



KALPATARU  
ARIA





Representational Image

# YOUR CANVAS AWAITS IN THE GREEN KINGDOM OF KARJAT.

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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. Located close to Mumbai and Pune, yet far enough to be nothing like them, Karjat is home to the exquisite green hues of the Western Ghats. Paint your legacy with the vibrant colours of nature.





Representational Image

## LAND IS A LEGACY WOVEN WITH MEMORIES.

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The nostalgia of family life is tucked into every corner of a home. It's the abode your children will trace happy childhoods back to and relive those memories for decades to come. Kalpataru Aria's charm lies beyond its splendid blend of modern comforts and nature's finest gifts. It's a thriving legacy that lives across generations.







Representational Image

## CO-EXISTING WITH NATURE: JUST WHAT THE DOCTOR ORDERED.

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Biophilia refers to humans' tendency to connect with nature. Studies have revealed exceptional health benefits of immersing in ecologically rich spaces. And in the biodiverse ecosystem of Karjat, nature is fused with everyday life. With the right balance of beautiful sensorial elements, you'll live in perfect harmony with nature at Kalpataru Aria.







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## KARJAT: A GEM AWAY FROM THE BUSTLE.

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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, that's situated at the foothills of the Sahyadris, a mountain range older than the mighty Himalayas. Set apart by its ecologically integrated infrastructure, Karjat perfectly balances modern conveniences with a serene lifestyle.







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# A SUPERIOR LIVING EXPERIENCE

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## 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.

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## Eco-sensitive Zone

The government has declared the Sahyadri range and its biodiversity as an eco-sensitive zone and Karjat is part of it. 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 and tamper-free.

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## Breathe Easy, Always

Karjat enjoys splendid air quality with an AQI of just 8 (Excellent) through the year. Compare that with 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 QUAINT DESTINATION

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### **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.

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### **Exclusivity**

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.

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### **Ever-green Tourist Hotspot**

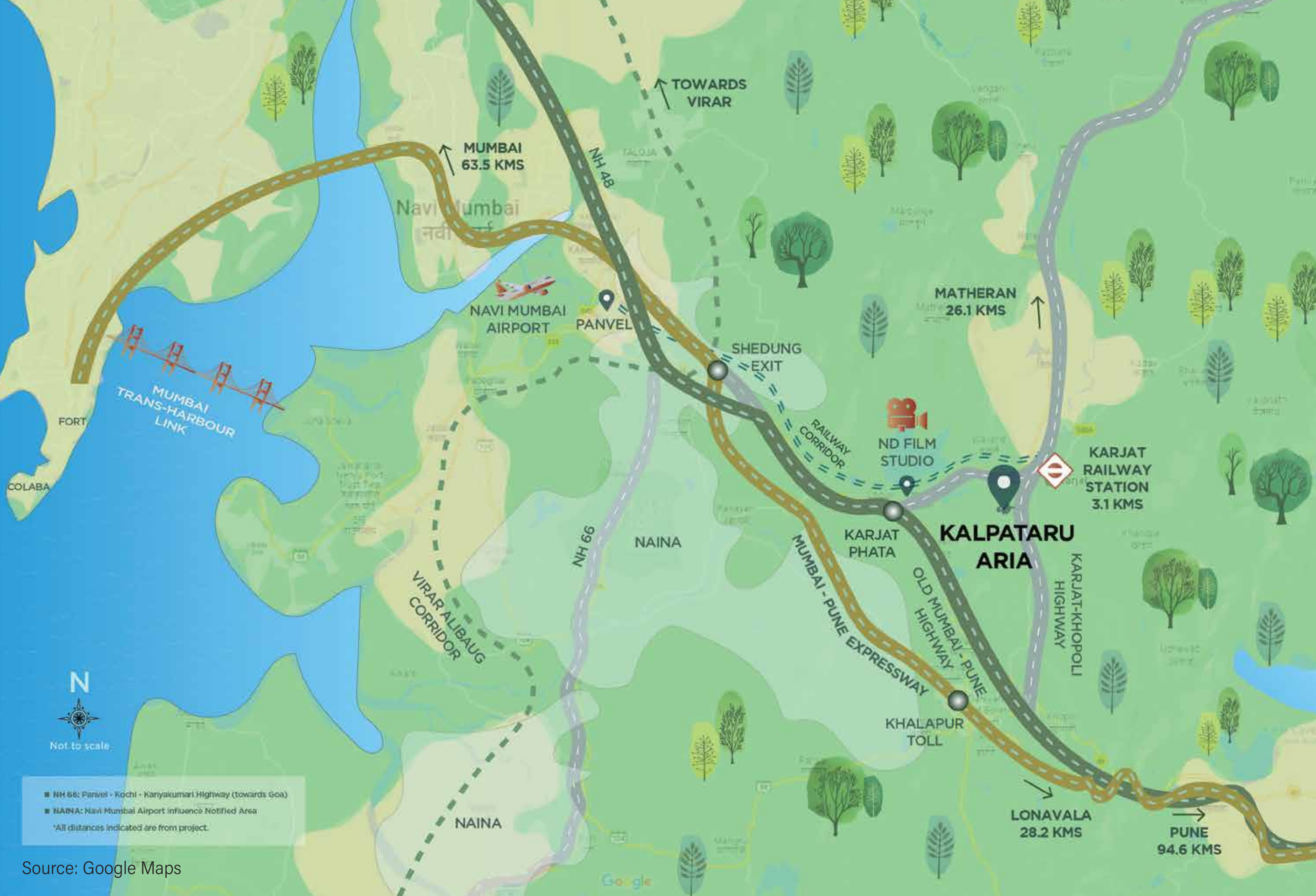
Along with a host of infrastructure projects, the government is also trying to increase year-round tourism at Karjat.

