

STANDING
OUT
IS AN ART.
IT JUST NEEDS
THE RIGHT
FRAME.

Standing apart from the crowd
takes many things.

IT TAKES TASTE,
FLAIR AND FINESSE.

And it takes courage. The courage to be yourself.
For your individuality to stand out, you need the
ideal backdrop. That is, a place where you're
comfortable - where you're at home being you.

Welcome to Kalpataru Elitus in Mulund -
a landmark 3-tower gated community
of 1.5, 2, 3 & 3.5 bed residences, which

PUT YOU
IN THE SPOTLIGHT.

It offers you complete connectivity complemented
by luxurious homes and over 40 curated amenities
set amidst beautiful landscaping. A lifestyle
that's noticeable. Just like you are.

Your home at Kalpataru Elitus is so central that the

LOCATION ITSELF IS A LUXURY.

It will give you easy access to everything. Including malls,
schools, work hubs and your social life.

Homes at Kalpataru Elitus are

EXCEPTIONAL AND EXCLUSIVE.

The residences here have been designed with great care and attention so that you have ample space to display every facet of your unique self.



I N D E X

LOCATION

- Mulund's Premium Location
- Superior Connectivity
- Iconic Commercial Tower
- Map

DESIGN

- Superlative Architecture
- Designer Driveway
- Extraordinary Landscaping

HOMES

- Insightful Design
- Living Rooms
- Bedrooms

AMENITIES

- Kids' Features
- Sports and Fitness Features
- Aqua Features
- Relaxation Features
- Green Features

LEGACY

- Partners
- Kalpataru
- Awards

WHERE
YOU LIVE
ISN'T
EVERYTHING.
IT IS THE
ONLY THING.

A LOCATION THAT'S HALFWAY TO EVERYWHERE.



ESCAPE THE ORDINARY

An address matters. Because an address is not just a home. It is an entire ecosystem, surrounded by choices in connectivity, entertainment and lifestyle infrastructure as well as all the conveniences for living well.

It says a lot about those who reside there. It talks about their tastes, choices and lifestyles. It speaks volumes about the kind of life they like to lead. Making it not just an address, but a statement.

LOCATION: MULUND'S PREMIUM LOCATION



NOT YOUR EVERYDAY COMMUTE

Even your commute is different from that of the others
- no jams. 2 metro stations and the Mulund & Nahur
railway stations within 5 minutes, along with road
access to both, the Western and the Central suburbs,
ensure that even the daily traffic won't be a bother.

LOCATION: SUPERIOR CONNECTIVITY

Representational Image

BEYOND THE WORK-LIFE BALANCE

An iconic commercial tower is a part of the development.
A separate entryway and a dividing wall ensure that
your privacy is not affected and yet you can get yourself
an office right next door. Which means your work timing
need never interfere with your private life.



Representational Image

LOCATION: ICONIC COMMERCIAL TOWER

KALPATARU ELITUS
MULUND (W)

Sanjay Gandhi National Park

Yogi Hills

Johnson & Johnson Garden

LBS MARG

GMLR

WAY TO EEH

EASTERN EXPRESS HIGHWAY

MULUND - AIROLI ROAD

R-Mall

Kamgar Hospital

NES Intl. School

Mulund Fire Station Metro

Lion's Sports Club

Upasani Super Speciality Hospital

D Mart

Hedgewar Chowk Metro

R Galleria

GS Shetty Intl. School

R-Mall

Platinum Hospitals

Indira Gandhi Sports Club

DAV Intl. School

Sheth Karamshi Kanji English School

Sri Sri Ravishankar Vidya Mandir

MULUND RAILWAY STATION

Mulund Gymkhana

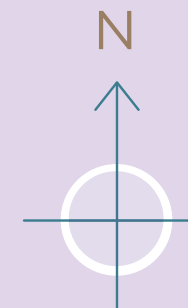
NAHUR RAILWAY STATION

Maharana Pratap Chowk Metro

THANE RAILWAY STATION

Thane Gymkhana

PES English Medium High School



Not to scale
Source: Google maps5

IF YOUR
HOME IS
UNFORGETTABLE,
SO WILL
YOU BE.

