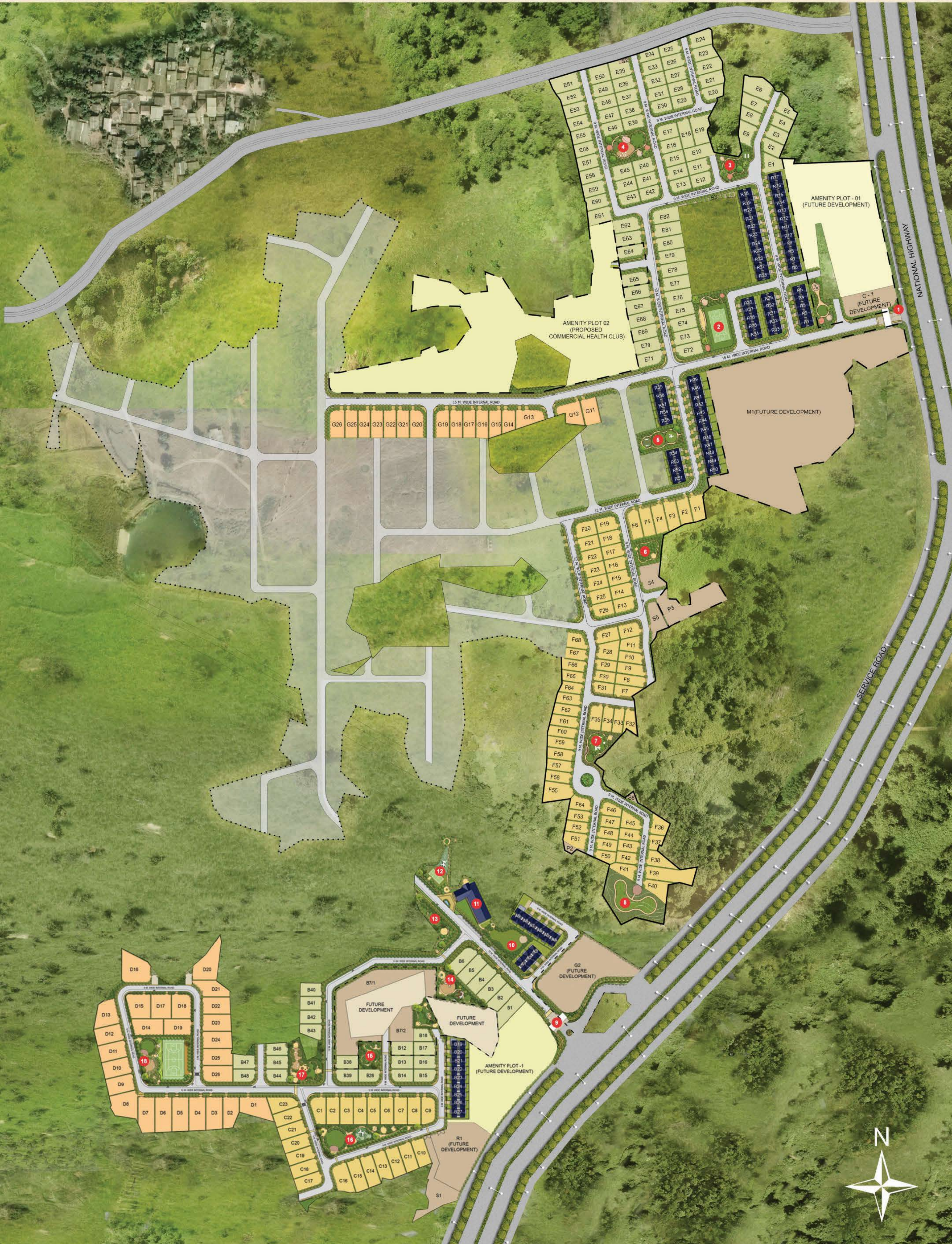
IMMERSED IN NATURE, GUIDED BY SUSTAINABILITY

Respect for Karjat's delicate ecosystem is at the heart of everything we do at Kalpataru Aria. That's why you'll find a host of sustainability initiatives infused in your new home and its surroundings. Our love for nature too, is bound by nothing.

AROUND YOUR HOME:

- Rainwater Harvesting
- Indigenous Species Plantations
- Organic Waste Composter
- DG Power Back-up for Common Areas and Health Club

KALPATARU ARIA LAYOUT



A LEGACY OF BUILDING ASPIRATIONS

Established in 1969 and with a strong presence in Mumbai, Thane and Pune, over the last 50 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 most pride.

Over the last

53

Years of
Building Trust

More Than

110

Landmark Projects
& Still Growing

Over

22.39

Lakhs Sq.M.
Of Area Delivered

More Than

19,500

Happy Families





Kalpataru Aria- Phase C is registered with MahaRERA Reg. no. P52000051573. For details please refer <https://maharera.mahaonline.gov.in>

Site Address: Kalpataru Aria, Village Varne, Tal. Karjat Dist. Raigad at Varne, Karjat, Raigarh, 410201. Tel.: 022 3064 3065 Website: www.kalpataru.com For details please visit <http://maharera.mahaonline.gov.in>. The actual image(s)/view(s) have been modified/enhanced for visual, illustrative and creative purposes. #Project Kalpataru Aria is mortgaged with Vistra ITCL (India) Limited acting as Debenture Trustee for the Non-Convertible Debenture issued. *Terms, conditions & taxes apply.

SCAN FOR RERA



Project Kalpataru Aria is mortgaged with Vistra ITCL (India) Limited acting as Debenture Trustee for the Non-Convertible Debenture issued. 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 change in the plot area which is offered for sale and registered with MahaRERA.

sDisclosure: The Promoter is proposed to developing 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 Promoter also proposes to provide membership of the aforesaid commercial Health Club to any other person(s) / entity(s) (other than allottee/occupant). The Allottees of whole Project shall get membership of the Club and the same will be subject to 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. ^Disclosure: Health Club shown herein is currently proposed and is subject to receipt of requisite approvals. Further, the size, location, structure, elevation etc. are tentative and purely an illustrative and will be changed/finalised in accordance with the approvals, applicable laws, regulations, orders, directions, etc.

#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. Although there will be slight changes in the shape of the plot, however, there will be no change in the size of plot area which is offered for sale and registered with MahaRERA vide registration number P52000051573 (Phase C). Further details are available at website: <http://maharera.mahaonline.gov.in>