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### **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 production houses like 20th Century Fox, Walt Disney and DreamWorks. Having been home to mega blockbusters like Devdas, Jodhaa Akbar and even the Oscar-winning Slumdog Millionaire, this Karjat attraction is on its way to becoming a world-renowned spot frequented by the best filmmakers in the world.





Source: Google Maps

# 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, once operational, will shorten the commute from Mumbai to Navi Mumbai and Karjat. It will also contribute to an increase in real estate prices due to the slew of economic development that it's expected to facilitate.





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## A SMART INVESTMENT

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### **Navi Mumbai International Airport**

The much-awaited ₹16,000-crore project is set to be operational by 2023. 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.

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### **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.

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### **Jio University**

Coming soon to the outskirts of Mumbai is a world-class, multidisciplinary higher education institute – Jio University – that is slated to be set up on an 800-acre land parcel with an investment of ₹1,500 crore by Reliance Industries Ltd. and Reliance Foundation. It will create jobs and development in the region.







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## KARJAT'S LAND: ALWAYS FERTILE FOR INVESTMENT.

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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.





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

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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 and Jio University are currently under construction.

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## 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.

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## 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.

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## 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.





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# KALPATARU: THE ONLY SEAL OF ASSURANCE YOU NEED.

With a legacy spanning over 50 years, Kalpataru is one of the top real estate brands in India. Join over 18,628 delighted families on a rewarding home ownership journey.



## HIGHLY AWARDED

Kalpataru has won over 100 national and international awards.

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## EXEMPLARY EXPERTISE

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

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## ASSURED INFRASTRUCTURE

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

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## TRANSACTIONAL TRANSPARENCY