DESIGN THAT SHOWCASES YOUR ELEGANCE.

LOSE ANONYMITY

Kalpataru Elitus is not yet another tower, lost in the endless cement jungle. Built by leading architects and planners with everything modern design has to offer, these 3 towers will be a graceful addition to the skyline of Mulund.

With their elegant design, the towers will lend a defining aura to those who reside here, making every resident the envy of his or her social circle.



DESIGN: SUPERLATIVE ARCHITECTURE

DESIGN: DESIGNER DRIVEWAY



Representational Images

MAKE AN ENTRANCE

When your home is as impressive as you are, the entrance must measure up to both of you. That's why Elitus has a grand entry portal from which a wide driveway, bordered by landscaped greens, comes up to the drop-off areas.



WHERE EVERY MOMENT OF LIFE STANDS OUT.

The landscaping at Kalpataru Elitus is crafted to become the perfect backdrop to your personality. Interspersed with over 40 curated amenities are beautifully landscaped nooks and corners where one can escape the world for a quiet moment or two and come back refreshed - full of energy to face life.



Representational Image

DESIGN: EXTRAORDINARY LANDSCAPING



Artist's Impression

MASTER LAYOUT GROUND FLOOR

A DISTINCTIVE LIFESTYLE FOR
EVERYONE - FROM 6 TO 60.

- Vehicle-free amenity zone on podium (5th level)
- Dense flora-lined periphery
- Footpath for pedestrian safety & convenience
- Amenities for optimum utilization

LEGEND

- | | | | |
|---|--------------------------------|----|-------------------------|
| 1 | Arrival Court | 7 | Celebration Lawn |
| 2 | Salad Garden & Herb Garden | 8 | Senior Citizen Plaza |
| 3 | Meditation Pavilion | 9 | Relaxation/Yoga Lawn |
| 4 | Butterfly Nest | 10 | Hopscotch |
| 5 | Picnic & BBQ Area with Seating | 11 | Outdoor Fitness Station |
| 6 | Forest Play | 12 | Pedal Park |

ART GARDEN: (13-14)

- 13 Sculpture Garden
- 14 Art Counter

ADVENTURE PARK: (15-17)

- 15 Toddlers' & Kids' Play Area
- 16 Adventure Play
- 17 Tree House & Sandpit



Artist's Impression

MASTER LAYOUT 5TH FLOOR

SPACES DESIGNED FOR A FIT YOU.

- 18 Swimming Pool
- 19 Kids' Pool
- 20 Fitness Pool
- 21 Pool Deck with Cabana
- 22 Snakes & Ladders Court
- 23 Joy Lounge
- 24 Yoga Lawn
- 25 Seating Alcove
- 26 Kids' Arena
- 27 Sports Court

- 28 Hammock Garden & Pavilion
- 29 Business Lounge
- 30 Tot Lot
- 31 Fitness Path
- 32 Activity/Yoga Room
- 33 Games Salon
- 34 Gymnasium
- 35 Spa with Steam & Massage
- 36 Indoor Badminton Court
- 37 Squash Court

- PARTY ZONE: (38-40)**
- 38 Party Hall with Kitchen
- 39 Party Lawn with Stepped Seating
- 40 BBQ Counter

- ROOF TOP AMENITIES: (41-43)**
- 41 Cricket Pitch
- 42 Multi-function Deck
- 43 Air Lounge

SPARKLE
LIKE THE
DIAMOND YOU ARE.
GIVE YOUR
PERSONALITY
THE RIGHT
SETTING.

HOMES THAT SPOTLIGHT YOU.

HOMES: THOUGHTFULLY DESIGNED



Representational Images

YOUR LIFESTYLE IS EXCEPTIONAL. YOUR HOME SHOULD BE TOO.

Spacious rooms that are lavishly appointed.
Every square foot planned meticulously. Even the
views are those of the city skyline or restful Earth.
These homes are rare. As rare as you are.



FLAUNT YOUR HOME AND YOUR STYLE

At Kalpataru Elitus, your plush residence has all the features of modern life. The spacious living rooms are simply ideal to host friends for a memorable evening.



Representational Image



Representational Image

FOR ONCE, FLEE ATTENTION.

