


KALPATARU

VISTA

— NOIDA —






Over 49 years ago, we made an indelible impression on Mumbai's skyline with our first residential address, 'KalpaVriksha', a small yet decisive step which helped us evolve into one of the most renowned and reputed real estate and infrastructure conglomerates with an established presence in the national and international markets.

Today, Kalpataru Group has diversified businesses in real estate development, property and project management, engineering, and more. While many aspects of our business have changed along our journey, our core values haven't. These principles define us and we continue to be guided by them. Our focus on customers, emphasis on high quality, passion for innovation, commitment to ethics, and open organization culture, have helped us become a trusted brand.



MOFATRAJ P. MUNOT
Chairman



Over the years we have developed a keen understanding of people, their values, expectations of a home and all that goes into creating a world of special experiences that they will cherish.

Most importantly, we've learned that the biggest investment we can ever make is to put our heart and soul into every project that we undertake. We could tell you that over the past 4 decades, we have developed more than 97 projects. However it's humbling to know that we have changed the lives of over 15,000 families, who are leading a life of absolute bliss in their dream Kalpataru address.

While our business remains focused primarily on the Mumbai Metropolitan Region, and Pune, we are capitalizing on opportunities in other high-growth cities like Hyderabad, Jaipur, Surat, Ahmedabad, Indore and Chennai.



PARAG MUNOT
Managing Director



TRUE STRENGTH
LIES IN DIVERSITY.

Kalpataru Group Companies

Kalpataru Group's core business is real estate and the flagship company is Kalpataru Limited. But the organization is also renowned for its widespread presence across various sectors. The company's journey is distinguished by constant innovation and ambitious diversification as its endeavour has always been to enrich the lives of people in every way possible. Today, its legacy is marked with numerous achievements which is a testimony to this great endeavour.

OVER
49
YEARS

TURNOVER
₹ **8,600**
CRORES

OVER
15,000
EMPLOYEES

PRESENT IN
MORE THAN
40
COUNTRIES



Representational image¹

POWER AND TRANSMISSION:

Kalpataru Power Transmission Ltd.

Kalpataru Power Transmission Limited (KPTL) is one of the largest players in the global power transmission and infrastructure EPC space. KPTL is engaged in power transmission (generation, distribution and construction), infrastructure (oil & gas pipelines, railways, buildings & factories, roads & bridges) and asset creation (transmission system, roads, logistics & warehouses). With an experience of over three and a half decades and an expertise combined with a proven track record of execution, KPTL today has established its footprint in over 40 countries worldwide.

ENGINEERING AND INFRASTRUCTURE:

JMC Projects (India) Ltd.

JMC Projects (India) Ltd. is a full-scale infrastructure EPC player with presence in all verticals, including buildings and factories, roads and flyovers, water and railways, and industrial and power BOP. Civil construction, mechanical and electrical projects, firefighting, HVAC and landscaping are some of the company's undertakings.

Some of its marquee projects are:

Supreme Court of India*, Delhi

The Thyagaraj Sports Complex, New Delhi

Elevated metro stations, DMRC, Delhi

Power Grid Corporation, Gurgaon

Infosys Technologies, Bengaluru

Cadila Healthcare, Ahmedabad

Indian Institute of Management, Ahmedabad

A state-of-the-art building for Coal India



*Construction of additional office complex for Supreme Court of India

LOGISTICS AND INTEGRATED SERVICES MANAGEMENT:

Shree Shubham Logistics Private Ltd.

Incorporated in 2007, Shree Shubham Logistics is in the business of warehousing, procurement, primary processing, trading, collateral management, funding, funding facilitation, testing and certification, and pest management of post-harvest value chain for agri-commodities. Today, SSL manages more than 100 warehousing units across India with a storage capacity of around 7 million sq. ft.



SSL Warehouse - Shot on location²



Lobby, Kalpataru Square - Shot on location²

FACILITY MANAGEMENT:

Property Solutions (India) Pvt. Ltd.

Property Solutions (India) Pvt. Ltd. (PSIPL) is one of India's largest indigenous companies in the Integrated Facility Management Services segment. PSIPL, with a presence in close to 20 states, represents a differentiated approach to facilities management in India. It offers a comprehensive range of smart, innovative facilities and management solutions that target cost effective, sustainable results at clients' facilities and workplaces. The service offerings include technical solutions, soft services solutions, pest management solutions, security management, business support solutions and specialised services solutions delivered across a variety of sectors.

49

YEARS

19

MILLION SQ. FT. DELIVERED

20

MIL. SQ. FT. UNDER-DEVELOPMENT

97

LANDMARK PROJECTS DELIVERED

15,000

HAPPY FAMILIES

1975



KSHITIJ
NAPEANSEA 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

THE LEGACY
OF A PIONEER.

For over 49 years, the group has stood out as a pioneer in the real estate industry. With its vast experience, extensive knowledge and an innovative approach, it not only shaped the Mumbai skyline, but also the lives of its citizens. And along the way, created an enviable list of award-winning addresses.