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

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## COMPLETE SECURITY

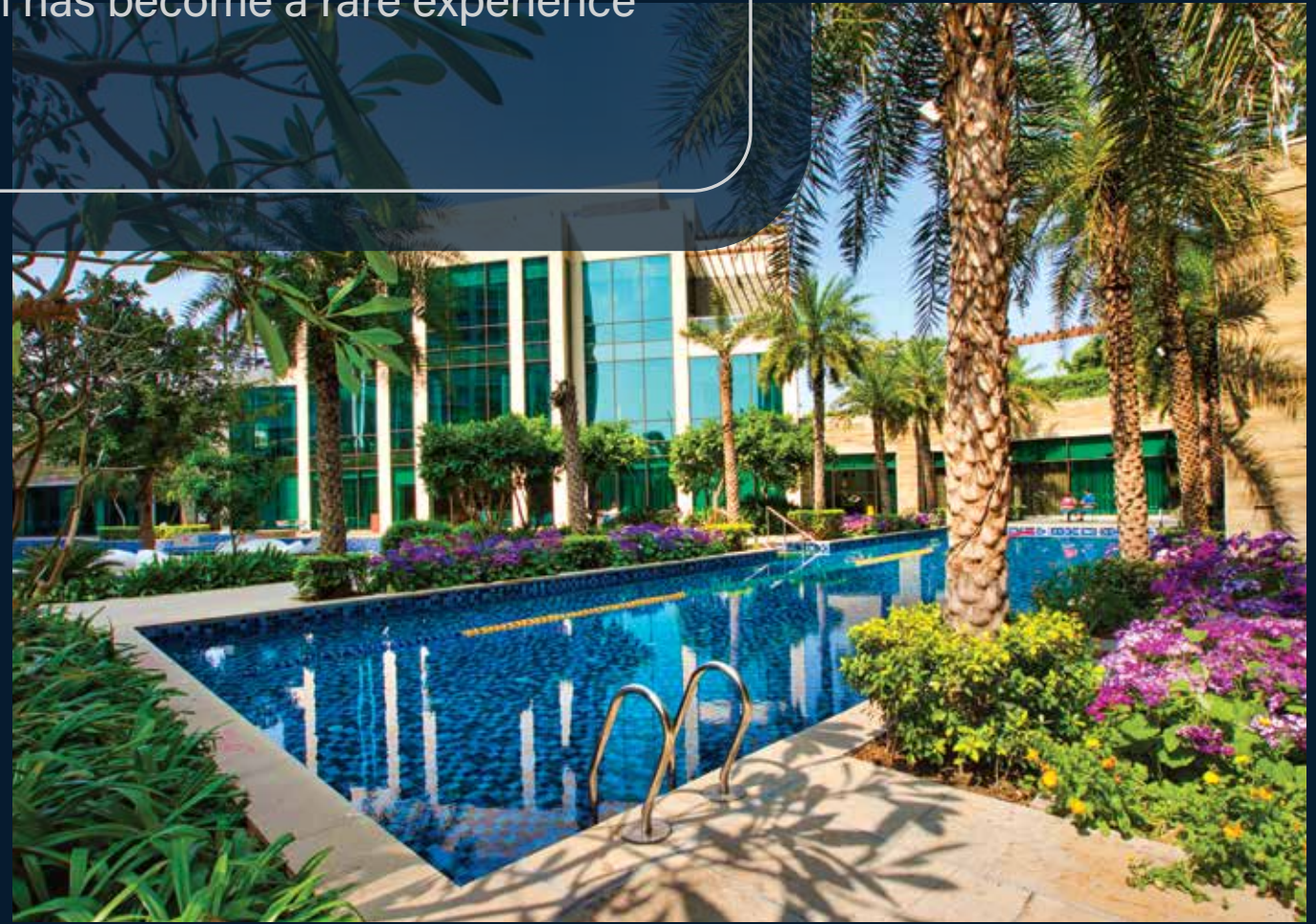
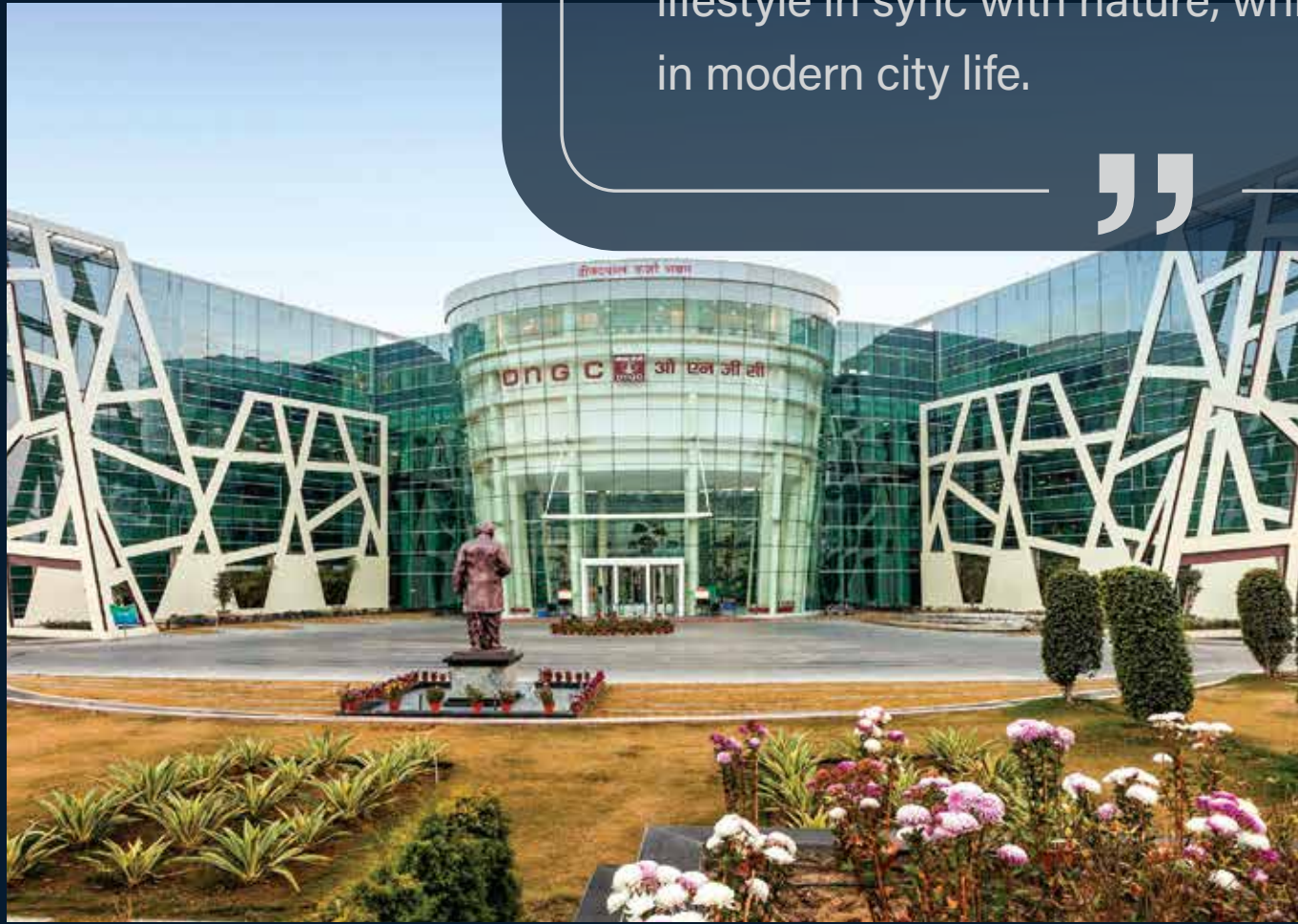
A secured boundary wall and various other features ensure your peace of mind.





