



Kalpataru Advay is registered with MahaRERA reg. no. P51800077381.  
Details available at [maharera.mahaonline.gov.in](https://maharera.mahaonline.gov.in)

Site address: Kalpataru Advay, Ashok Nagar, near Suvridha school, Vazira Naka , Yoganand Society Rd, Borivali (West), Mumbai 400091.  
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Email: [sales@kalpataru.com](mailto:sales@kalpataru.com) | Website: [www.kalpataru.com](http://www.kalpataru.com).

SCAN FOR RERA

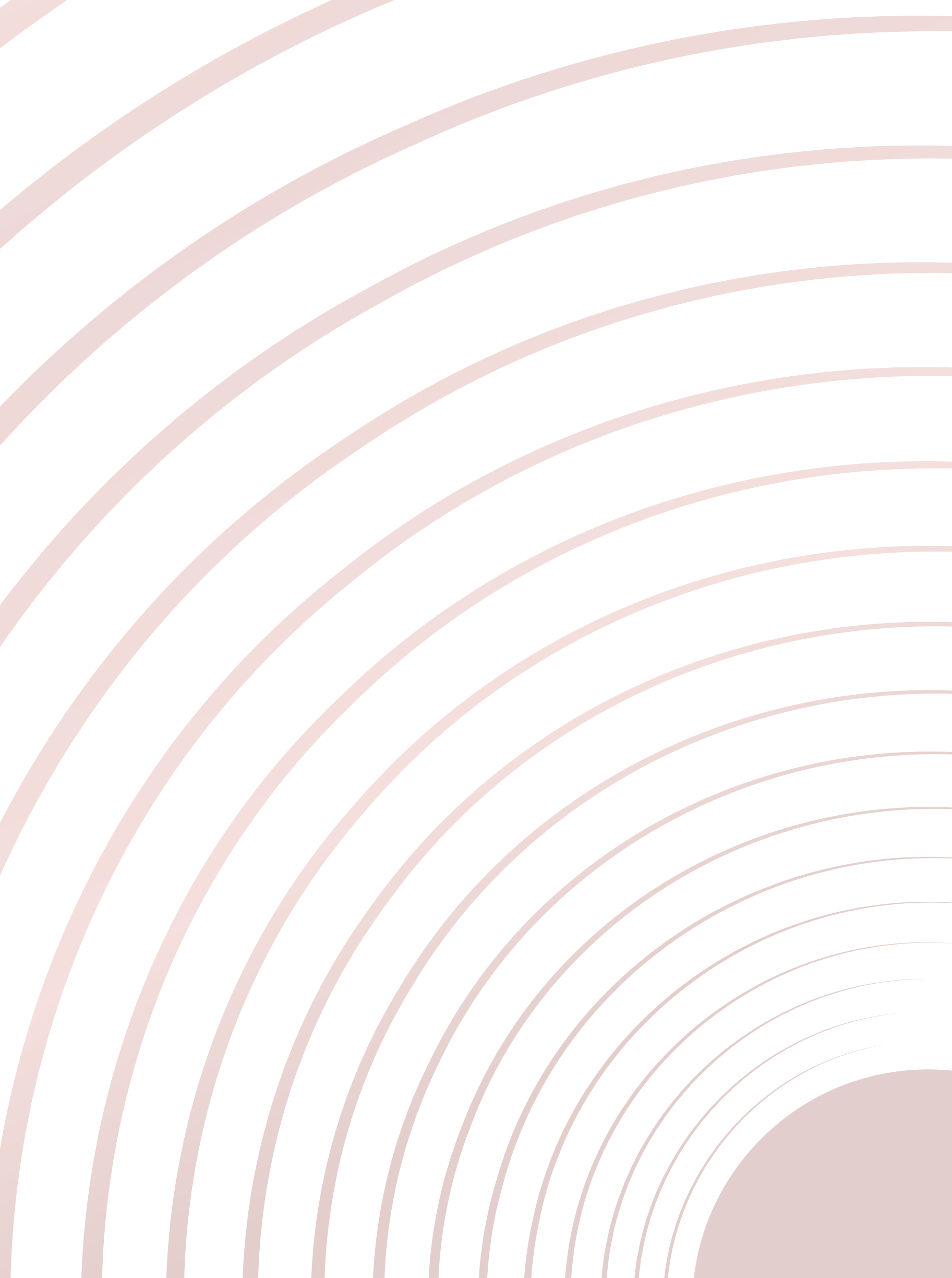


**Disclaimer:**

1. All the intending Allottee/s are requested to independently, either directly or through your legal/financial consultants, thoroughly verify all details/documents pertaining to this project as available on <https://maharera.mahaonline.gov.in> under the name “Kalpataru Advay” (bearing MahaRERA registration number P51800077381), including the Approved Layout; the proforma agreement for sale, which details the fixtures and fittings, the common areas, facilities and amenities; the approvals and permissions; the title certificate and details of encumbrances; and, the manner in which the entire layout is proposed to be developed. The Project is financed by ASK Real Estate Special Opportunities Fund-IV managed by Vistra ITCL (India) Limited, acting as the Debenture Trustee.
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A landmark  
that is designed  
to nurture and  
amplify

*an illustrious life.*



WHEN THEY SAY THERE'S NO PLACE LIKE HOME,  
THE ADAGE RINGS TRUE.  
YOUR HOME IS A SANCTUARY  
WHOSE WALLS ARE PRIVY TO EVERY JOYFUL MOMENT.  
IT IS THE HEARTH OF YOUR FAMILY  
AND A DISTINCT EXPRESSION OF YOUR STATURE.  
FINDING ONE THAT TICKS ALL THE BOXES  
HAS BEEN A RARITY. UNTIL NOW.  
INTRODUCING A STELLAR LANDMARK,  
DESIGNED FOR FAMILIES  
WHO SEEK TO RISE ABOVE THE ORDINARY  
AND COVET AN ILLUSTRIOUS LIFE.  
WITH SPACIOUS RESIDENCES,  
AN ABUNDANCE OF PRIVILEGES,  
AND THE EXCLUSIVITY OF COMMUNITY LIVING,  
THERE'S NO PLACE IN THE NEIGHBOURHOOD  
QUITE LIKE THESE HOMES.  
WELCOME TO ILLUSTRIOUS LIVING.

