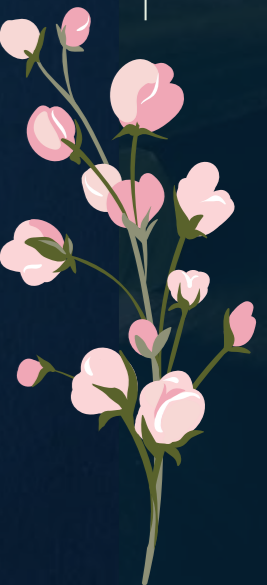




KALPATARU ARIA

BOUND BY NOTHING

OPPORTUNITY DOCUMENT



Site Address: Kalpataru Aria, Village Varne, Tal. Karjat Dist. Raigad at Varne, Karjat, Raigarh, 410201.
Head Office: 101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai - 400 055. Tel.: 022 3064 3065 | Email: sales@kalpataru.com | Website: www.kalpataru.com

Kalpataru Aria is registered with MahaRERA Reg. no. P52000047146 (Phase A), P52000050704 (Phase B), P52000051573 (Phase C) & P52000076850 (Phase D). For details please refer <https://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.

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) & P52000076850 (Phase D). Further details are available at website: <http://maharera.mahaonline.gov.in>





YOUR CANVAS AWAITS IN THE GREEN KINGDOM OF KARJAT.

There's nothing quite like owning a piece of land, a blank slate for your dreams to come alive. And there's no place quite like Karjat to own it in. Karjat lies in the Sahyadris, a recognized UNESCO heritage site older than the Himalayas, home to one of the top biodiversity hotspots globally. And in this haven of nature you can paint your forever legacy with vibrant green hues.

- **90 Mins** from Mumbai
- **45 Mins** from Navi Mumbai
- **110 Mins** from Pune



WHY LAND?

The preferred asset class for several generations, land offers the ideal mix of utility, low risk, 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.

- **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.

- **Asset Diversification**

It's always smart to not add all your eggs in one basket and here is where buying land helps you to grow your asset in a fruitful manner.



KALPATARU: THE ONLY SEAL OF ASSURANCE YOU NEED.

A quality home which will be your forever legacy is rare to find. That's where Kalpataru steps in a pioneer in the real estate landscape, Kalpataru has delighted over 19,500+ families by creating quality homes and benchmark developments across different geographies of India.



Over

55

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



EXEMPLARY EXPERTISE

Not just prime properties in big cities, Kalpataru also possesses expertise in developing luxury second home destinations like Amoda Reserve in Lonavala.



TRANSACTIONAL TRANSPARENCY

Clearly defined land ownership titles ensure no confusion or conflict over your prized investment.



COMPLETE SECURITY

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



HIGHLY AWARDED

Kalpataru has won more than 100 national & international awards.



ASSURED INFRASTRUCTURE

With the assurance that all infrastructure like electricity, water connections, well planned roads, and sustainable features will be in place well before time, you can look forward to a worry free living experience.



WORKING WITH THE BEST IN THE INDUSTRY

Designed by one of India's most celebrated architects, **Hafeez Contractor** & landscape conceptualized by renowned architects **Green Space Alliance** with the idea to bring the splendour of Karjat right into your homes.





Representational Image

WHY KARJAT?

	KARJAT	LONAVALA	MATHERAN	ALIBAUG
Population density	400 People/sq.km.	1464 People/sq.km.	730 People/sq.km.	490 People/sq.km.
Distance from Mumbai	68 Kms	87 Kms	88 Kms	102 Kms
Time travel to Mumbai	90 Mins	130 Mins	170 Mins	170 Mins
Eco sensitive zone	✓	✗	✓	✗
Second home destination preference	A growing second home market with vast open green expanses, easily accessible & surrounded by Sahyadri Hills on all sides.	An expensive & over-saturated second home market with lesser choice of views & choicest spots since it has become densely populated over the years.	Further away from the city. Not easily accessible; with rugged internal roads that are not properly built, making it difficult to drive on.	Alibaug is also an expensive & over-saturated second home market. It has very limited choice of great views and locations to offer since the choicest spots have already been occupied by the early-movers.

Source: Study on Karjat as a location for Real - Estate investment by Kaybase



KARJAT'S LAND: ALWAYS FERTILE FOR INVESTMENT.

