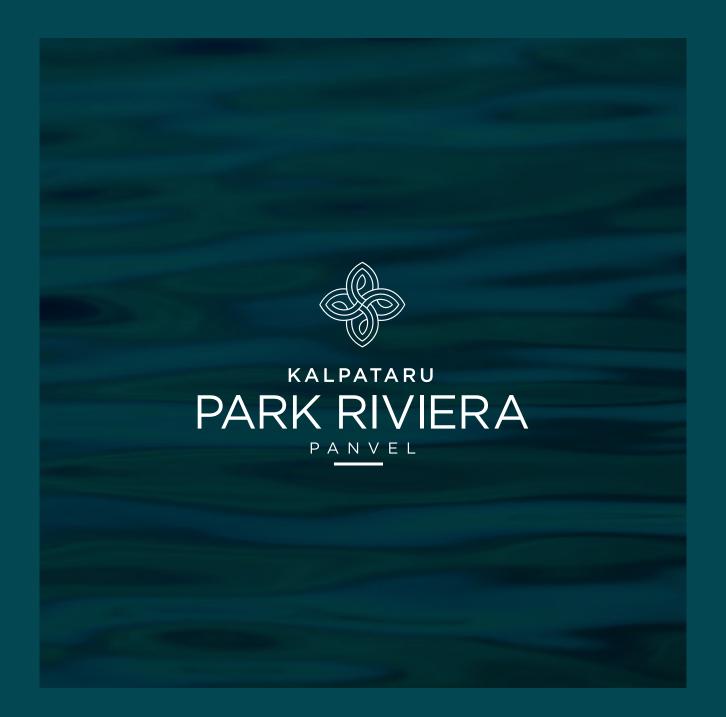


Sales Gallery: Kalpataru Park Riviera, Opp. Panch Mukhi Hanuman Temple, Old Mumbai-Pune Highway, Panvel – 410 206. Maharashtra.

Head Office: 101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai - 400 055, India. | Tel: +91 22 3064 3065 | Email: sales@kalpataru.com | Website: www.kalpataru.com |
Kalpataru Park Riviera is registered with MAHARERA Registration no. P52000031831 for Wing A & B and P52000027454 for Wing C & D. Details available at https://maharera.mahaonline.gov.in/.

Disclosure: All specifications, images, plans, designs, facilities, amenities, dimensions, elevations, any other information contained herein are indicative in respect of the project: Kalpataru Park Riviera. The project may be subject to revision/s and/or alteration/s in accordance with the approvals, orders, and/or in compliance with laws/regulation in force from time to time. Unless otherwise stated, all the images, visuals, materials and information contained herein are purely creative/artistic concepts and may not be actual representation of the product and/or any amenities. None of the above may be construed to form any basis of, and/or serve as an inducement or invitation for payment of any advance and/or deposit, to be made by a prospective customer under the relevant provisions of law or otherwise. The project is secured with to IDBI TRUSTEESHIP SERVICES LIMITED and no objection letter would be obtained at the relevant time, if required. All specifications of the flat shall be as per the agreement for sale (if any) between the parties.





EARTH, AIR, WATER. AND TRUST.

For over a decade, Kalpataru has been bringing global amenities and an international lifestyle in Panvel. Beginning with Kalpataru Riverside in 2008,

Kalpataru continued to earn the trust of the citizens of Panvel with Kalpataru Waterfront, launched in 2014.

Kalpataru now brings the same quality and lifestyle with its latest offering in Panvel – Kalpataru Park Riviera.



MAKE LIFE A RIVERSIDE VACATION.

Rivers have always been the centre of life. Right from the mighty Nile and the divine Ganga, to the streams that have nourished and nurtured smaller cities. And of course, flowing water is one of the most soothing sights to the human eye. And the human mind.

Added to it, the soft ripple of the water, or the chance for a riverside saunter and life just seems to flow ever so smoothly. In the pages following, you will find the finest way to explore this lifestyle.