KALPATARU  
ADVAY

AN ILLUSTRIOUS LIFE.



# I N D E X

## LOCATION

- Borivali
- Connectivity
- Life infrastructure

## PARTNERS

- Principal architect
- Landscape designers
- Structural engineers and interior consultant

## KALPATARU ADVAY

- Concept introduction
- Branded development
- Gated community
- Views
- Lifestyle features
- Resort style living

## HOMES

- Space
- Breeze
- Choice of views

## AMENITIES

- Pool
- Clubhouse
- Sports and relaxation

## CREATE

- The science

## LEGACY

- Landmarks
- Kalpataru in numbers

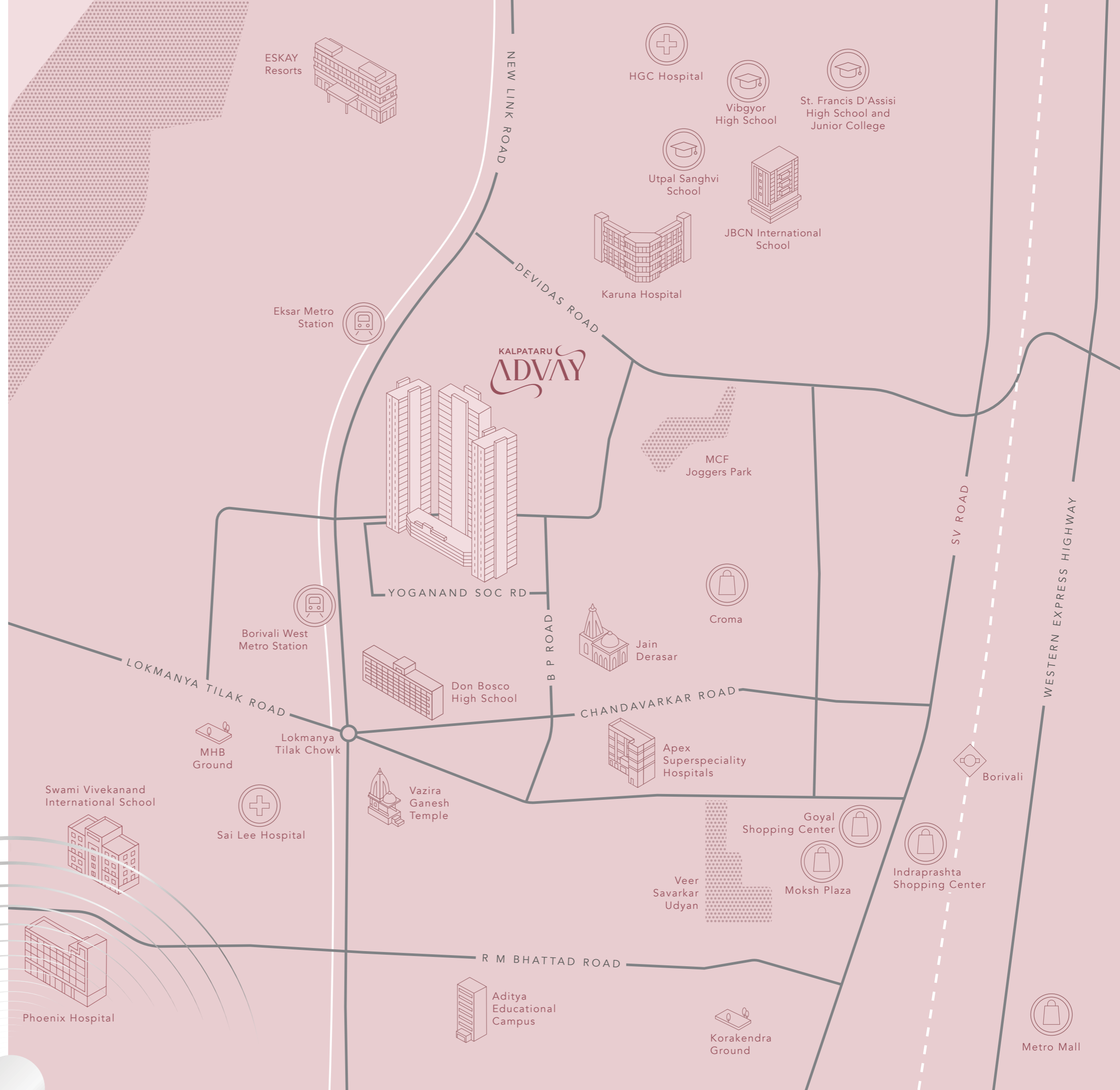
*Now Borivali West can choose a  
contemporary lifestyle as well.*

## FINALLY, AN ADDRESS WORTHY OF THIS FAMOUS SUBURB.

With multi-modal connectivity, Borivali is a well-developed residential locality replete with international schools, state-of-the-art hospitals and a variety of entertainment and retail hubs. Cultural hotspots, greenery and serene by-lanes add to the area's charm as a welcoming neighbourhood. The location opens onto New Link Road, has a fully functional metro line, and soon, will be connected to the Coastal Road.

Making it more of a convenience and less of a commute.

The social infrastructure around this location has always been great. And now, a residential project that has an exquisite urban lifestyle will not only create a living space that is worthy of the prime suburb, but will also help families make the most of their time together.