Karjat isn't just a place where nature thrives, but your investment does too. And the best part is that Karjat is still a very unsaturated real estate market, giving you the early mover advantage.



GO-TO GETAWAY

Karjat is located just 90 mins from Mumbai and 45 mins from Navi Mumbai, making it the ideal getaway destination from the city.



SPARSELY POPULATED

With a population density of just 400 people/sq.km., at Karjat you can escape the hustle and bustle of the city. Mumbai has 25,357 people/ sq.km & Lonavala has 1464 people/sq.km



POPULARITY

From Bollywood stars to business honchos alike, the who's who of Mumbai are flocking to Karjat for its beauty and unmatched peace & quiet.



ECO-SENSITIVE ZONE

Karjat is a key green zone of Maharashtra & no development is allowed to progress if it hampers the naturally rich habitat.





Representational Image

KARJAT : A GEM AWAY FROM THE BUSTLE

The location in which you buy property is seen as the single biggest factor influencing price appreciation because the value of land appreciates when government initiates policy measures to make a neighbourhood pleasant to live in. If the government builds a highway, bridge or a metro line, property prices in the area would rise.

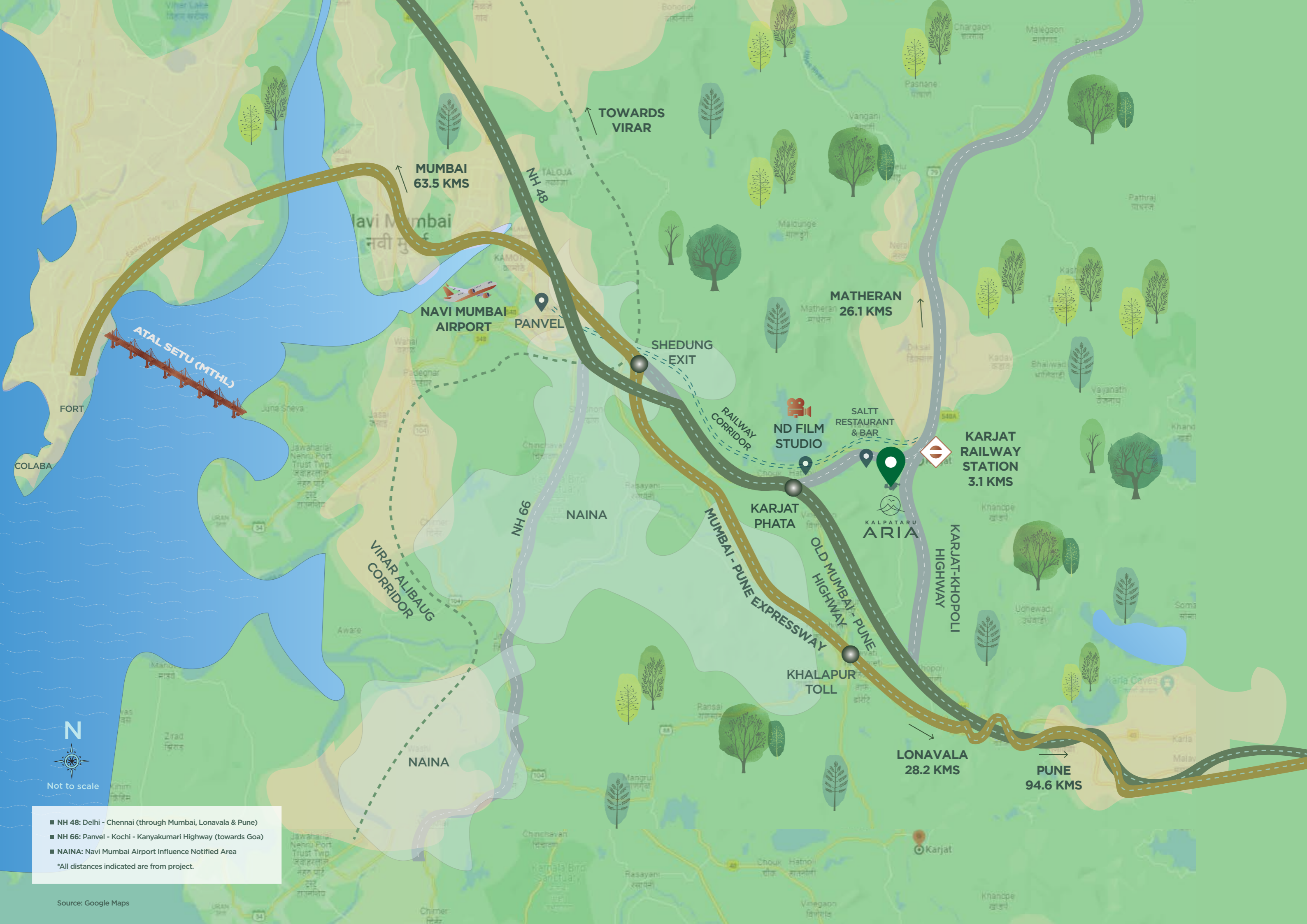
Source: Google Maps



Our location in Karjat is easily accessible from Mumbai-Pune Expressway, it's just 30 min. away from Shedung Exit and set right along the Karjat-Khopoli road. The roadways are wide, ensuring a smooth drive and facilitating overall growth & appreciation in the region.



With all the infra projects Government is introducing, tourism will be an all-year round phenomenon in Karjat. The increased inclination towards serene staycations and villas has been also been fueled by the pandemic and the worldly-wise traveller.



MUMBAI
63.5 KMS

TOWARDS
VIRAR

MATHERAN
26.1 KMS

KARJAT RAILWAY
STATION
3.1 KMS

LONAVALA
28.2 KMS

PUNE
94.6 KMS

NAVI MUMBAI
AIRPORT

NH 48

NH 66

NAINA

ND FILM
STUDIO

SALT
RESTAURANT
& BAR

KALPATARU
ARIA

KARJAT
PHATA

MUMBAI - PUNE EXPRESSWAY

OLD MUMBAI - PUNE
HIGHWAY

KARJAT-KHOPOLI
HIGHWAY

KHALAPUR