2009



KALPATARU AURA
GHATKOPAR

Received the 'Best Architecture Award'
(Multiple Units)
at the Asia Pacific Awards

2011



KALPATARU TOWERS
KANDIVALI

Winner of the
'Safe Zone - Residential Award'
at the DSK Artist in
Concrete Awards

2014



KALPATARU PINNACLE
GOREGAON

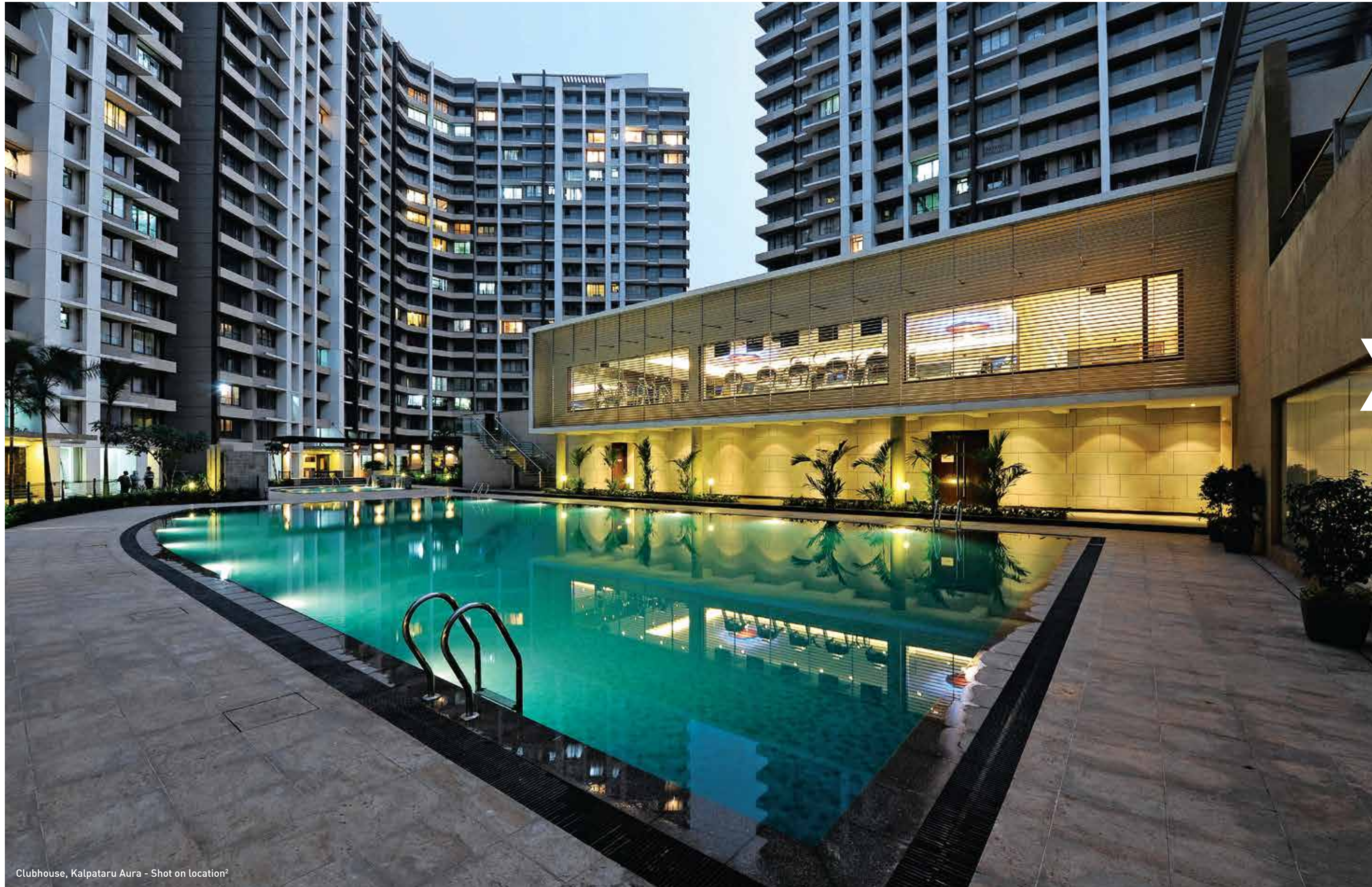
'Project of the Year' at
The Real Estate Awards, 2012
by the Stars
of the Industry Group

2017



KALPATARU SPARKLE
BANDRA

Awarded the
'Luxury Project of the Year' at the
Realty Plus Excellence Awards, 2017



Clubhouse, Kalpataru Aura - Shot on location²

Since the time of our inception, we have always believed in doing things differently. We looked at building homes not just as a business, but as an endeavour to improve the way of life of thousands of families across India.

That's why, in 1975, just six years into the business, we built Mumbai's first skyscraper. That's why, in 2003, we built Mumbai's first residential complex with a rooftop golf putting green and tennis court. And that's why, in 2006, we made a trendsetting innovation with the first residential floor starting from the 14th floor.

Striving to be better and setting new benchmarks in the industry is what inspires us. This drive to excel has taken us to several parts of the country and the world, where we have built timeless landmarks and delivered over **19 million sq. ft.** of area.

Today, that is precisely what is taking us to Noida. We're taking the expertise with which we built countless homes across the country and won the trust of thousands of families.