No matter how distinctive or how energetic the personality, everyone needs some 'me-time'. The well-designed bedrooms offer you a plush, private corner where you can simply escape whenever you need to.



INSPIRE
ATTENTION
EVERY
MOMENT.

AMENITIES THAT MAKE
EVERY DAY AN EVENT.

EVERYONE DESERVES A SPECIAL PLACE TO CREATE SPECIAL MEMORIES

With a tree house, a tot-play area, a sand pit and many other fun things, your children will enjoy their childhood with their friends. Of course, these moments from childhood will also become a treasure house of memories for them.



KIDS' POOL | KIDS' ARENA (TODDLER ACTIVITY ROOM WITH OPEN TOT-LOT AND KIDS' PLAY AREA) |
ADVENTURE PARK (TODDLERS' & KIDS' PLAY AREA, ADVENTURE PLAY & TREE HOUSE, AND SANDPIT) |
SNAKES AND LADDERS COURT | HOPSCOTCH



Representational Image

AMENITIES: KIDS' AMENITIES



Representational Image

THE DAILY FITNESS 'NOT-SO' ROUTINE

Fully-equipped gyms, yoga corners, a jogging track - with so many options to choose from, you can give your fitness routine a new, interesting face every day.



FITNESS PATH | OUTDOOR FITNESS STATION | PEDAL PARK | FOREST PLAY | GYMNASIUM | CRICKET PITCH | INDOOR BADMINTON COURT | SQUASH COURT

AMENITIES: FITNESS & SPORTS AMENITIES

COOL IS YOUR WAY OF LIFE

A large swimming pool and an aqua gym come together at Kalpataru Elitus so that you are always cool, no matter what the temperature outside.



Representational Image

BE A MODEL OF SERENITY

In a busy life, the tranquil person is noticed. Kalpataru Elitus has been planned with nature as an inseparable adjunct. Herb gardens, floral sit outs, and hammock gardens amongst many other such amenities, make tranquillity a part of your daily life.



POOL DECK WITH CABANA | JOY LOUNGE | AIR LOUNGE | SPA WITH STEAM AND MASSAGE ROOM | MEDITATION PAVILION | SENIOR CITIZEN PLAZA | ACTIVITY/YOGA ROOM | ARRIVAL COURT | CELEBRATION LAWN | SEATING ALCOVE | HAMMOCK GARDEN AND PAVILION | BUTTERFLY NEST | SALAD GARDEN | HERB GARDEN | ART & SCULPTURE GARDEN | RELAXATION/YOGA LAWN



Representational Image

AMENITIES: RELAXATION FEATURES

NOTABLE
IDEAS COME
WHEN
NOTABLE
MINDS WORK
TOGETHER.

OUR PARTNERS ARE SOME
OF THE BEST MINDS IN THE WORLD.

UNCOMMON THINKING AN UNUSUAL LIFESTYLE

“Our vision for this project is to create not just a place to live, but to create personal space for those who believe in living life to the fullest – where they fuse social life, nature and privacy in their own unique way”

Wannaporn Phornprapha - Pui
(Managing Director)



PLA: Landscape Architects

P Landscape (PLA) believes that landscape design surpasses the physical and functional aspects of a site. It integrates creativity with a belief in the principles of life and nature: purpose in existence, order and geometry, and the importance of culture and traditions.

“Kalpataru Elitus is a landmark in the making of homes designed to create inimitable lifestyles amidst the pace and chaos of modern urban living. The apartments in all 3 towers contribute to this by offering ample living space”

Kiran Kapadia
(Founder, Director)



Kapadia Associates: Principal architects

Kapadia Associates Pvt. Ltd. (KAPL) is driven by the belief that architecture is the art and science of making sure that our cities and buildings fit with the way we want to live our lives. This belief induces KAPL to design spaces that make inhabitants happier, more inspired and more productive.

FOR US, EVERY DAY IS AN OPPORTUNITY TO CREATE SOMETHING NEW.

In the 50+ years of its existence, Kalpataru has made it a habit of creating unique towers and unique lifestyles. From Mumbai's first genuine skyscrapers, to introducing the concept of an extra 'half-bedroom' which could double as an office or a children's bedroom; we've created many firsts.