TOLL

VIRAR ALIBAUG
CORRIDOR

NAINA

ATAL SETU (MTHL)

FORT

COLABA

N



Not to scale

- NH 48: Delhi - Chennai (through Mumbai, Lonavala & Pune)
 - NH 66: Panvel - Kochi - Kanyakumari Highway (towards Goa)
 - NAINA: Navi Mumbai Airport Influence Notified Area
- *All distances indicated are from project.

NAVI MUMBAI INTERNATIONAL AIRPORT:*

The much-awaited ₹16,000-crore project is set to be operational by the 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.

ATAL SETU (MUMBAI TRANS HARBOUR LINK)

The Atal Setu shortens the commute from Mumbai to Navi Mumbai and Karjat. Its contribution to increasing real estate prices is likely to be higher than the new airport's because of the economic development it's expected to facilitate.

NAINA:*

A planned development for the region surrounding the Navi Mumbai International Airport to ensure that there is no haphazard growth. This region is expected to become a fully functional smart city by 2035.

JIO INSTITUTE:

This world-class, multi-disciplinary higher education institute is set up on an 800-acre land parcel with an investment of ₹1500-crore by Reliance Industries Ltd. and Reliance Foundation, creating jobs and development in the region.



*Upcoming projects

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

- At the foothills of Kalote Mokashi
- Along 4 lane Karjat - Khopoli Road
- 14 km from Dhirubhai Ambani Hospital
- 6.6 km from DMart



ADVENTURE & TREKS



PEJ RIVER RAFTING:

In this exciting experience, you'll raft over the gushing Ulhas-Pej River over a stretch of 7 km and encounter 12 rapids. Moreover, a natural jacuzzi waits for you at the end of this stretch surrounded by rich greenery giving you the peace of mind you truly deserve.

DHOM DAM-GARBETT HILL TREK:

Another experience you get to witness is the trek from Dhom Dam to the Garbett Plateau. While trail begins alongside the Dhom Lake, you can also enjoy the sight of many beautiful waterfalls, while you cross small streams and many rice fields along the trek path. And for your short breaks, you will also find small stalls where you can treat yourself to some snacks and hot tea!