## BORIVALI ALWAYS HAD A CULTURAL AND EDUCATIONAL AURA. NOW, IT'S WELL CONNECTED TOO.

With all the connectivity infrastructure already present and the infrastructure that's coming up, your daily commute will become effortless. This will help you seamlessly navigate the city. The time you save will help you perform more at work, and yet be able to devote more time to your loved ones.

That's like having your commute and enjoying it too.

## CONNECTIVITY TO EVERYTHING ESSENTIAL

- Western Express Highway - 1.9 km
- New Link Road - 100 m
- Borivali Railway Station - 1.8 km
- Line 2A: Borivali (W) Metro Station - 300 m
- SV Road - 1.7 km



## BUSINESS OPPORTUNITIES. SOCIAL OPPORTUNITIES. AND OPPORTUNITIES FOR LIFE TO GROW.

Your life is set to grow into all you want it to be. Personally, professionally and socially. Like-minded neighbours are next door. Life infrastructure is within easy reach.

The homes that we have created don't just make a perfect cocoon for your serenity but they also fit effortlessly into the local ecosystem.

### EDUCATIONAL HUB:

- Don Bosco, St. Francis di Assisi, Vidya Vikas and Mount Mary High School.
- St. Francis di Assisi Management Institute & Junior College, Don Bosco Junior College, RR International and St. Rocks College.

### HERITAGE SITES & GREEN SPACES:

- Mandapeshwar Buddhist Caves.
- Ganjawala Garden, MFC Garden and Joggers Park.
- SMP Park.
- Kutchi Ground.

### PLACES OF WORSHIP:

- 10 temples within 10 km, catering to the Gujarati, Marwadi and Jain communities.
- Pagoda for Vipassana and the Buddhist community.

*Exquisite living. Crafted by the  
most prominent names in the business.*

## PRINCIPAL ARCHITECT: KAPADIA ASSOCIATES DESIGN LLP

Founded by Kiran Kapadia in 1991, Kapadia Associates was created with one single vision – to help lives flourish through architecture that is sensitive to local feelings and behaviour. Over the years, this vision, backed by passion for design, has given the company international recognition and accolades at a global level. With innovation and perseverance, the firm has become a respected entity in the space design landscape creating illustrious landmarks across Mumbai, Pune and Bangalore.

**“EVERY LIFE BLOOMS AT A DIFFERENT PACE.”**

Kiran Kapadia



**KIRAN KAPADIA**

Founder Director, Kapadia Associates Design LLP.





## LANDSCAPE DESIGNER: DESIGN ACCORD.

The Madhup Mazumder led firm, Design Accord, believes that every urban project has the scope for a big idea that creates a 'BIG' life for its residents. According to the company, this occurs when local flora and fauna meet local character, creating a lifestyle where the users grow to their full potential.

This belief and work principle has helped the firm deliver reputed projects in Southeast Asia, the Middle East and across India.

**“WHEN LANDSCAPE DESIGN AND ARCHITECTURE  
CO-EXIST IN PERFECT HARMONY, LIFE THRIVES.”**

Madhup Mazumder



**MADHUP MAZUMDER**

Principal Landscape Architect, Design Accord.

## INTERIOR DESIGN: OPEN ATELIER

Open Atelier, Mumbai, is an international award-winning interior design studio based out of Mumbai, that strives with a design approach which is bold, vehement and sophisticated. Founded by designer Rahul Mistri in

2010, the studio aims to craft vivacious and elegant spaces of quality, derived by juxtaposing connecting elements and materials through a display of visual and textural layers. This approach not only gives a nod to the lifestyle you deserve but makes every moment spent inside the home an enjoyable and comfortable experience.

The Open Atelier design service spans major cities across India, like Kolkata, Raipur, Lucknow, Chennai, and Mumbai, and has international projects in Egypt.

### **RAHUL MISTRI**

Founder & Principal Designer, Open Atelier.

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## STRUCTURAL ENGINEERS: RECI ENGINEERING


RECI Engineering delivers success with projects completed on time and to paramount standards. The firm combines innovation with an in-depth understanding of the fabrication and construction process and the best use of technology to ensure structural solutions with distinctive outcomes. RECI Engineering's expertise has created structural marvels in the Indian cities of Mumbai and Surat, and overseas, in Ethiopia.

### **RANJITH CHANDUNNI**

Director, RECI Engineering.

### **NAVENDU RAI**

Director, RECI Engineering.

The background consists of a series of concentric, semi-circular arcs in a light pink color, radiating from the left side of the frame. The arcs are of varying thickness and spacing, creating a sense of depth and movement.

*A well - rounded community, now gets  
a well - rounded lifestyle.*



BORIVALI'S MODERN  
RESIDENTIAL LANDMARK.  
NOT TO MENTION,  
A BEACON OF AN ILLUSTRIOUS LIFE.

As Borivali's finest upcoming branded development, Kalpataru Advay is designed to introduce the neighbourhood to an upgraded lifestyle. This secure gated development gives you the opportunity to enjoy the luxury of better living spaces, a bouquet of amenities, and make the most of residing amongst like-minded gentry. Because an illustrious life is not only meant to be celebrated but also nurtured with a larger canvas.



Artist's Impression



THE FINEST BRANDED  
DEVELOPMENT IN THE VICINITY.

A new-age landmark in Borivali. People will not only appreciate the iconic address but the development itself will energize you for bigger goals in life.



Artist's Impression

PODIUM VIEW

FOR A CHANGE, YOU WILL BE COUNTING  
TREES AS YOUR ACQUAINTANCES.

6.12 acres of space for just 755 families  
so that serenity is accessible to all.

Well-planned, low-density living with only  
6 apartments per floor in the premium tower.