Even today we are at the forefront of bringing newer and newer lifestyle amenities to our customers. This is what has created the trust and faith that our customers have in us. It is a belief that Kalpataru shall always bring them the best - lifestyles, as well as homes.

1975



KSHITIJ

NAPEAN SEA 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 14th 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

PROJECT AMENITIES

PROJECT HIGHLIGHTS

- Contemporarily designed multi-storey towers
- Well-designed entrance experience
- Exclusive double-height entrance lobby enhanced with premium finishes for each wing
- Multi-tier safety and security system
- Elegantly designed club facilities
- Gymnasium with state-of-the-art equipment
- Landscaped and pedestrian friendly eco deck level
- Swimming pools with pool deck and cabana
- Screened fitness pool

COMPLEX AND BUILDING AMENITIES

- Elevators with Auto Rescue Device (ARD)
- D.G. power backup for designated common areas
- Rain water harvesting and Sewage Treatment Plant (STP)
- Separate drop-off for each wing
- Wi-Fi enabled Business Lounge and select common areas

SAFETY & SECURITY FEATURES

- Building/s designed for seismic loads as per applicable I.S. Code
- CCTV surveillance in designated common areas
- Firefighting systems
- Sprinkler system & mechanical ventilation to the basement
- Public address system
- Video door phone with intercom facility at apartment entrance
- Kitchen equipped with PNG/ heat detector
- Sprinkler system in apartments

LEISURE AND SPORTS AMENITIES

- Swimming pool
- Kids' pool
- Screened fitness pool
- Pool deck with Cabana
- Meditation pavilion
- Sports court
- Cricket pitch
- Relaxation/Yoga lawn
- Fitness path
- Outdoor fitness station
- Senior citizen plaza
- Party hall with kitchen
- Party lawn
- Games Salon (Table tennis, Air hockey, Foosball, reading lounge, board games)
- Activity/Yoga room
- Spa with steam and massage
- Gymnasium
- Indoor badminton court
- Squash court
- Celebration lawn
- Joy lounge
- Seating alcove
- Kids' arena (Toddlers activity room with open Tot lot and Kids' play area)
- Adventure park (Toddlers & Kids play area, Adventure play & Tree house and Sand pit)
- Snakes and ladders court
- Picnic and BBQ area with seating
- Pedal park
- Multi-function deck
- Air lounge
- Forest Play
- Hopscotch
- Butterfly nest
- Salad garden and Herb garden
- Hammock garden & pavilion
- Art garden (Sculpture garden and Art corner)
- Arrival court
- Business lounge

APARTMENT FEATURES FOR TOWERS B & C

- Studio, 1 RK & 2 BHK
- Agglomerated marble in living, dining & passage.
- Vitrified tiles in bedrooms
- Readymade doors
- Gypsum finished internal walls with low Volatile Organic Compound (VOC) Paint
- Aluminium sliding window with provision for mosquito mesh
- Provision for air-conditioning in living, dining & bedrooms.
- Video door phone with intercom facility at apartment entrance
- Lighting automation in living-dining area and master bedroom.

KITCHEN FEATURES

- Vitrified tile flooring in kitchen
- Granite platform & additional service platform
- Tiled dado above platform
- Stainless steel sink
- Kitchen equipped with PNG/heat detector
- Exhaust fan & provision for water purifier

BATHROOM FEATURES

- Tile flooring in all toilets.
- Tiled dado up to door height in all toilets
- Glass partition in master toilet
- Premium sanitary and CP fittings
- Hot & cold water-mixer in shower area
- Exhaust fan in all toilets
- Water heater

APARTMENT FEATURES FOR TOWER A 1.5 BHK, 2 BHK & STUDIO

- Vitrified tiles in living, dining, passage & bedrooms
- Readymade doors
- Gypsum finished internal walls with low Volatile Organic Compound (VOC) Paint
- Aluminium sliding window with provision for mosquito mesh
- Provision for air-conditioning in living, dining & bedrooms
- Video door phone with intercom facility at apartment entrance
- Lighting automation in living-dining area and master bedroom