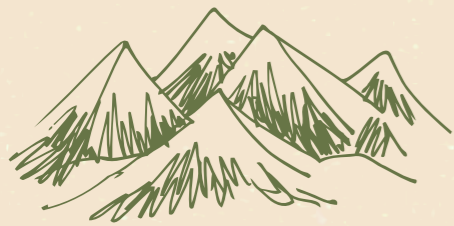


KOTHALIGAD (PETH) FORT:

A conical shaped fort, said to have been constructed by the Marathas is a must visit attraction in Karjat. The Peth fort offers a panoramic view of the surroundings and has a cave at its foothills. You can explore the fascinating pathways, the ancient cannon balls scattered around the fort & the entire Konkan countryside view from a height of 3100 ft.

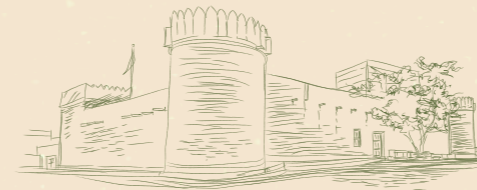
BHAIROBA CAVES:

From the Peth Fort, you can also embark on an exciting trek and explore the majestic Bahiroba caves with well-sculpted pillars. The scenic views especially during monsoons will soothe your mind. The Bhairoba caves can be explored at any time of the day but it looks even more enchanting in the moonlight.



SONDAI FORT TREK:

The Sondai Fort Trek offers a beautiful view of Morbe Dam, Prabalgad, Irshalgad, Rajmachi, Songiri forts and Matheran mountain range. Hikers & Devotees climb to the summit where an idol of Sondai Devi stands tall amidst the clouds.



SONGIRI FORT TREK:

Earlier, a rarely visited hill with dense jungle and mysterious routes, it is now gaining popularity due to the well-marked path and easy accessibility. The top offers excellent views of the surrounding Mountains and Ulhas River. Apart from a water tank, the fort also consists of ruined fort wall.



Kothaligad Trek (Actual Image)



PEB FORT:

Peb fort, also known as Vikatgad, rises to a maximum altitude of 2,050 ft. with five different trails. The unique location of the hill affords it a panoramic view of the entire Matheran range. A temple has been constructed at the top of the fort and is believed to shelter the footprints of Swami Samarth.



KARNALA BIRD SANCTUARY:

With an admirable assortment of exotic plants and over 200 species of native & migratory birds, Karnala Bird Sanctuary is a unique experience! You can choose from interesting trails like Hariyal and Mortaka nature trails to sight some rare species like Bluethroat, Ashy Minivet, and Red-breasted Flycatcher. The sanctuary also houses the ancient 12th-century Karnala Fort, which is a must-visit!

KONDANA CAVES:

Kondana Caves are the finest example of the rock cut Buddhist caves of Maharashtra. These 16 caves date back to the 1st century and were used by monks during the monsoon. Each cave has beautiful walls carrying sculptures, and images of vihara, chaitya, and stupa; one can even see the beds made of stone.



ND STUDIOS:

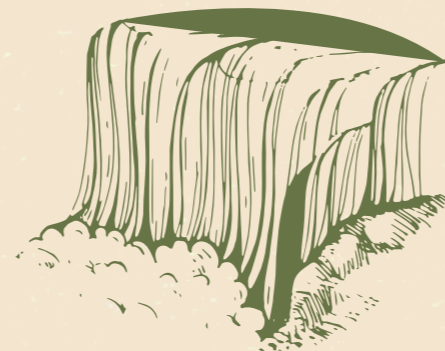
If you're a Bollywood fanatic, ND Studio is a must-visit destination for you! Here you get to witness the sets of many great movies & television shows with your own eyes! Some of the popular movies like Devdas, Slumdog Millionaire, and Jodha Akbar have been shot there too.



PICNIC HOTSPOTS

Karjat offers a number of spots for a calm, rejuvenating time by yourself or with your loved ones.

- Waterfalls - Kalote, Palasdhari & Bhivpuri
- Dams - Bivale, Morbe & Dhom



MONTERIA VILLAGE:

If you are done and dusted with the mainstream getaways, you can visit Monteria Village for an elevated experience of a quintessential village life. This mock village spread across 35 acres will let you experience the beauty of rural India. What's more, a lot of exciting activities such as model green train and nature walks await you at this incredible getaway.