Artist's Impression

ACRES OF LANDSCAPING. THE GILT-EDGING TO  
BORIVALI WEST'S ALREADY NATURE-CENTRIC LIFESTYLE.

Over 2 acres of central podium with vast open spaces .



Artist's Impression

GLOBAL GATED-COMMUNITY LIFESTYLE.  
BECAUSE HAPPINESS DESERVES TO BE CHERISHED.

50+ thoughtfully curated amenities on  
multiple levels - another first for the neighbourhood.



Artist's Impression

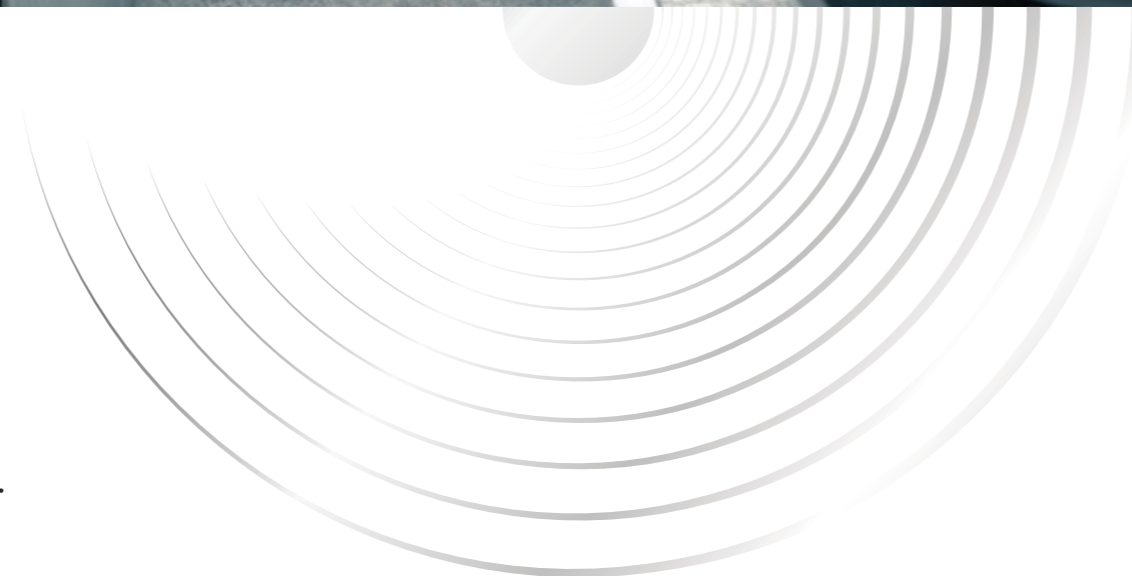
THE BEST VIEWS IN BORIVALI WEST. BAR NONE.

Two towers with 37 storeys each and a premium tower with 44 storeys.



Representational Image

PEACE.  
PRIVACY.  
AND THE GREATEST OF THEM ALL.  
PARKING.



A secure lifestyle for peace of mind.

Ample parking space for residents.



Artist's Impression

ENTRANCE LOBBY

AN ARRIVAL EXPERIENCE DESIGNED TO INSPIRE AWE.  
A LIFESTYLE CREATED TO INSPIRE JOY.

A facade that showcases the gorgeous traditional jali-work of India. Thoughtfully planned green spaces where flora and water features increase interaction between humans and nature. Lavish homes which are enhanced by panoramic city views from breezy sundecks. It's like living in a resort in the midst of the city.



Artist's Impression

LOBBY

WHERE DOES AN ILLUSTRIOUS LIFE BEGIN?  
OBVIOUSLY, AT A SPARKLING LOBBY.

A double-height lobby of impressive proportions welcomes you home.  
Signature design allies with world-class marble and fittings to welcome you.  
As you get to your home, you find premium living spaces designed for a life  
of luxury and serenity.

The background consists of a series of concentric, semi-circular arcs in a light pink color, creating a sense of depth and movement. The arcs are centered on the left side of the image and curve towards the right.

*Homes that bring you modern  
interpretations of a classic lifestyle.*



Artist's Impression

LIVING ROOM

SPACE; LIKE THE OLD.  
FEATURES; LIKE THE NEW.

APARTMENT FEATURES:

Spacious rooms in 2, 3 & 4 bed homes  
with large carpet areas

Layouts designed for  
optimum sunlight and ventilation



GRANDER HOMES. DESIGNED TO  
BE FILLED WITH LARGER FAMILIES,  
MEMORIES AND LOVE.

Homes at Kalpataru Advay are designed to be as large as the hearts of the residents - where family and friends, all are welcome. Large carpet areas, master bedrooms that have walk-in dressers, balconies that give you panoramic views of the city and even helpers' quarters make these homes the perfect place for your family, or even your extended family, to thrive.



Artist's Impression

BALCONY

THE BEST PLACE IN BORIVALI  
TO ENJOY THE SEA BREEZE.  
YOUR HOME.

A wide balcony in every home.




Artist's Impression

BALCONY

THE TWINKLING SKYLINE AT NIGHT.  
OR THE WARM DAPPLED SUNLIGHT.

Choice of city, podium and creek views.

The background of the image consists of numerous concentric, semi-circular arcs in a light pink color, radiating from the left side towards the right. The arcs vary in thickness and spacing, creating a sense of depth and movement.

*One word that defines  
an illustrious life: privileges.*



Representational Image

GYM

FITNESS. LEISURE. REJUVENATION.  
DISCOVER ABUNDANT WAYS TO  
ENRICH YOUR LIFESTYLE.

Your overall well-being is built into the lifestyle at Kalpataru Advay.  
Enjoy a plethora of thoughtfully curated amenities that vary from  
keeping you active to enhancing your downtime. We believe that a  
fitter lifestyle allows you to enjoy life fully.