WE'RE GOING TO NOIDA.
COME ALONG.

MEET THE CITY OF THE FUTURE.

The secret behind Noida's progress lies in its planning. The manner in which the city was planned helped build an excellent network of roads, flyovers, underpasses, etc., which proved beneficial for several developing residential areas, corporate hubs and thriving IT sectors. From residential projects and integrated townships to commercial projects and malls, the city is buzzing with activity. Noida is a benchmark for other developing cities when it comes to future development and proactive policy creation.

Today, just after four decades, Noida has become a preferred IT/ITES destination. Based on the model of organized development, the city has experienced rapid infrastructural growth, thereby inviting leading corporates like Accenture, Capgemini and more. This has improved the quality of life in the city, making it a favoured destination for the discerning luxury home-buyer.

THE CENTRE OF COMMERCIAL GROWTH:

The upcoming Delhi-Mumbai Industrial Corridor, coupled with the State Government's Technology Policy for IT/ITES companies, has made the city even more ideal for corporates.

Noida's SEZ* spans over 310 acres and is home to jewellery, electronic and software firms, which employ more than 46,500 people.

Noida is a hub for technology and manufacturing firms like TCS, IBM, NIIT, LG, Honda, etc. and is home to IT parks like DLF IT Park, Logix Techno Park, Unitech Info Space and more.

*Source: <https://www.nsez.gov.in/>



Representational image¹

ON THE HIGHWAY TO GROWTH AND DEVELOPMENT.

Noida is the best planned city in the entire NCR. Enjoying a host of renowned expressways, excellent infrastructure and connectivity. Some of the avenues of transportation that Noida boasts of are:

Airport:

The upcoming Jewar airport* in Greater Noida is bound to put Noida on the global map, and at the same time boost its socio-economic status. With a capacity to cater to approximately 30-50 million passengers per year over the next 10 to 15 years, which is 5 million passengers more than the Heathrow T5 terminal in London, UK, this airport is all set to change the face of this promising city.

Noida is conveniently connected to Delhi's international airport by road.

The Perfect Nexus of Roads & Highways:

The 8-lane DND Flyway connects Delhi to Noida and ensures smooth commuting.

The Noida-Greater Noida Expressway connects Noida to Greater Noida, a growing suburb within Noida.

The Yamuna Expressway is the longest six-lane, controlled-access expressway stretch in India. It connects Noida to Agra and makes commuting hassle-free to the rest of UP.

#The Metro - Bringing Everything Closer:

Internationally renowned for its effectiveness, the Delhi Metro is the world's 2nd most popular metro and provides excellent connectivity to Noida via the Blue and Magenta lines.

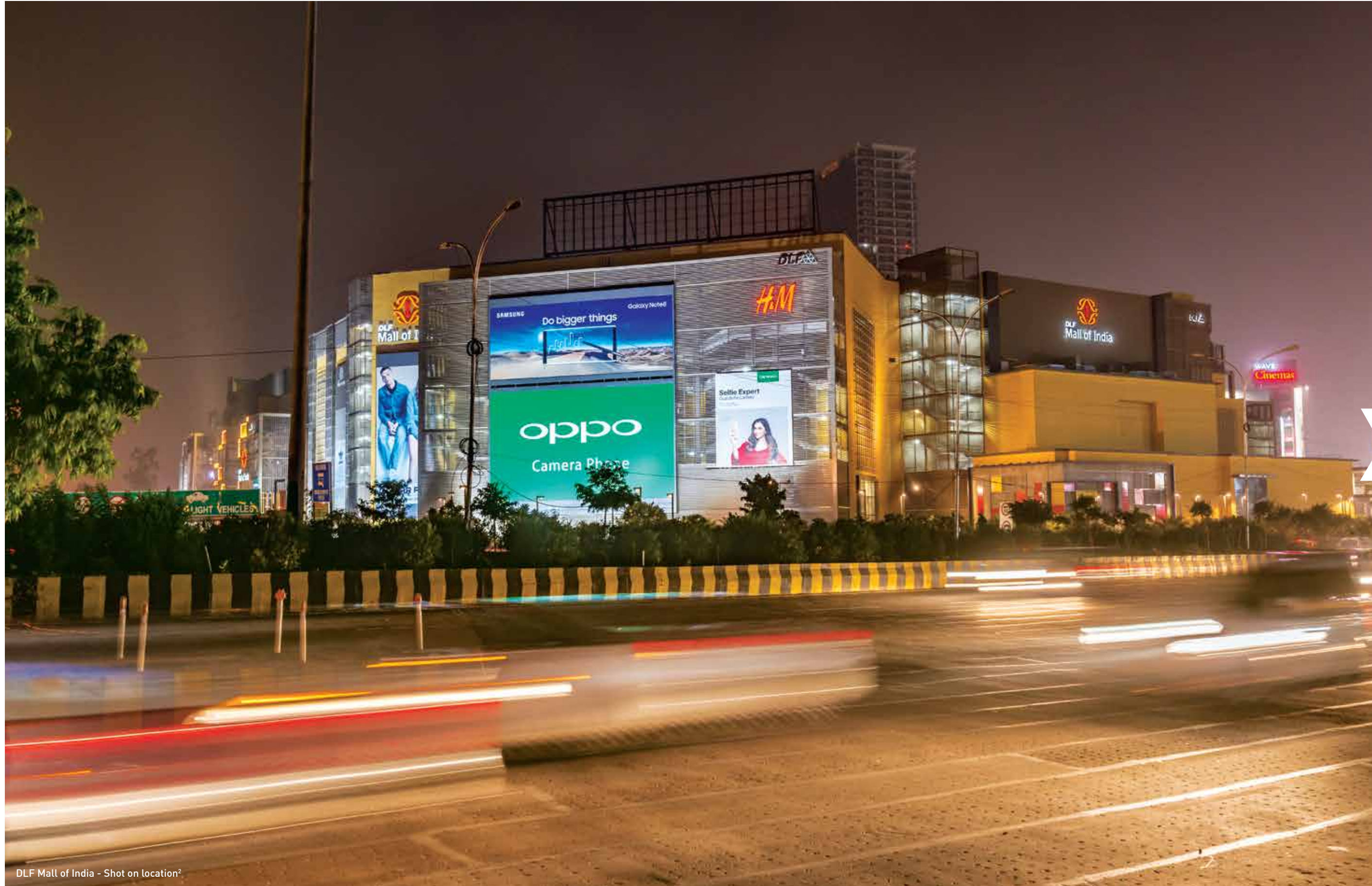
The proposed Greater Noida Metro will enhance connectivity between Noida and Greater Noida. It will also provide connectivity to the Indira Gandhi International Airport.