“ 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.

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Shot on Location - Infosys Mysuru, IRIFM Secunderabad, ONGC, Crest

## DESIGNED BY THE BEST IN THE BUSINESS: HAFEEZ CONTRACTOR

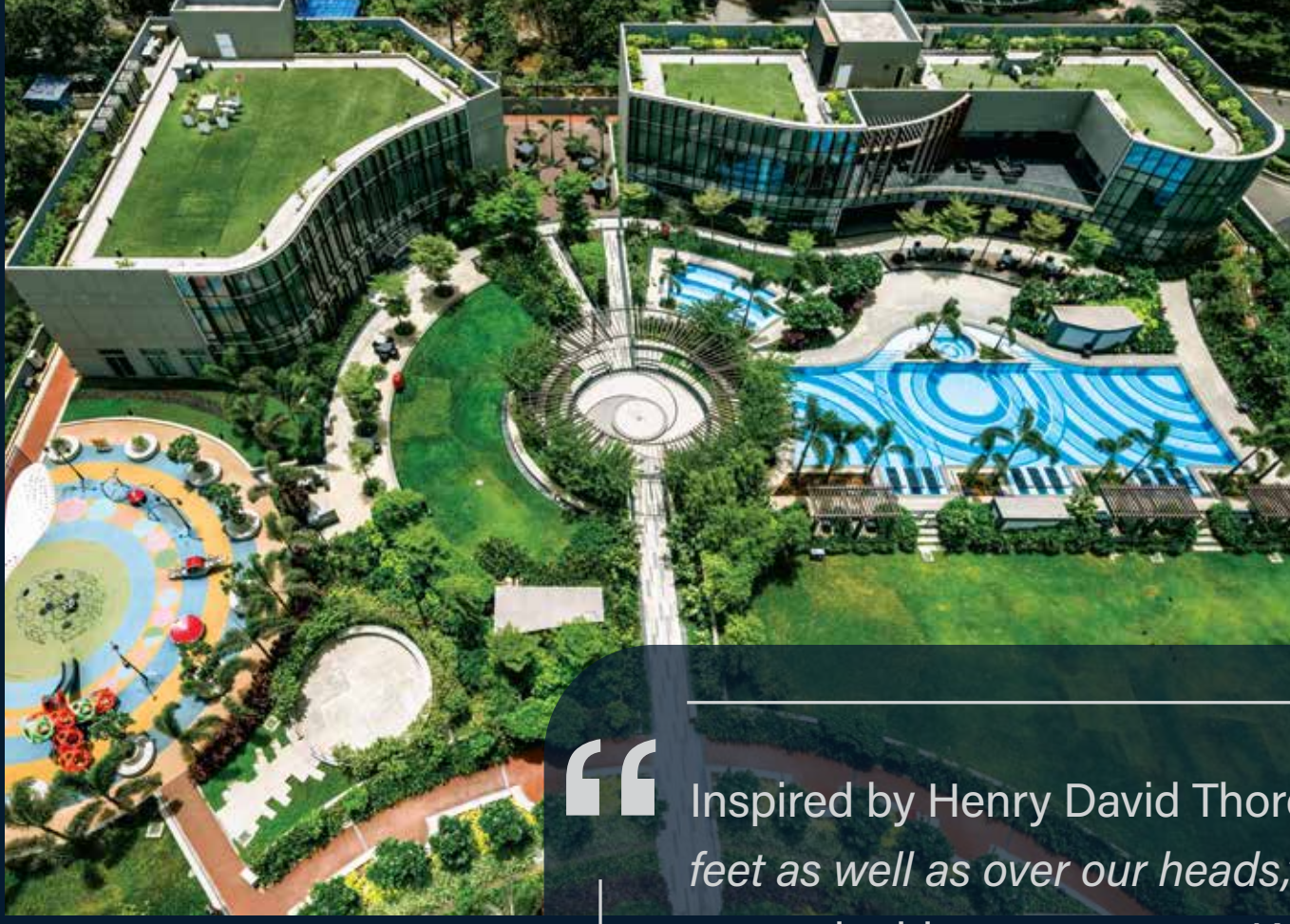
Build a masterpiece on your canvas with one of India's most celebrated architects. Hafeez Contractor's world-class designs and unique, sustainable architecture have earned him many accolades like the coveted Padma Bhushan.