Artist's Impression

POOL

SWIM. RELAX. PLAY. LOUNGE.

ECO DECK LEVEL:

- Indoor games room
- Yoga/Zumba room
- Music room
- Kids' DIY zone
- Toddlers' activity room
- Multiple social lounges
- Swimming pool and Kids' pool



Artist's Impression

CLUBHOUSE

EXPERIENCE THE CLUBHOUSE LIFE.  
WITHOUT STEPPING OUT.

CLUBHOUSE LEVEL:

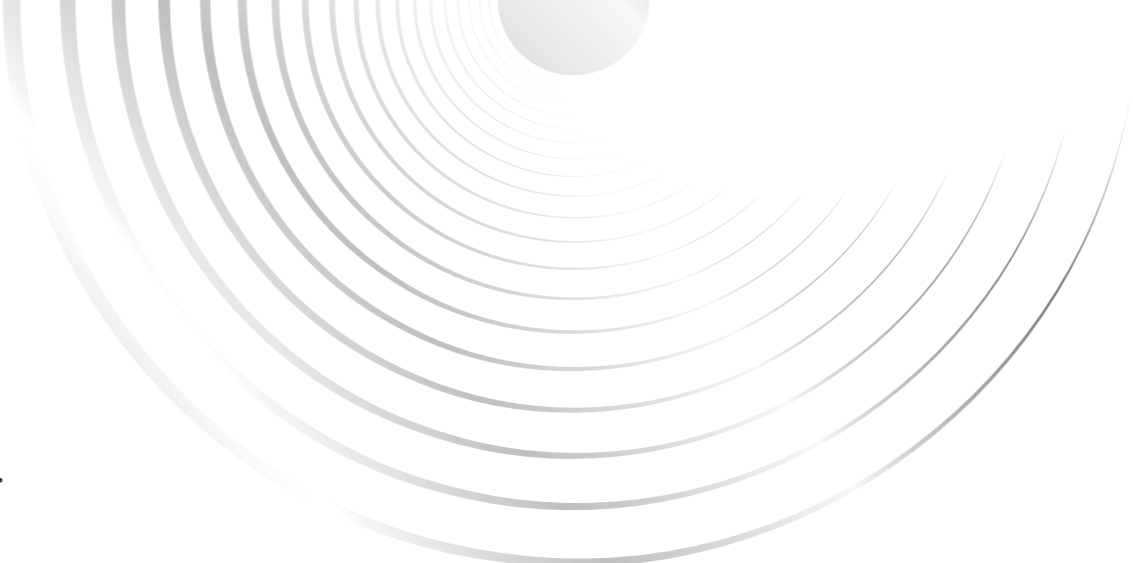
- Party hall with kitchen & pre-function area
- Gymnasium
- Spa with steam and massage rooms
- Audio visual room
- Squash court
- Indoor badminton court



Artist's Impression

KIDS' PLAY AREA

EXPEND YOUR ENERGY ON THE COURT.  
RECHARGE AMIDST GORGEOUS LANDSCAPING.



GROUND FLOOR:

- Temple
- Outdoor fitness zone
- Orchard
- Lawn with amphitheatre
- Kids' play area
- Pickleball court
- Cricket pitch



COMPLEX LAYOUT PLAN





## LEGEND

- 01. Clubhouse
- 02. Swimming pool
- 03. Kids' pool
- 04. Pool deck
- 05. Social lounge
- 06. Yoga/Zumba room
- 07. Music room
- 08. Multipurpose playground
- 09. Indoor games room
- 10. Toddlers' play area
- 11. Toddlers' activity room
- 12. Kids' DIY zone
- 13. Kids' play area
- 14. Party lawn
- 15. Barbeque area
- 16. Seating spots
- 17. Outdoor fitness areat

## CLUBHOUSE AMENITIES

- 01. Party hall with kitchen & pre-function area.
- 02. Gymnasium
- 03. Spa with steam and massage rooms
- 04. Audio-visual room
- 05. Squash court
- 06. Indoor badminton court

ECO DECK FLOOR PLAN





## LEGEND

- 01. Entry/exit
- 02. Clubhouse drop-off
- 03. Temple
- 04. Butterfly & aromatic gardens
- 05. Tower C drop-off
- 06. Tower C lobby
- 07. Seating spots
- 08. Pet park
- 09 Outdoor fitness zone
- 10. Reflexology path
- 11. Yoga lawn
- 12. Orchard
- 13. Picnic lawn with leisure seating
- 14. Lawn with amphitheatre
- 15. Forest trail
- 16. Palm grove
- 17. Tower B drop-off
- 18. Tower B lobby
- 19. Kids' play area
- 20. Hammock grove
- 21. Recreational play area
- 22. Machan seating in tree bosque
- 23. Walking track
- 24. Tower A drop-off
- 25. Tower A lobby
- 26. Entry feature
- 27. Pickleball court
- 28. Cricket pitch

GROUND FLOOR PLAN

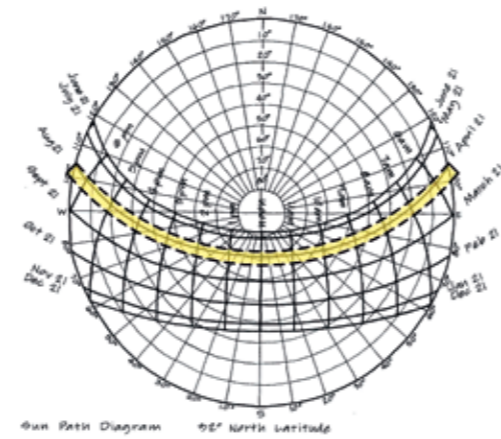


The background of the image consists of a series of concentric, semi-circular arcs in a light pink color, radiating from the left side towards the right. The arcs are of varying thickness and spacing, creating a sense of depth and movement. The overall color palette is a soft, monochromatic pink.