WELCOME TO KALPATARU PARK RIVIERA. WHERE THE HUSTLE AND BUSTLE OF DAILY LIFE BECOMES A SERENE FLOW.

Just 4 Multi-storeyed towers nestled amidst 2.3 acres of lush landscaping and with mesmerising views of the tranquil Kalundre river, Kalpataru Park Riviera is simply made for today's fast-paced, hectic world. With a plethora of amenities surrounding your smartly planned home, it is a great opportunity to own a serene lifestyle - right in the midst of the city.



- Premium residential complex of 4 multi-storeyed towers
 - Smartly planned 2 & 3 bed homes
 - Spacious, well-designed lobbies
- An elegantly designed eco-deck with modern amenities
- A large landscaped garden with lush tropical planting on eco-deck and ground level
 - Multi-tier security system





DESIGNED AROUND WATER AND AIR. PLANNED TO RE-INVIGORATE YOU.

The towers and homes at Kalpataru Park Riviera have been designed to optimise the location. With the river on south-west side having been left open, the cool breeze coming across the river is ever-refreshing. And at the same time many of the residents get stunning riverside and garden views.

These homes are a celebration of the exquisite taste and good sense of those who will live here. While the restful views are a definite plus, the basics, i.e., the architectural design has been crafted in a way to optimize natural light and ventilation – to that of living as close to nature as possible.



NOTHING IS EVER TOO FAR. NOT EVEN SERENITY.

Kalpataru has always tried to find the fine balance between providing its home-owners the joys of living in the city, and yet finding the peace and quiet they crave. Kalpataru Park Riviera typifies this. While its location, enviably close to the Kalundre river, makes it a beacon of tranquillity, it has multi-modal connectivity to the major work hubs of Navi Mumbai and Mumbai. Being so centrally located also ensures that amenities of Panvel's city life are within easy distance.

CONNECTIVITY

Old Mumbai Pune Highway - 2 mins
Panvel Junction Railway Station - 6 mins
Panvel Bus Depot - 6 mins
Lonavala - 55 mins
Pune - 1 hr 50 mins

EDUCATIONAL INSTITUTIONS

Dr Pillai Global Academy - 10 mins

MGM College of Medical & Engineering - 12 mins

NIFT - 20 mins

Amity University - 22 mins

HOSPITALS

Gandhi Hospital – 3 mins Lifeline Hospital – 5 mins MGM Hospital – 13 mins

RETAIL

Panvel Market Yard - 4 mins Orion Mall - 7 mins D-Mart - 10 mins



THE FUTURE IS HERE.

A few minutes from Navi Mumbai, Panvel is on its way to becoming a residential city of choice. The pace of development and upcoming infrastructure will ensure that Panvel becomes a work and life hub of the 21st century.

All three modes of connectivity and transport, i.e. air, water and land are being generated here to make sure that Panvel is connected to all parts of Maharashtra and beyond.

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THE MAIN PARTS OF THIS UPCOMING INFRASTRUCTURE ARE:

• Navi Mumbai International Airport¹:

The new airport within a short drive from Kalpataru Park Riviera will make travelling simpler.

• Mumbai Trans-Harbour Sea Link²:

This link is set to reduce the commute time between Navi Mumbai & South Mumbai to less than 30 mins drive.

• Proposed 140-km Virar-Alibaug Multimodal Corridor (VAMC)3:

With easy access to Alibaug from Panvel, this corridor will reduce the commute time between Virar & Alibaug to an hour.

• Airport - Metro Corridor4:

This metro corridor will seamlessly connect upcoming Navi Mumbai airport to Chhatrapati Shivaji
International airport.

Source

https://www.thehindu.com/news/cities/mumbai/with-key-infra-panvel-on-its-way-to-becoming-a-growth-centre/article25875591.ece https://www.bloombergquint.com/politics/mumbai-trans-harbour-link-may-be-ready-before-2022-deadline-says-chief-minister-uddhav-thackeray http://www.landexpert.in/mmcorridor.html

ttps://www.businesswireindia.com/metro-line-between-two-international-airport-to-elevate-panvel-as-future-destination-62291.html

LIFE FLOWS SMOOTHLY. JUST LIKE THE RIVER.