### SOME NOTABLE PROJECTS INCLUDE:

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







“ 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.

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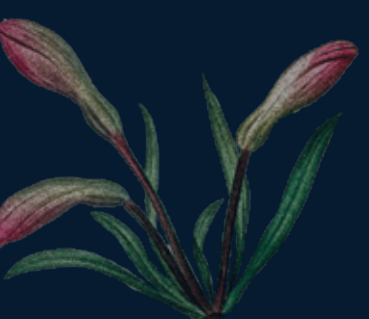
Shot on Location - Island City Centre, Mumbai

## 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.

### SOME OF THEIR NOTABLE PROJECTS INCLUDE:

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







Representational Image

# YOUR LIFE, BOUND BY NOTHING.

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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.

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**THIS IS KALPATARU ARIA.  
THIS IS YOUR LIFE, BOUND BY NOTHING.**







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## DISCOVER THE KALPATARU ARIA LIFE.

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Kalpataru Aria lies within the pristine ecosystem of Karjat. Its 18-acre first phase is nestled in a gated community located at the foothills of the Kalote-Mokashi range. 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.







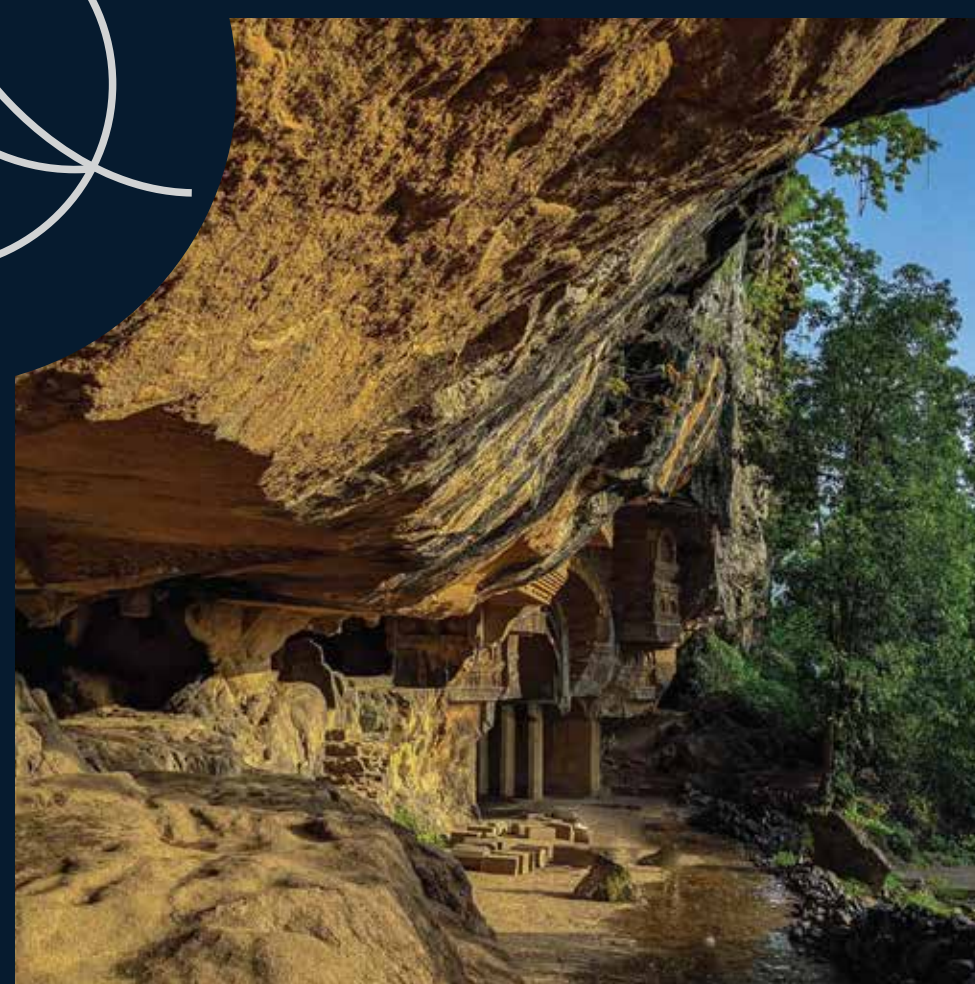
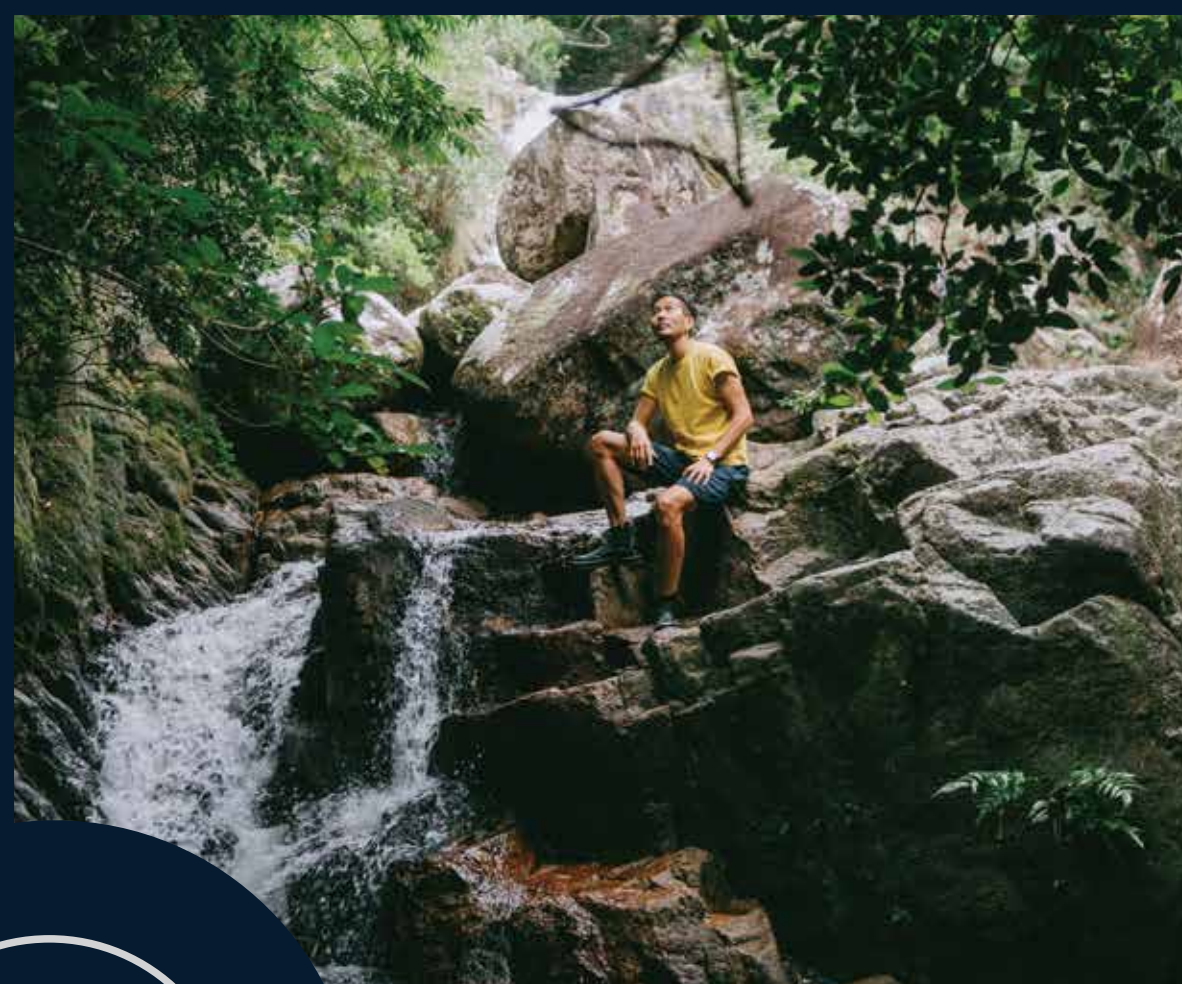
Not to Scale | Reference: Google Maps

# 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.







Representational Images