*The art of living. Created by science.*

### SUN AND SHADOW PATH ANALYSIS.

The design and spatial arrangement of the towers and open spaces in Kalpataru Advay, as well as the façade design and window placement, ensure improved energy efficiency and user comfort along with optimal natural light across all residences.



### AMPLE PARKING.

A parking area of 6 levels below your home ensures that you don't have to sweat to get home after a hard day at work. Along with that, an eco-deck level without vehicular movement ensures a better, safer space for your kids to play.



### VIEW OPTIMIZATION.

Intelligently designed to ensure that maximum number of apartments in Kalpataru Advay get commanding views, and every apartment gets maximum privacy.



### CLOSE TO NATURE.

With gorgeous green landscaping that pays homage to local flora and fauna, as well as having the Sanjay Gandhi National Park within easy reach, Kalpataru Advay can truly claim to be one with nature.

Representational Sketch

### SMART SPACE PLANNING.

Kalpataru Advay is a rare home where there is no wastage in the foyer, where the utility area is attached to a toilet, where there is a passage between living rooms and bedrooms for privacy, and rectangular living and dining layouts for optimal space utilization.



### SAFE & SECURE.

- Strengthened by a 6-tier security system in place
- Designed for earthquake loads as per applicable I.S. Code
- Underground tanks provided in the basement for storage of water which can also be used for fighting fire in case of emergency
- Fire Alarm System (FAS) is employed for all common areas of the building and basements
- Public Address System (PAS) installed to ensure awareness during any emergency



Representational Sketch

### ULTRA-DURABLE DOORS.

The main door frame is made of LVL (Laminated Veneer Lumber) which is a high-durability engineered wood. Acoustic seals and intumescent strips are also used in the door frame for better prevention against adversities.



### ECO-FRIENDLY PRACTICES.

- Rainwater harvesting
- Sewage Treatment Plant (STP)
- Water efficient fixtures
- LED lighting in all public areas
- Timers in parking lot
- Energy efficient electrical fixtures
- Solid waste management
- Optimal use of natural resources
- Wider window opening size



### STRONG GLASS IN WINDOWS.

Heat-strengthened glass has been used in windows. Its mechanical strength is about 2X that of annealed glass and can withstand a temperature difference of 100°C. It is also less susceptible to spontaneous breakage.



### EFFICIENT PLUMBING SYSTEM - GEBERIT SOVENT.

A plumbing fitting specially designed for high-rise buildings, Geberit Sovent employs an advanced technology comprising of a flow divider, which causes water to rotate and swirl in the discharge stack, breaking the water pressure at every floor and enabling water to drain away effectively. The sovent fitting in your toilet also mitigates chances of leakage or clogging in the pipes.

### SUSTAINABLE HOMES.

Kalpataru Advay has been planned to create a biosphere of local flora that will attract local fauna including birds and butterflies, giving them a natural habitat.



### MULTI-LAYERED TERRACE.

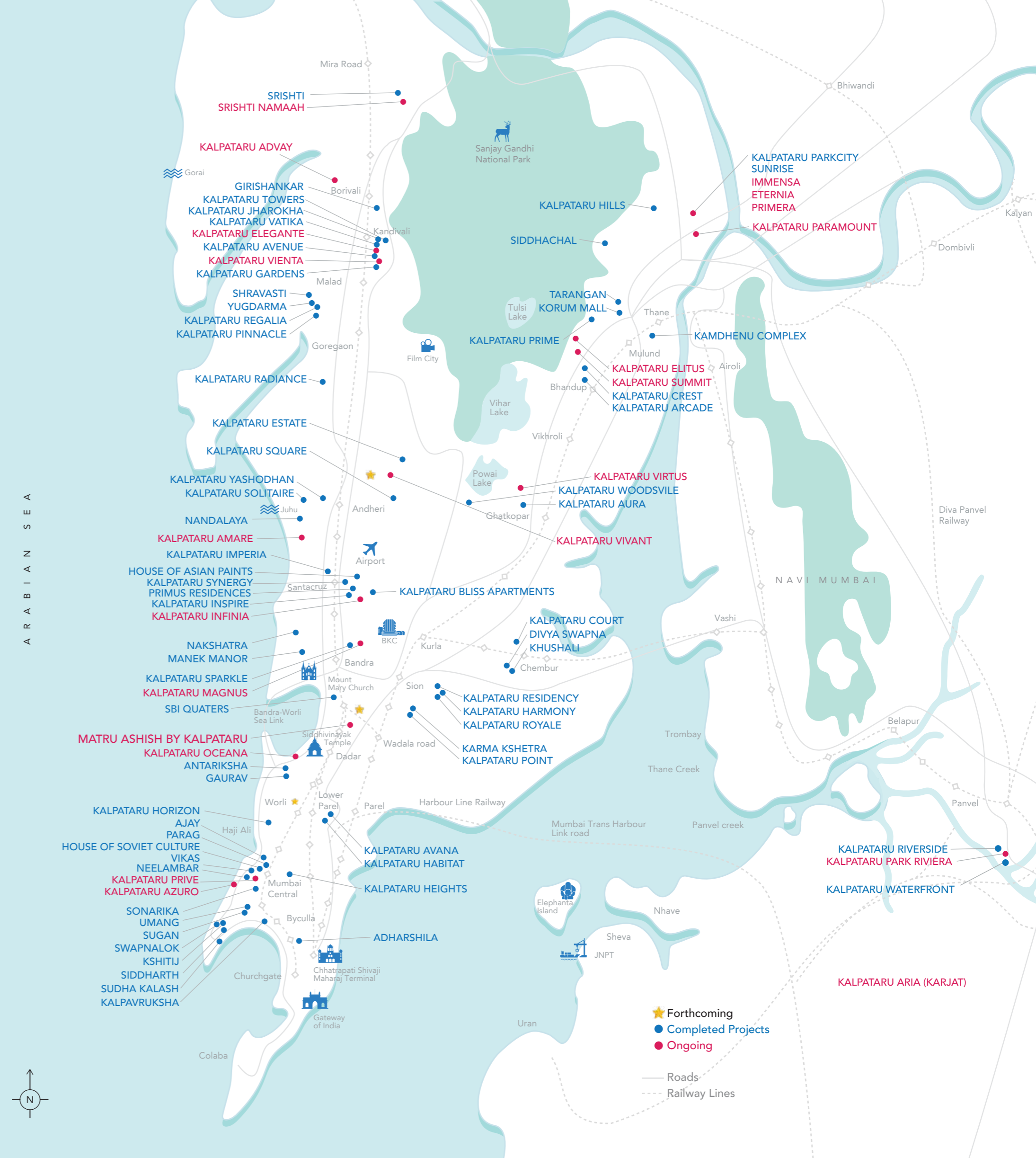
The terraces in both towers of Kalpataru Advay have 4 layers:  
P1 - 2 coats of Modified Polyurethane Membrane, which is an excellent resistor of water and offers permanent elasticity in all weather conditions.  
P2 - Is a layer of Brickbats (half-bricks) and cement mortar which is helpful in faster drainage of water and provides heat insulation to the terrace apartments.  
P3 - Mortar acts as a binding layer for the top finish. It helps level and smoothen the floor surface to lay the finish tile uniformly.  
P4 - China chips are used in the form of finish tiles. They not only provide heat insulation by reflecting light but also add beauty to the terrace thus creating alluring spaces.