Once you enter the gates of Kalpataru Park Riviera, you're cocooned in a world of premium features and development. Drive down through a beautifully landscaped way to your tower's drop-off area. Spacious, well-designed lobbies await you as you alight from your vehicle. From here home is but moments away with multiple elevators waiting to take you up.

- Spacious, well-designed lobbies
- Separate drop-off for each tower
- DG back up for elevators and designated common areas
 - Elevators including Auto Rescue Device (ARD)







A COMPLETE LIFESTYLE. EVEN BEFORE YOU STEP OUT OF THE GATES.

Being at home should never mean having nothing to do. That's why Kalpataru Park Riviera has been embellished with its own set of amenities and features which can keep families entertained for hours on end. Amidst the lush green and verdant landscaping you will find features that every age group will enjoy - from grandparents to grandchildren. These features too are divided between amenities that promote an active lifestyle and those that help the community to relax. No matter what your mood, you will always find something to do. Right within the gates.

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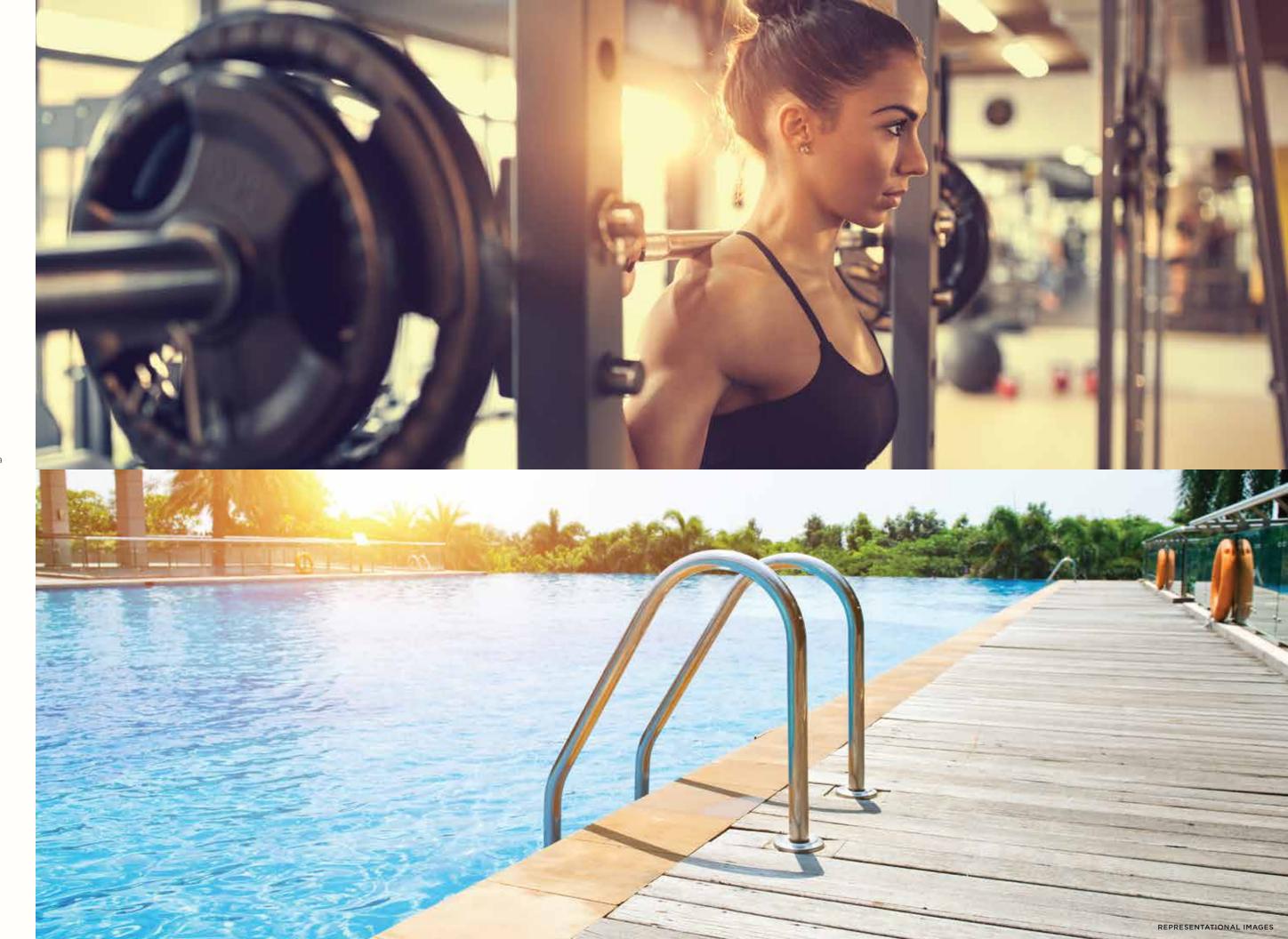
HERE ARE SOME OF THE FEATURES YOU WILL ENJOY:

ACTIVE

- State-of-the-art gymnasium with fitness studio Swimming pool and kids' pool
- Indoor games room Whoopee zone: Play areas for kids Indoor games room Outdoor fitness area
 - Walking trail Multi-purpose sports court Net cricket Crèche

PASSIVE

- Pool deck with alfresco lounge Spa Senior citizens' cove
 - Celebration lawn Feature wall Stepped seating





THE HOMES WITHIN ARE AS PEACEFUL AS THE VIEWS OUTSIDE.

How you live is as important as where you live. If not more. The homes at Kalpataru Park Riviera have been thoughtfully designed with spacious living and dining zones complementing cosy bedrooms with designated wardrobe areas. Natural light and ventilation have been optimised throughout the home while incorporating the comforts of modern living - like provision for air-conditioning. Soon, you will be able to enjoy this ultra-comfortable lifestyle.

- Smartly planned 2 & 3 bed homes with cross ventilation
- Vitrified tiled flooring in living/dining & bedrooms
 - Aluminium sliding windows
- Provision for air-conditioning in living area and bedrooms



WELL-PLANNED HOMES. FOR A WELL-PLANNED LIFE.

The residences here have been crafted with minimal passage space so that important areas like the kitchen and the bathrooms have more space. Not only is the kitchen comfortable to cook your family's favourite dishes in, it also comes with an additional service platform. The bathrooms have premium fittings so that you never face a moment of discomfort.

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## KITCHEN

- Vitrified tiled flooring
- Granite platform with a stainless steel sink
  - Tiled dado above the platform
    - Exhaust fan
- Kitchen equipped with PNG-cum-heat detector
  - Piped gas connection
  - Provision for water purifier

# BATHROOM

- Tiled flooring with dado up to door height
  - Modular false ceiling
  - Premium sanitary and CP fittings
- Hot & cold water-mixer in the shower area
- Storage water heaters in all bathrooms
  - Exhaust fans





# THE SAFETY OF YOUR LOVED ONES IS IMPORTANT TO US. AS IT IS TO YOU.

A secure family is a happy family. And we've made sure that every family within the gate stays happy; with a multi-tier security system.

CCTVs through the premises including all common areas supplement manual security at the gates and in each lobby. Every apartment has a video door-phone and an intercom so that help is always at hand. Fire-resistant materials used in the construction and a multi-level fire-fighting system ensure safety from disasters too.