# 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
Rapelling 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





Artist's Impression

- 1** ENTRY/EXIT
  - 2** COMMUNITY PARK
    - EVENT LAWN WITH STAGE
    - BARBEQUE DECK
  - 3** HEALTH CLUB\*
  - 4** CELEBRATION PARK
    - RETREAT PLAZA
    - OPEN YOGA DECK
    - CAMPING SITE WITH STARGAZING DECK
    - MULTIPURPOSE SPORTS LAWN
  - 5** FOREST PARK
    - COMMUNITY FARMING
    - PICNIC LAWN
    - TREEHOUSE
  - 6** CYCLE STAND
  - 7** SENSORY GARDEN
    - BIRD FEEDER AREA
    - HERB GARDEN
    - REFLEXOLOGY PATH
    - SENSORY GARDEN
    - LABYRINTH
  - 8** DUNE PARK
  - 9** STROLLING PARK
    - MULTIPURPOSE LAWN
    - ART AND HOBBY CORNER
  - 10** SOUND OF NATURE PARK
    - MULTIPURPOSE LAWN
    - BIRD BATH
    - WIND CHIMES AND BAMBOO CHIMES
  - 11** FITNESS PARK
    - MULTIPURPOSE SPORTS COURT
    - NET CRICKET
    - AMPHITHEATRE
    - SWING RING
    - FITNESS LOOP
- SENIOR CITIZEN'S PAVILION IN 2,9,10,11  
 KID'S PLAY AREA IN 4,7,8,9,10,11  
 NATURE POCKETS IN 5,7,9,10,11

\*Disclaimer 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 illustrative and will be changed/finalised in accordance with the approvals, applicable laws, regulations, orders, directions, etc.