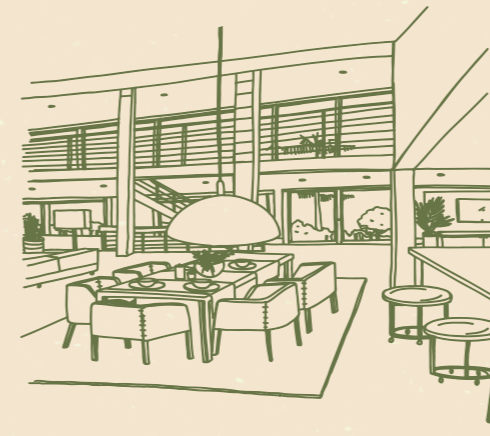
Monteria Village (Actual Image)

LEISURE



FOREST CLUB RESORT:

You can pamper yourself by indulging in the spa services, interesting dining options & a number of fun activities for your family.



NAMAK RESTAURANT:

This place is synonymous to delicious food that can satiate all your food cravings. You can relish a scrumptious meal in the multi cuisine- Namak Restaurant.

SALTT, RESTARUANT & CAFE:

An 8 min. drive away from Kalpataru Aria, the charming and rustic, Saltt at Oleander Farms offers a refreshing dining experience for a hearty meal!



PALMS @RADISSON BLU:

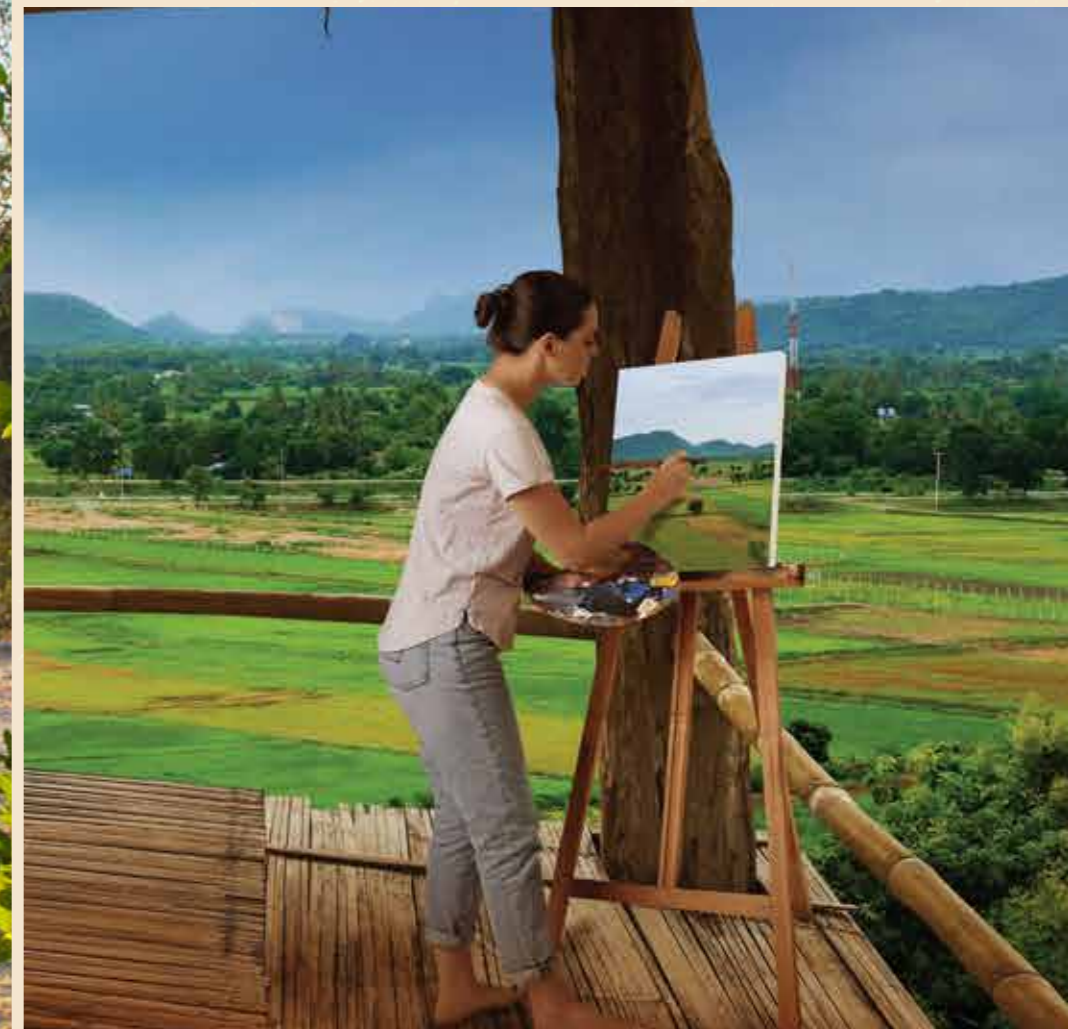
From Italian pasta to Indian biryani, the cuisine at the Palms, Radisson Blu Resort & Spa Karjat provides a range of options for every taste.