The Road Ahead - Promising Upcoming Infrastructure:

The 135-km long, 6-lane Eastern Peripheral Expressway is already under-construction and will improve connectivity between Noida and its neighbouring regions.



Representational image¹



DLF Mall of India - Shot on location²

A CITY THAT BUZZES WITH EXCITEMENT.

Home to the **DLF Mall of India** - one of India's biggest malls with over 330 brands, the **Buddh International Circuit** - one of the world's fastest racing tracks, the **Worlds of Wonder** - one of India's biggest amusement parks, and the **Greater Noida Sports Complex Ground**, Noida is a city that is always buzzing with excitement. Home to various avenues of recreation and blessed with some of the finest urban conveniences, living here comes with just one tough decision to make: what to do over the weekend. Offering you the retreat of your choice, and making sure you make the most of your life, here's a city you'd love to call home.

Cinemas

Wave Cinemas
PVR
PVR:IMAX
PVR:DT Cinemas
Carnival Cinemas

Hospitals

Jaypee Hospital
Max Super Speciality Hospital
Kailash Healthcare Limited
Fortis Hospital
Apollo Hospital

Sports

Jaypee Greens Golf
Noida Golf Course
Pullela Gopichand Badminton Academy
Greater Noida Cricket Stadium

Schools

Jaypee School
DPS, Noida
Shiv Nadar
Lotus Valley International
Pathways School
Genesis Global School

Entertainment

Worlds of Wonder (amusement park)
Buddh International Circuit - F1 Track

Institutions

Gautam Buddha University
IIM Lucknow Campus - Noida
Birla Institute of Management Technology
Amity University
Jaypee Institute of Technology
Bennett University

Malls

DLF Mall of India
The Great India Place
Centre Stage Mall

Hotels

Holiday Inn - New Delhi
Crowne Plaza - New Delhi
Radisson - Noida
Park Plaza - Noida

LIVE RIGHT IN THE CENTRE OF EVERYWHERE. EVEN A PLUSH GOLF COURSE.

Kalpataru Vista is an address poised with the perfect location. Standing tall in the midst of a world-class golf course, it is conveniently connected to the Delhi-Noida Direct Flyway and the Yamuna Expressway that puts it close to its neighbouring cities in the NCR. Here's a glimpse of the excellent connectivity that one can enjoy whilst living here:

- Indira Gandhi International Airport - 35 min
- Connaught Place - 25 min
- South Delhi - 25 min
- East Delhi - 20 min
- Faridabad - 30 min
- Ghaziabad - 20 min
- Gurugram - 45 min
- Upcoming Jewar International Airport - 55 min



Offices

- 1 Adobe Systems India Pvt Ltd
- 2 Dell Perot Systems
- 3 Jubilant FoodWorks Limited
- 4 Capgemini
- 5 Samsung India Electronics
- 6 TCS
- 7 Tech Mahindra
- 8 HCL Technologies
- 9 Unitech SEZ
- 10 KPMG
- 11 Samsung Engineering
- 12 HCL Technologies

Schools & University

- 1 Amity International School
- 2 Amity University
- 3 Lotus Valley International School
- 4 Gyanshree School
- 5 Pathways School
- 6 Jaypee Public School
- 7 Delhi Public School
- 8 Genesis Global School
- 9 JBM Global School

Hospitals

- 1 Fortis Hospital
- 2 Max Hospital
- 3 Apollo Hospital
- 4 Jaypee Hospital

Malls & Entertainment

- 1 The Great India Place Mall
- 2 Worlds of Wonder
- 3 DLF Mall of India

Metro stn.