KITCHEN FEATURES

- Vitrified tiles in kitchen
- Granite platform & additional service platform
- Tiled dado above platform
- Stainless steel sink
- Kitchen equipped with PNG/heat detector
- Exhaust fan & provision for water purifier

BATHROOM FEATURES

- Tile flooring in all toilets
- Tile dado up to door height in all toilets
- Premium sanitary and CP fittings
- Hot & cold water-mixer in shower area
- Exhaust fan in all toilets
- Water heater

APARTMENT FEATURES

FOR TOWER B & C 3 BHK, 3.5 BHK & DUPLEX

- Agglomerated marble in living, dining, passage and bedrooms[#]
- Tile flooring in servant room.
- Readymade doors
- Gypsum finished internal walls with low Volatile Organic Compound (VOC) Paint
- Aluminium sliding window with provision for mosquito mesh
- Provision for air-conditioning in living, dining & bedrooms
- Video door phone with intercom facility at apartment entrance.
- Lighting automation in living-dining area and master bedroom.
- Balcony with tile flooring and glass railing*

KITCHEN FEATURES

- Vitrified tile flooring in kitchen
- Granite platform & additional service platform
- Tiled dado above platform
- Stainless steel sink
- Kitchen equipped with PNG/heat detector
- Exhaust fan & provision for water purifier

BATHROOM FEATURES

- Imported marble flooring and tile dado up to door height in master toilet
- Tile flooring in other bathrooms
- Tile dado up to door height in other bathrooms.
- Glass partition in master toilet
- Tile flooring and dado up to door height in servant toilet
- Premium sanitary and CP fittings
- Hot & cold water-mixer in shower area
- Exhaust fan in all toilets
- Water heater[^]

OUR REAL AWARDS
ARE 18000+
HAPPY FAMILIES.



Mid Segment
Project
of the Year

Kalpataru Serenity
11th Realty Plus Excellence
Awards Pune 2020



5-Star Award,
Best Residential
High-Rise
Architecture
in India

Kalpataru Avana
Asia Pacific Property
Awards 2017



Residential
Project
of the Year

Kalpataru Sparkle
Construction Week India
Awards 2017



Ultra Luxury
Project
of the Year

Kalpataru Solitaire
CIA World Construction
Awards 2020



Best
Residential
Redevelopment

Kalpataru Magnus
Asia Pacific Property
Awards 2020



Super
Luxury Homes
in Western
Suburbs

Kalpataru Solitaire
Times Realty Icon
Awards 2017



Iconic
Upcoming
Residential
Project
(Western)

Kalpataru Yashodhan
Mid-day Real Estate Icon
Awards 2017



Best
Residential
Development

Kalpataru Parkcity
Asia Pacific Property
Awards 2020



Best
Residential
Property

Kalpataru Vista
Asia Pacific Property
Awards 2020



Best
Interior
Design

Kalpataru Solitaire
Golden Brick
Awards 2017



India's Top
10 Builders

Kalpataru Limited
Construction World Architect
and Builders Awards 2016



Luxury
Project
of the Year

Kalpataru Jade Residences
Realty Plus Excellence
Awards, Pune 2018



Villa
Project
of the Year

Amoda Reserve
Realty Plus Excellence
Awards 2017



Lifetime
Achievement
Award

Mr. Mofatraj P. Munot
NDTV Property
Awards 2014



Young
Entrepreneur
of the Year
Award

Mr. Parag Munot
Construction Week
Awards 2014

Kalpataru Elitus is registered with MahaRERA bearing reg. no. P51800023840.

Site address: Kalpataru Elitus, LBS road, opp. Friends' Academy school, Mulund (W), Mumbai - 400080. 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

Disclosure: All image/s are strictly for illustrative and representational purposes. The specifications, pictures, images, aesthetics, features, views, amenities, facilities and surroundings shown/mentioned form a part of the project Kalpataru Elitus bearing MahaRERA reg. no. P51800023840. Actual amenities will vary in planning and upon actual construction. The property is secured with Vistra ITCL (India) Limited. The No Objection Certificate would be issued at the relevant time, if required. Commencement Certificate for Tower A is awaited. Conditions apply.