Artist's Impression

## BE WELCOMED BY NATURE'S OPEN ARMS.

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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.





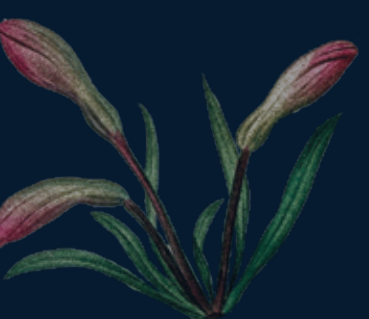


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## PLANNING - THE ARIA WAY

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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 Images

# 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.







Artist's Impression

# YOUR TIME, BOUND BY NOTHING.

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## HEALTH CLUB

Inspired by the classic American country club, the Health Club is a space for you to indulge in a range of activities or simply do nothing.

- Multipurpose Hall with Outdoor Party Lawn
- Games Room
- Kids' Play Area
- Gymnasium







Artist's Impression

# INDULGE ALL YOUR SENSES.

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## SENSORY GARDEN

Reconnect with yourself in a park specially curated to stimulate your senses.

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







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# NATURE THAT MAKES YOU STOP AND STARE IN AWE.

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## DUNE PARK

Enjoy a piece of Karjat's ecosystem right in your backyard, where local flora and fauna thrive in their natural glory.

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







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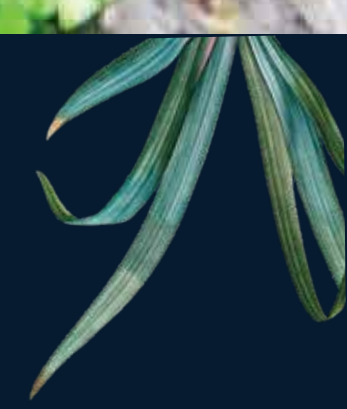
# EXPERIENCE THE UNTAMED HEART OF NATURE.

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## FOREST PARK

Read a book, take a nap, soak in the sights and sounds of nature, or simply do nothing in the splendid Forest Park.

- Community Farming
- Treehouse
- Picnic Lawn
- Nature Pockets







Artist's Impression

# TURN EXERCISE INTO ADVENTURE.

## FITNESS PARK

A good outdoor workout with Karjat's refreshing air powering you is an experience far superior to air-conditioned gyms.

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







Representational Image

# SWAY TO THE SOOTHING TUNES OF NATURE.

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## SOUND OF NATURE PARK

Relax and unwind to the sweet sounds of nature at the Sound of Nature Park, with installations designed to calm your soul.

- Theme Park with Sound of Nature Equipment - Bamboo Chimes & Wind Chimes
- Multipurpose Lawn
- Kids' Play Area
- Senior Citizen Pavilion
- Bird Bath
- Nature Pockets
- Deciduous Tree Walk & Bamboo Walk Area







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# NO PLACE FOR YOUR GADGETS.

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## STROLLING PARK

Feel the healing power of nature, whether it's calming mornings or breezy evenings. You'll find yourself returning to the Strolling Park time after time. Just remember to leave your gadgets behind.

- Multipurpose Lawn with Stage
- Art and Hobby Corner
- Senior Citizen Pavilion
- Kids' Play Area
- Nature Pockets







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# TURN MOMENTS INTO MEMORIES.

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## CELEBRATION PARK

Designed to bring family and friends together in the shadow of nature's bounty, the Celebration Park is a space meant to create memories that last a lifetime.

- Kids' Play Area
- Camping Site
- Stargazing Deck
- Retreat Plaza
- Open Yoga Deck
- Multipurpose Sports Lawn







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# REINVENT YOUR DOWNTIME WITH LOVED ONES.

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## COMMUNITY PARK

Be it a relaxing evening with family or an energizing meet-up with friends, the Community Park is designed to delight.

- Event Lawn with Stage
- BBQ Deck
- Senior Citizen Pavilion







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## IMMERSED IN NATURE, GUIDED BY SUSTAINABILITY.

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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.