- 1 Okhla Bird Sanctuary Station

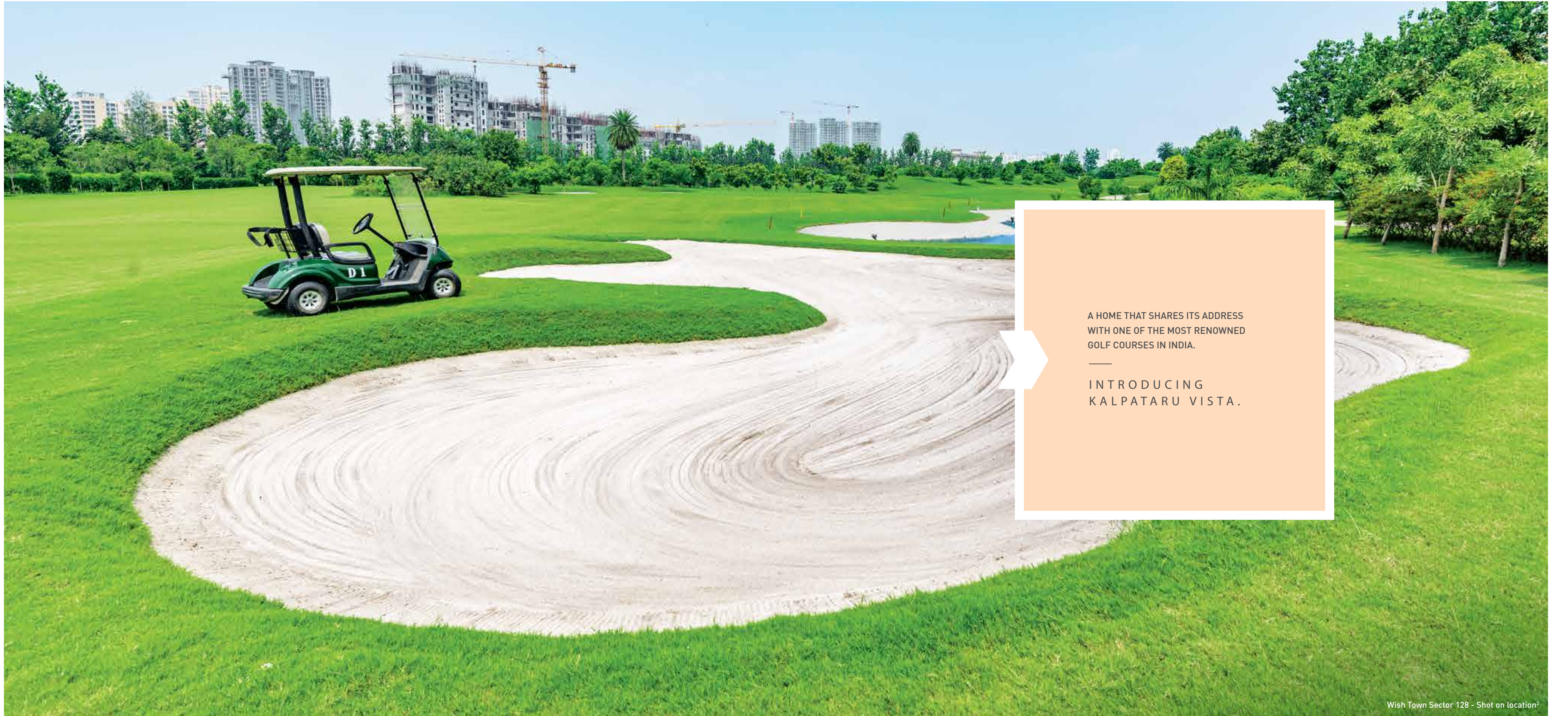
Sector 128

- 1 Kalpataru Vista



Source^{5A, 5B}

Map not to scale



A HOME THAT SHARES ITS ADDRESS
WITH ONE OF THE MOST RENOWNED
GOLF COURSES IN INDIA.

—
INTRODUCING
KALPATARU VISTA.

HOMES THAT LIVE UP
TO THE HIGH STANDARDS
OF LUXURY YOU'RE
ACCUSTOMED TO. PERHAPS,
EVEN EXCEED THEM.

Introducing Golf Living.

Kalpataru Vista is much more than a luxurious address. It's a heaven of green, where blissful experiences abound. Situated right in the centre of a 67-PAR, 18-hole, Graham Cooke designed golf course spread over 80-acres, it offers a choice of luxury that others can only dream of - to step out and enjoy a game of golf whenever you feel like. Designed by internationally acclaimed architects, the 3 and 4 BHK homes here boast of stunning views and impeccable design that make these residences the finest in their class.

Spacious 3 & 4 BHK homes

Intelligently designed to offer stunning views

Lush landscaped greens on all sides

Pre-certified, gold-rated green building

Graham Cooke designed golf course

A 67-PAR golf course designed to USGA standards





THE PERFECT MIX OF DESIGN,
LUXURY AND FINESSE.
A HOME YOU'VE BEEN
WAITING FOR.

The living spaces at Kalpataru Vista redefine luxury. Crafted to perfection, this tower uses the finest architectural design to ensure ample light and ventilation, which enhances the residents' everyday living experience. Thoughtfully planned with wide balcony decks, these three-side open 3 and 4 BHK homes boast of the finest enhancements and the best luxuries that offer you a life of bliss.