*Kalpataru legacy*

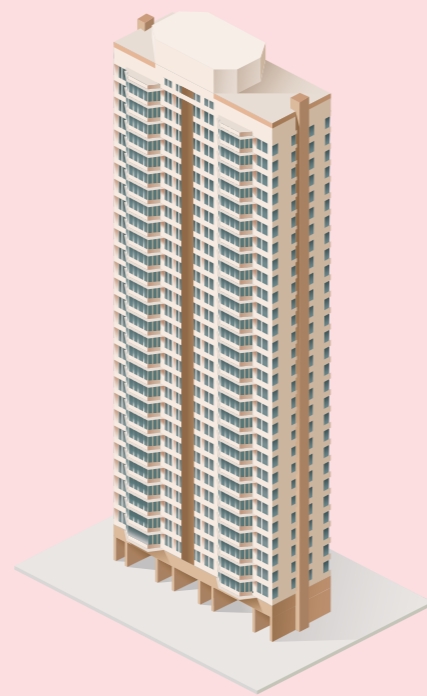
# KALPATARU GROUP: CREATING LANDMARKS SINCE 1969.

From Mumbai's first genuine skyscrapers to landmark luxury projects, over the last 5 decades, the Kalpataru Group has been at the forefront of positive change in the Indian real estate landscape. Our projects have raised the standards in modern living and transformed India's urban residential landscape forever. Our greatest success, however, is in the smiles and satisfaction of thousands of families who have chosen a Kalpataru Group project as their home.

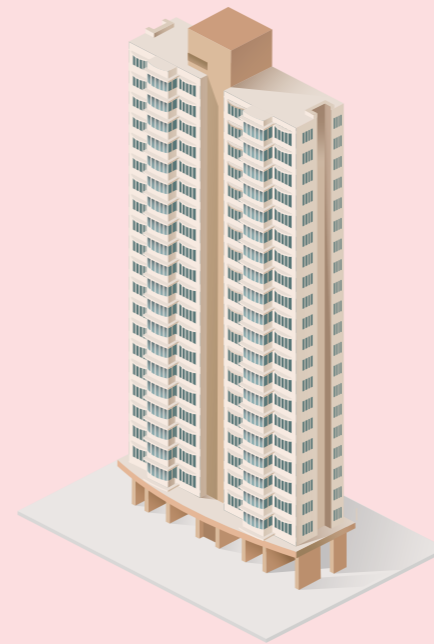




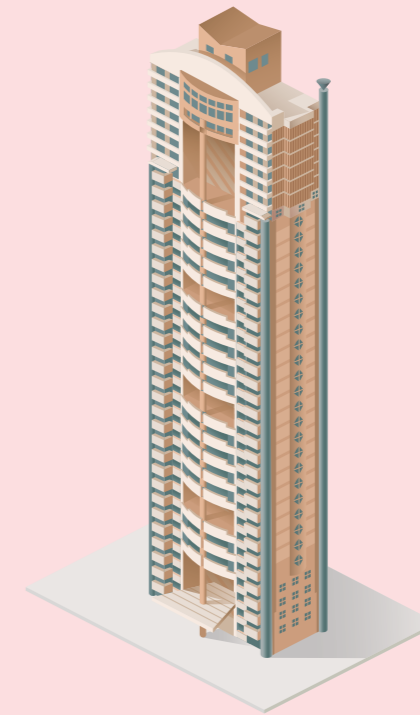
BUILDING MUMBAI'S  
MOST ILLUSTRIOUS HOMES  
FOR MORE THAN 55 YEARS.