Saltt, Restaruant & Cafe (Actual Image)

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

The launched phases at Kalpataru Aria feature **13 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 an unrestricted living as you immerse in experiences that bring you closer to Mother Nature.



MASTER LAYOUT - NEW PHASE

1. ENTRY / EXIT
2. MULTIPURPOSE COURT
3. VEGETABLE HOBBY PARK
4. HURDLE PARK
5. SWING PARK
6. FRUIT ORCHARDS
7. KID'S PLAY AREA
8. TERRAIN PARK
9. AROMA GARDEN
10. NATURE TRAIL PARK
11. FLOWER GARDEN
12. HERB GARDEN
13. COMMUNITY PARK
14. KID'S PLAY AREA
15. CRICKET ARENA
16. TODDLERS PARK
17. LAKE PROMENADE PARK
18. MIYAWAKI FOREST
19. YOUTH PARK
20. PLAY PARK
21. COMMERCIAL HEALTH CLUB*

( R SERIES - FUTURE DEVELOPMENT)



*Disclosure: 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.

MASTERFULLY PLANNED TO PERFECTION.



Plots ranging from 2,280 sq.ft. to 9,869 sq.ft.
With an option to club multiple plots together.



GENERAL AMENITIES AND FEATURES:

- Wide tree lined avenue roads
- Health Club
- Themed parks with Indigenous planting
- Rain water harvesting
- Street lighting
- DG Power backup for common area and health club.
- Lightning protection system
- Organic Waste Composter



AROMA GARDEN:

- Fragrant garden with shrub bed and planation
- Butterfly garden
- Viewing plaza



NATURE TRAIL PARK:

- Strolling track
- Multipurpose lawn
- Seating area
- Plantation



FLOWER GARDEN:

- Floral Beds
- Aromatic trail



HERB GARDEN:

- Medicinal garden
- Meditation Lawn
- Seating area with walkway



COMMUNITY PARK:

- Temple
- Multipurpose Lawn
- Lily Pond
- Senior citizen plaza



KID'S PLAY AREA:

- Basketball Tree
- Seating area
- Lawn



CRICKET ARENA:

- Net cricket
- Activity lawn
- Seating area



TODDLERS PARK:

- Play Lawn
- Play area with play equipment
- Sand pit play area
- Guardians Plaza



LAKE PROMENADE PARK:

- Viewing Deck
- Camping site
- Amphitheatre with stage
- Bird watching tower
- Cultural Lawn
- Seating plaza
- Fitness track
- Meadow Garden
- Meditation and Yoga lawn
- Strolling pathway



MIYAWAKI FOREST:

- Strolling pathway
- Seating plaza



YOUTH PARK:

- Rock climbing wall
- Play lawn
- Youth plaza



PLAY PARK:

- Half basketball court
- Multipurpose lawn
- Seating pavilion with walkway



PLOT AMENITIES:

- Plot demarcation
- Provision for Water and Electrical services
- till the plot entrance



COMMERCIAL HEALTH CLUB*

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
- Kids Play area
- Indoor games room
- Indoor Badminton Court
- Squash Court



BIRD'S EYE VIEW



FUTURE DEVELOPMENT

PROPOSED COMMERCIAL HEALTH CLUB*
FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE
DEVELOPMENT

FUTURE DEVELOPMENT