# BELOW, WE LIST A FEW OF THE SAFETY FEATURES:

- Multi-tier security and firefighting systems
  - Public address system
- Video Door Phone (VDP) and intercom facility at apartment entrance
  - D.G power back-up for select common areas
  - Sprinkler system & mechanical ventilation in the basement
- Engineered 1 hour fire-rated main door & 2 hour fire-rated staircase doors



# OVERFLOWING WITH FEATURES. JUST IN CASE THE KALUNDRE RIVER ISN'T ENOUGH.

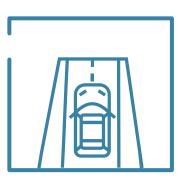
The river is beckoning your soul strongly. Adding to its magnetism, we've added thoughtful features to Kalpataru Park Riviera which will make this strong pull irresistible.



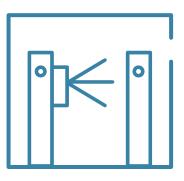
A vehicle-free eco-deck to maximise space for recreational amenities. This means residents can enjoy more features worry-free.



Every apartment has a dedicated single parking slot for ease of parking while eliminating the hazards of mechanical or stacked parking.



Wide internal driveways so that a car can manoeuvre around the complex easily.



A separate service entry into the complex ensures privacy for residents.



Dedicated wardrobe niche in the bedroom ensures that homes have clean, concealed and unimpeded interiors.



An entrance lobby on each parking floor makes coming home a great & convenient experience.



Thoughtfully planned layout so that there is seamless transition between complementary enclosed & open-to-sky amenities.

a. The kids' play area & crèche are close to the senior citizens' coveb. Spa & swimming pool are in close proximity

# **AMENITIES**

# PROJECT HIGHLIGHTS

- Premium residential complex with 4 multi-storeyed towers
  - Well-planned 2 & 3 bed homes
- Elegantly designed Eco-deck with modern facilities
- Expansive landscaped garden with lush tropical planting on Eco-deck and ground level

# COMPLEX AND BUILDING FEATURES

- Spacious well-designed entrance lobbies
- Separate drop-off for each tower
- Elevators including Auto Rescue Device (ARD)
  - Parcel drop-off area
- DG back up for elevator and designated common areas
  - Rain water harvesting
  - STP (Sewage Treatment Plant)
  - OWC (Organic Waste Converter)
  - Solar Photo-Voltaic System
- Energy efficient LED lighting in designated common areas
  - Access control system for parking area
    - Medical consultation room

## LEISURE FEATURES

- Well-equipped gymnasium with fitness studio • Ripples zone - Swimming pool, kids' pool,
  - pool deck & water feature
    - Alfresco lounge
      - - Spa
  - Multi-function room with pantry
    - Celebration lawn
    - Indoor games room
      - Crèche
  - Whoopee zone play areas for kids
    - Outdoor fitness zone
      - Walking trail
    - Multi-purpose sports court
      - Net cricket
      - Senior citizen's cove
        - Feature Wall
    - Amphitheatre seating
      - Play up zone

#### APARTMENT FEATURES

- Vitrified tiled flooring in the living/dining & bedrooms
  - Main door & internal doors with laminate finish
    - Aluminium sliding windows
- Video Door Phone (VDP) and intercom facility at the apartment entrance
  - Provision for air-conditioning in living area & bedrooms

## KITCHEN FEATURES

- Vitrified tiled flooring
- Granite platform with stainless steel sink
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- Tiled flooring with dado up to door height
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# SAFETY AND SECURITY FEATURES

- Multi-tier security and firefighting systems
- CCTV surveillance in designated common areas
  - Public address system
    - Intercom facility
- DG power backup for select common areas
- Sprinkler system & mechanical ventilation in the basement

# PLANNING HAPPINESS FOR YEARS.

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 for impeccable architectural standards. Kalpataru has upgraded the living standards of urban India and pioneered the concept of lifestyle living. Working with the best in the industry, today, the company's success is reflected in the several awards and accolades it has won. But more importantly, Kalpataru's true success lies in the trust that it has earned from thousands of Indians. 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 in.

MORE THAN 50 YEARS OF BUILDING TRUST

MORE THAN 105 LANDMARK PROJECTS & STILL GROWING

OVER 20 LAKH SQ. M. OF DELIVERED AREA

MORE THAN 18,000 HAPPY FAMILIES AND COUNTING