**KSHITIJ**  
NEPEAN SEA ROAD  
1972



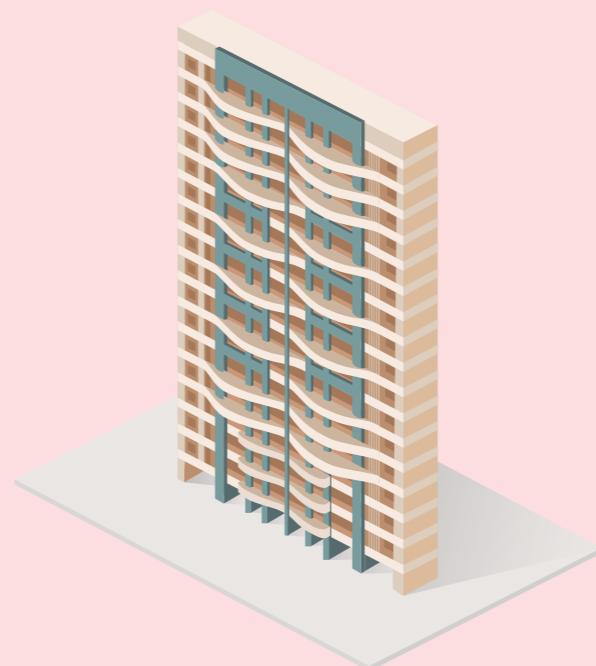
**NEELAMBAR**  
PEDDAR ROAD  
1973



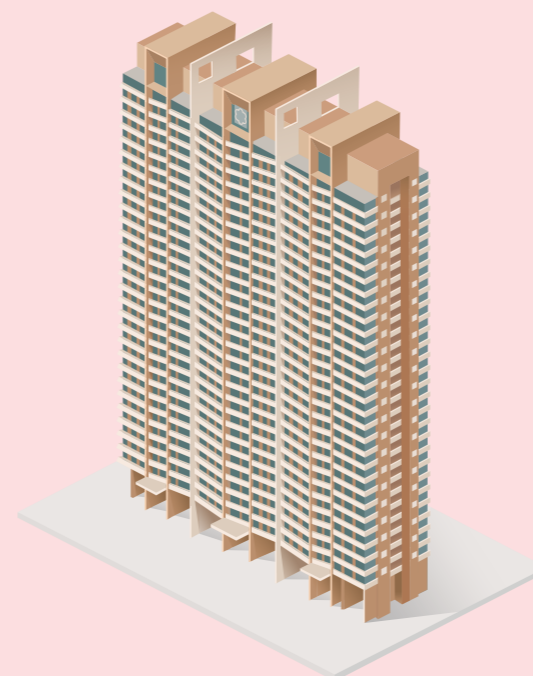
**KALPTARU HEIGHTS**  
CENTRAL MUMBAI  
1999



**KALPTARU HORIZON**  
WORLI  
2006



**KALPTARU ESTATE**  
JVL  
2008



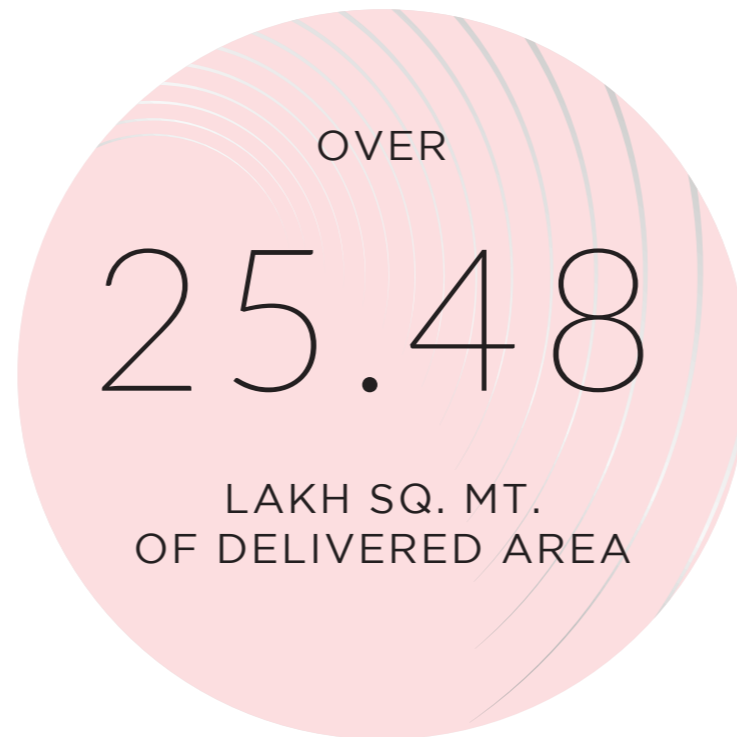
**KALPTARU GARDEN**  
KANDIVALI  
2012



**KALPTARU PINNACLE**  
GOREGAON WEST  
2013



**KALPTARU REGALIA**  
GOREGAON WEST  
2014





## LIVING & DINING AREA

- Imported marble flooring in living room, dining room and passage
- Laminate finish doors
- Gypsum finished internal walls with low volatile organic compound (VOC) paint
- Air conditioning in living & dining rooms
- Video door phone with intercom facility at apartment entrance
- Lighting scenario - smart-switches in living & dining area
- Smart lock in main door

## KITCHEN

- Vitrified flooring
- Granite platform & additional service platform
- Tiled dado above platform
- Stainless steel sink with drain board
- Kitchen equipped with PNG/heat detector
- Exhaust fan & provision for water purifier
- Provision for dishwasher
- Piped gas facility

## BEDROOMS

- Imported marble flooring in bedrooms
- Laminate finish door
- Gypsum finished internal walls with low volatile organic compound (VOC) paint
- Aluminium sliding window with glass railing
- Air conditioning in bedrooms
- Lighting scenario - smart-switches\* in bedrooms

## BATHROOM

- Imported marble flooring in all toilets\* (2, 3 & 4 BHK)
- Imported marble dado up to door height in all toilets (2, 3 & 4 BHK)
- Glass partition in master toilet
- Premium sanitary and CP fittings
- Hot & cold water mixer in shower area & washbasins
- Storage water heater & exhaust fan in all toilets

\*Servants' toilet has tiled flooring