Luxurious living & dining area

Separate family lounge*

Spacious kitchen along with service quarters

Large sun decks offering serene views of the golf course

*Only for 4 BHK



HERE, YOU'LL FIND
A STUNNING VIEW
NO MATTER WHICH WAY
YOU LOOK.
ALL THANKS TO THE
SPACIOUS BALCONIES.

When your home sits in the middle of a lush 18-hole golf course, every time you draw open your curtains, you will be embraced by stunning views of vibrant greenery. Carefully built after thoughtful calibration of the views of the greenways, every home here offers stunning views of the serene surroundings. In addition to this, the expansive sun decks form the perfect place to soak in the beauty of nature.



Representational image¹

LUSH GREENS
ON ONE SIDE.
WORLDLY LUXURIES
ON THE OTHER.
HERE, YOU'LL HAVE
A TOUGH TIME
TAKING SIDES.

With large open spaces, Kalpataru Vista is surrounded by soothing greens and a landscaped podium that gives you the perfect break from the buzz of the city. On the outside too, you will find serene stretches of plush greenery. Well, that's one of the perks of living in a home that's right next to a well-designed golf course.

WORLD-CLASS CLUB FACILITIES
FOR THE TIMES WHEN YOU
TIRE OF SPENDING
THE DAY AT THE GOLF COURSE.

There are many avenues of leisure at Kalpataru Vista. If you want to take a break from playing golf, just step out. Only to step back into our lavish club facilities. From a swimming pool to a yoga zone, here, there's everything you need to rejuvenate yourself or you can simply spend the day lazing around.

Gymnasium

Business centre

Lounge area

Swimming Pool with Open Air Jacuzzi

Spa with steam and massage room

Crèche





Representational image¹

LUSH GREENS,
A SWIMMING POOL
AND A HOME
OVERLOOKING BOTH.
LIFE DOESN'T
GET ANY BETTER.

At Kalpataru Vista, as you wake up, the pleasant breeze from the tree-lined fairways outside greets you. As you step out on the balcony to embrace it, the swimming pool below will tempt you to hop in for a refreshing dip. It's the life you have always dreamt of.

Shaded cabanas

Infinity edge pool overlooking the golf course

CALLING YOUR KIDS
BACK HOME FOR DINNER
WILL BE THE DAY'S
TOUGHEST TASK.

A perfect childhood awaits your kids
at Kalpataru Vista. Equipped with
an exciting kids' play area, landscaped
greens and other recreational facilities,
every evening, your kids will spend more
time making new friends outside.



Representational image¹



THE PERFECT HOST
FOR ALL OF LIFE'S
CELEBRATIONS.

Every occasion, no matter how small or big, finds its perfect host at Kalpataru Vista. Surrounded by stretches of greenery and overlooking the beautiful horizon, as you celebrate some of life's best moments, the time you spend here will become your most valued souvenirs.



Representational image¹

WITH SO MANY LUXURIES
AT YOUR DISPOSAL,
NO TWO DAYS WILL EVER
BE THE SAME.

At Kalpataru Vista, you'll find luxury in abundance. Boasting of a range of comforts and facilities of a club, sports court and other sports facilities, here, recreation and rejuvenation will soon become a part of your daily agenda. Also if you want to indulge yourself in some golf, a Graham Cooke designed golf course is right outside the front door.

Swimming pool

Kids' play area

Jogging / Walking Pathway

Multipurpose room

Sports-court

Indoor games room

Seating alcoves

Landscaped terrace

Squash court

Gymnasium and fitness centre



HBDESIGN

HB DESIGN - DESIGN CONSULTANTS
Singapore

Renowned Singapore design consultants firm, HB Design was guided by a desire to deliver a project that exceeds expectations on every level. In this regard, the project is blessed with a perfect starting point – a site nestled amongst the finest landscaping: a lush golf course.

Each unit is designed to enjoy optimum orientation and unobstructed views to the immediate golf course and the city skyline beyond. Tower planning takes local climatic conditions into account, providing good solar protection and promoting excellent cross-ventilation. This allows minimal air-conditioning, taking advantage of the many months during which the climate in New Delhi is perfect for natural living.

One key feature is the signature pavilion that anchors the corner of the property. This sculptural structure commands sweeping views over the pool decks and the golf course and can host meetings and events in great style.

DELIVERED PROJECTS:

Unixx, Pattaya, Thailand

Sayana City, Indonesia

Sukolilo, Indonesia

185 Rajadamri, Thailand



The River, Bangkok - By HB Design



Shangri-La's Tanjung Aru Resort & Spa, Sabah, Malaysia - By Burega Farnell



BUREGA FARNELL - LANDSCAPE CONSULTANTS
Singapore

International consultants meticulously planned the impeccable landscaping of the towers. The architecture is clean and modern. Residential towers have been strategically located on a podium structure to ensure panoramic views from all units. The space at the ground level provides for an intimate scale residential arrival. Anchored by the sculptural form of the clubhouse, the elevated eco-deck presents an open canvas for the landscape.