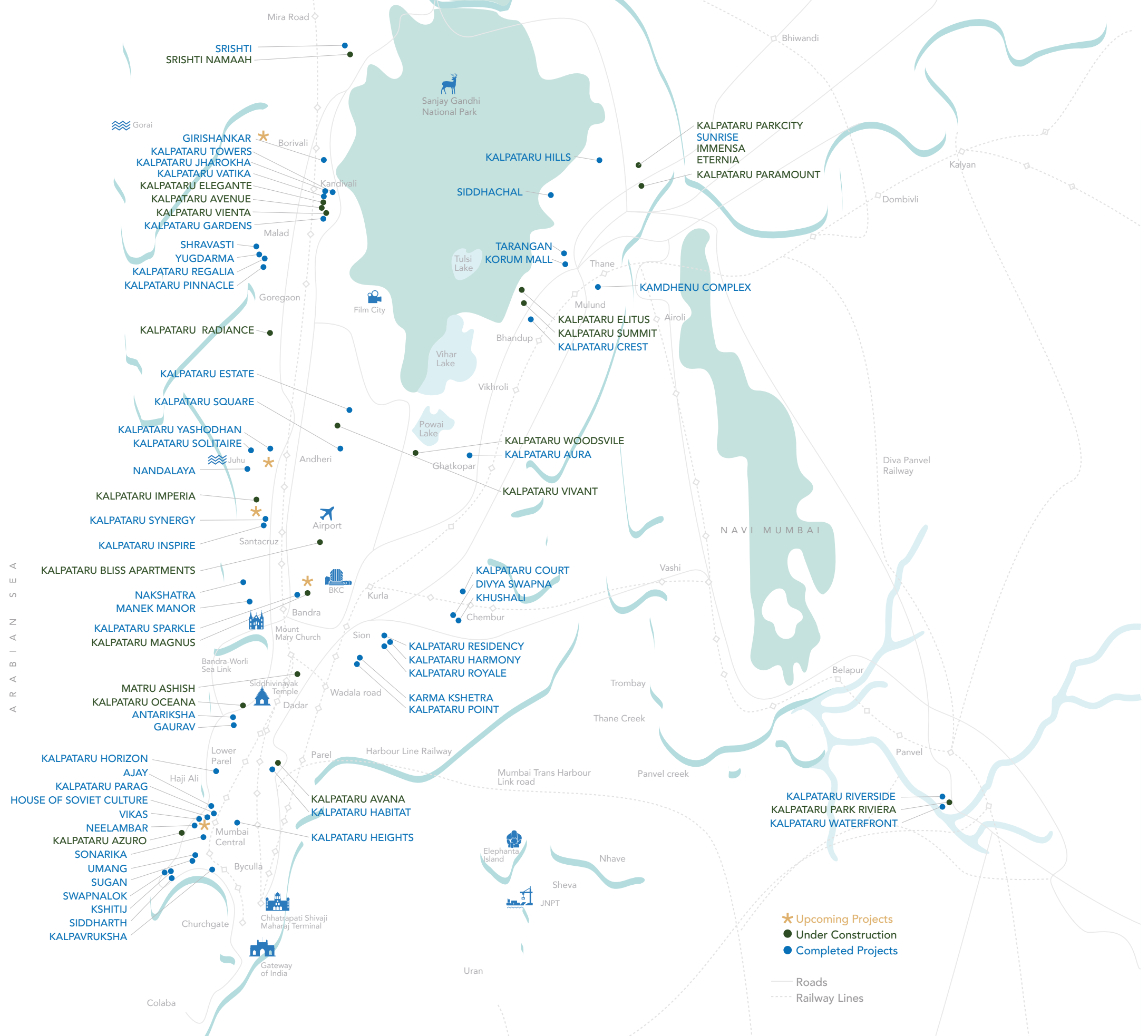
### AROUND YOUR HOME:

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

Disclosure: Common areas, amenities and facilities will be developed in phases.







# 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  
**50** YEARS OF  
BUILDING  
TRUST

MORE  
THAN  
**105** LANDMARK  
PROJECTS  
& STILL  
GROWING

OVER  
**21** LAKHS SQ.M.  
OF AREA  
DELIVERED

MORE THAN  
**18,628**  
HAPPY FAMILIES





Site Address: Kalpataru Aria, Village Varne, Tal. Karjat Dist. Raigad at Varne, Karjat, Raigarh, 410201.  
Tel.: 022 3064 3065 | Website: [www.kalpataru.com](http://www.kalpataru.com)

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Kalpataru Aria is registered with MahaRERA Reg. no. P52000047146. For details please visit <http://maharera.mahaonline.gov.in>. Project Kalpataru Aria is mortgaged with Vistra ITCL (India) Limited acting as Debenture Trustee for the Non-Convertible Debenture issued. The actual image(s)/view(s) have been modified/enhanced for visual, illustrative and creative purposes. #Bank moratorium and eligibility conditional. \*Terms, conditions & taxes apply.

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^Disclosure: 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 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 no. P52000047146. Further details are available at website: <http://maharera.mahaonline.gov.in>