The structural lines of the building are conceptually extended into the landscape. This geometric branching helps create a seamless connection between the building and exterior space. In contrast to the clean, modern architectural lines, the landscape planting is organic, textural and lush.

Materials, furniture, lighting and artwork have been carefully selected to add layers of luxury that are typically the reserve of upscale hospitality destinations. A considered blend of modern living and relaxed resort environment will make this address a highly desirable one.

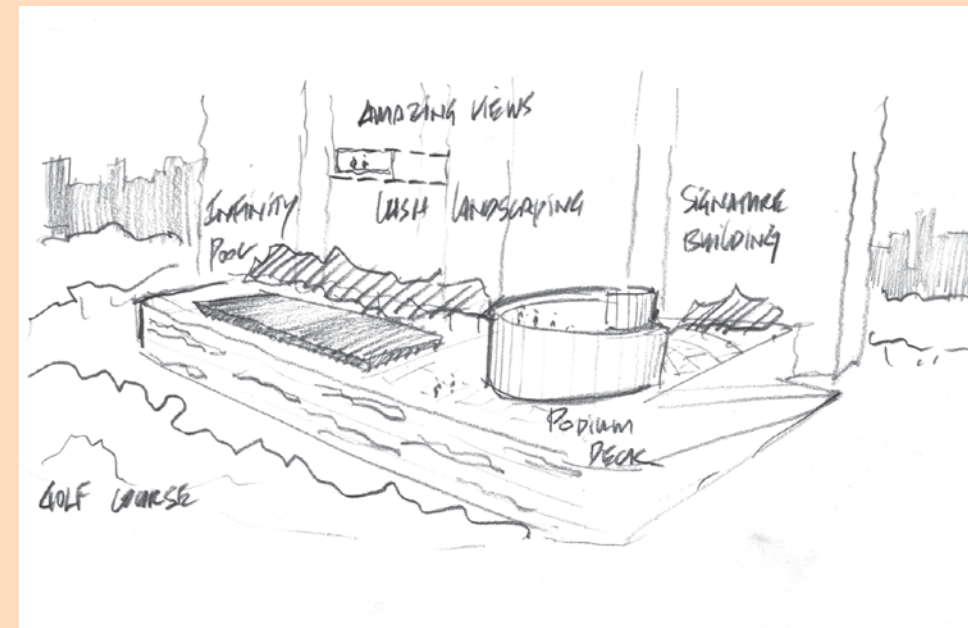
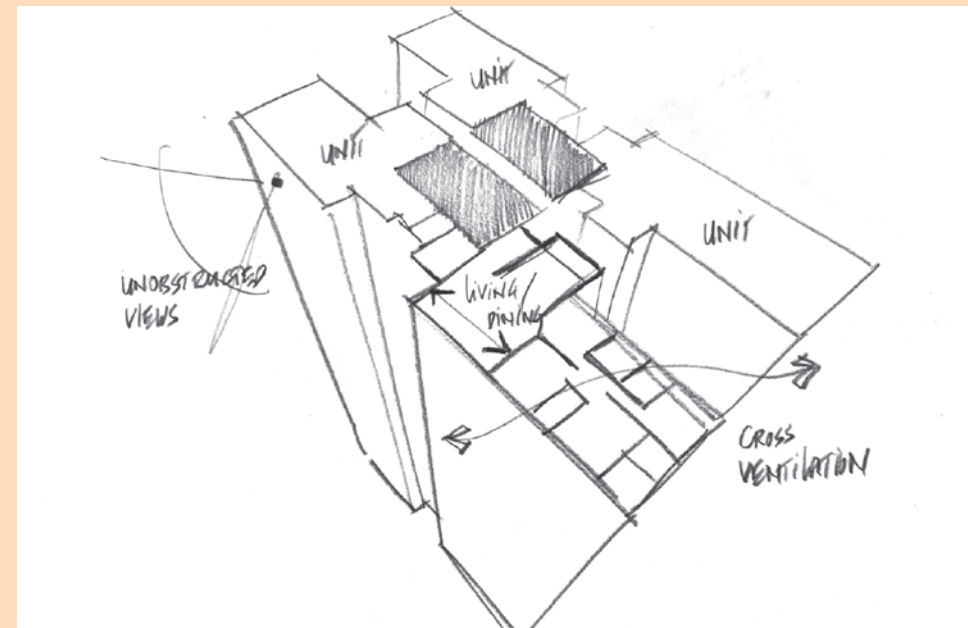
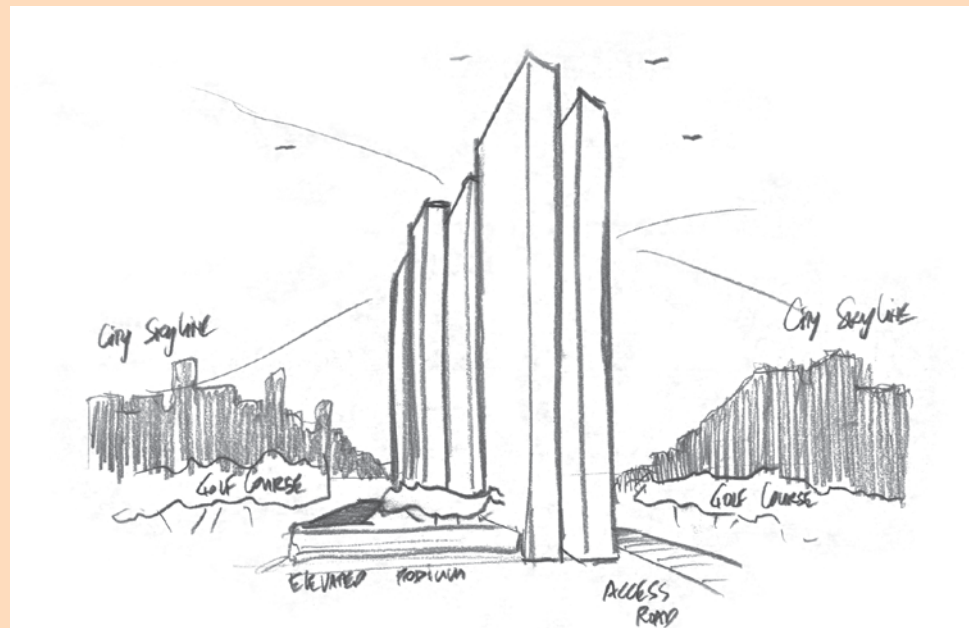
DELIVERED PROJECTS:

Shangri-La, Istanbul, Turkey

Bharatpur Palace, Rajasthan, India

Raycom Estate, China

Hormuz Grand, Oman



Kalpataru Vista - Artist's impression³

THE THINKING BEHIND KALPATARU VISTA.

Situated in a secure community along the edge of an international quality golf course, Kalpataru Vista is a highly desirable address. From the quietest end of the avenue, the project commands views over the wide, green expanses. The shade of tree canopies momentarily hides the elegant towers and the residents are greeted with the sparkling reflections and gentle sounds of water. It's luxury at its finest. To live up to its fine aesthetics of luxury, the vision for this meticulously crafted luxurious address has been kept clean, yet modern.

Residential towers have been strategically located on a podium structure to ensure panoramic views from all units. And the sprawling spaces at the ground level provides for an intimate scale residential arrival. To add to it, the sculptural form of the clubhouse and the elevated eco-deck presents an open canvas for the landscape.

Inside, the tower planning has been done taking local climatic conditions into account, and the internal layouts have been carefully calibrated to provide clean and efficient spaces and connections able to host a myriad of lifestyles. Room sizes have been worked out in great detail by understanding the end-users' requirements and integrating these into a harmonious whole. On the outside, the two towers have been subtly off-set to each other to create skyline tension and their façades carefully calibrated to express texture and differentiation. The result is a project that cuts a bold outline on the skyline – one that is memorable when viewed from a distance as well as experienced from within.

AMENITIES⁷

PROJECT HIGHLIGHTS

- ▶ Contemporary designed multi storeyed Towers
- ▶ Balconies offering sweeping views over the pool decks and the golf course
- ▶ Landscaped open spaces with ample recreational facilities
- ▶ Community centre with infinity edge swimming pool
- ▶ Integrated safety and security system

COMPLEX & BUILDING FEATURES

- ▶ Elevators for each tower with Auto Rescue Device
- ▶ Grand entrance lobby enhanced with premium finishes
- ▶ D.G. Power backup for common areas and apartments
- ▶ Rain water harvesting system

APARTMENT FEATURES

- ▶ Living Room, Dining and Passages with Imported Marble flooring
- ▶ Bedrooms with Laminated wooden flooring
- ▶ VRV system in Living, Dining and Bedrooms
- ▶ Provision of Solar water heating system in Kitchen
- ▶ Balconies with MS & Glass railing and tile flooring

KITCHEN FEATURES

- ▶ Vitrified tile flooring
- ▶ Granite platform
- ▶ Tile dado above platform
- ▶ Provision of Exhaust Fan
- ▶ Modular Kitchen with chimney and hob

BATHROOM FEATURES

- ▶ Imported marble flooring in master bedroom toilet
- ▶ Combination of imported marble and tile dado up to door height in master bedroom toilet
- ▶ Skid resistant tile flooring with tile dado up to door height in other toilets
- ▶ Premium CP and sanitary fittings

SECURITY & SAFETY FEATURES

- ▶ Firefighting systems
- ▶ CCTV covering designated common areas
- ▶ Video door phone with intercom system
- ▶ Security (Access Control) system

LEISURE FEATURES

COMMUNITY CENTRE AND OTHER AMENITY FEATURES

- ▶ Reception / Waiting Lounge
- ▶ Multipurpose Room
- ▶ Indoor Games Room (Pool Table / Board Games etc.)
- ▶ Gymnasium and Fitness Centre
- ▶ Lounge Area with library / study area
- ▶ Squash Court
- ▶ Spa with steam and massage room
- ▶ Crèche
- ▶ Business Centre
- ▶ Shaded Cabanas
- ▶ Kids' Play Area
- ▶ Jogging / Walking Pathway
- ▶ Swimming Pool with open air Jacuzzi
- ▶ Congregational Spaces
- ▶ Seating Alcove

TERRACE FEATURES

- ▶ Play Area
- ▶ Outdoor Seating Lounges
- ▶ BBQ Space