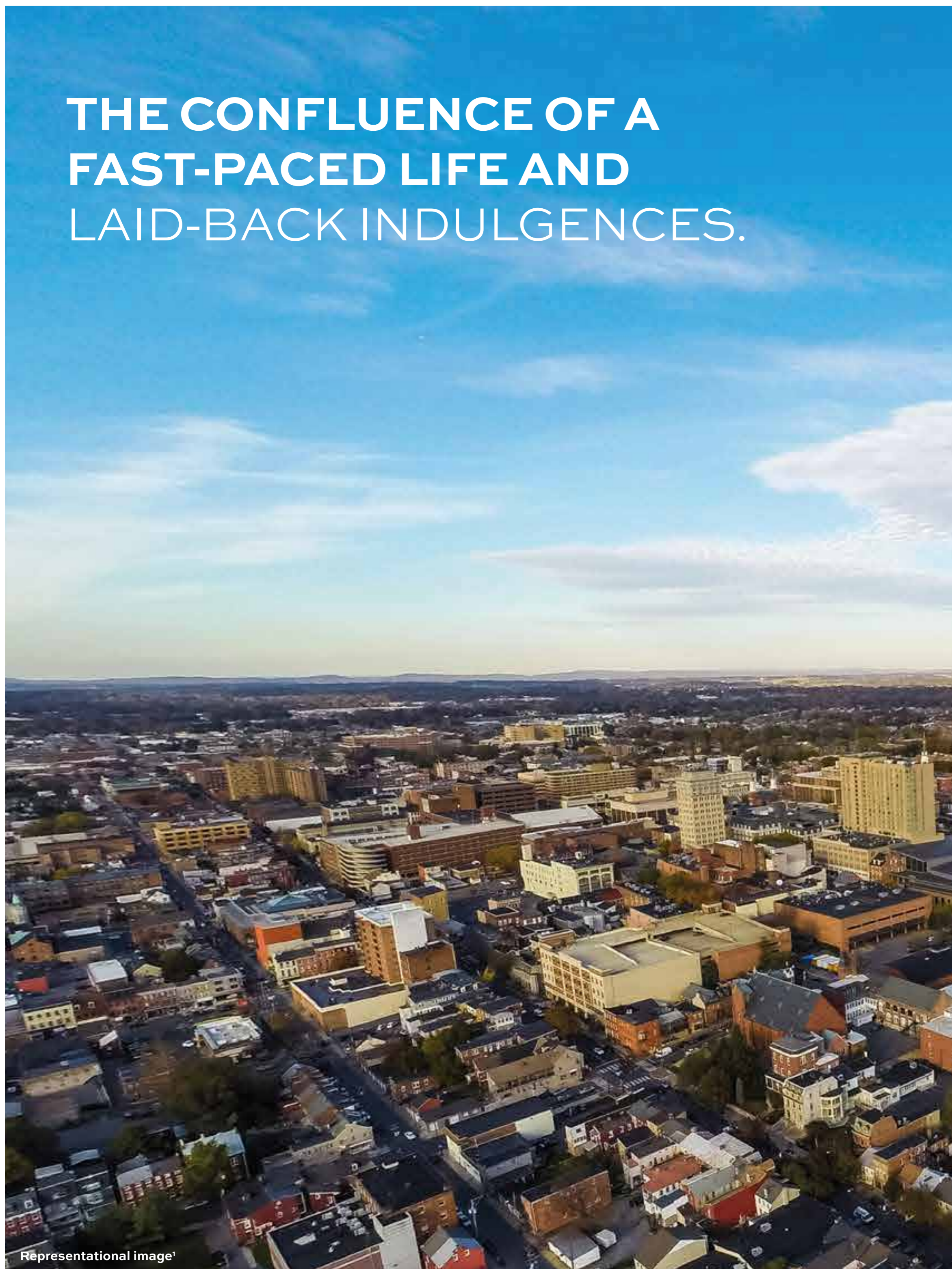


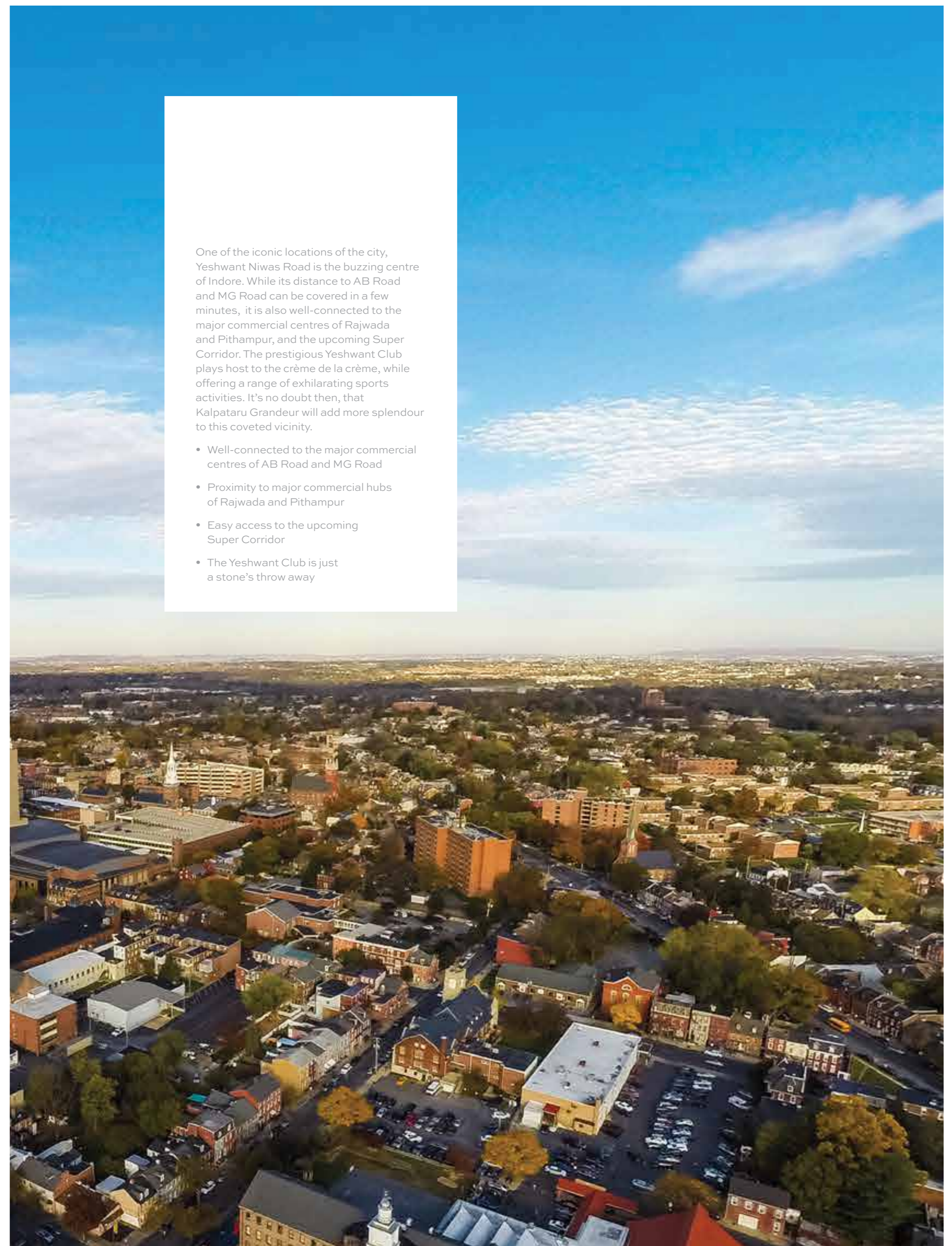
THE CONFLUENCE OF A FAST-PACED LIFE AND LAID-BACK INDULGENCES.



Representational image'

One of the iconic locations of the city, Yeshwant Niwas Road is the buzzing centre of Indore. While its distance to AB Road and MG Road can be covered in a few minutes, it is also well-connected to the major commercial centres of Rajwada and Pithampur, and the upcoming Super Corridor. The prestigious Yeshwant Club plays host to the crème de la crème, while offering a range of exhilarating sports activities. It's no doubt then, that Kalpataru Grandeur will add more splendour to this coveted vicinity.

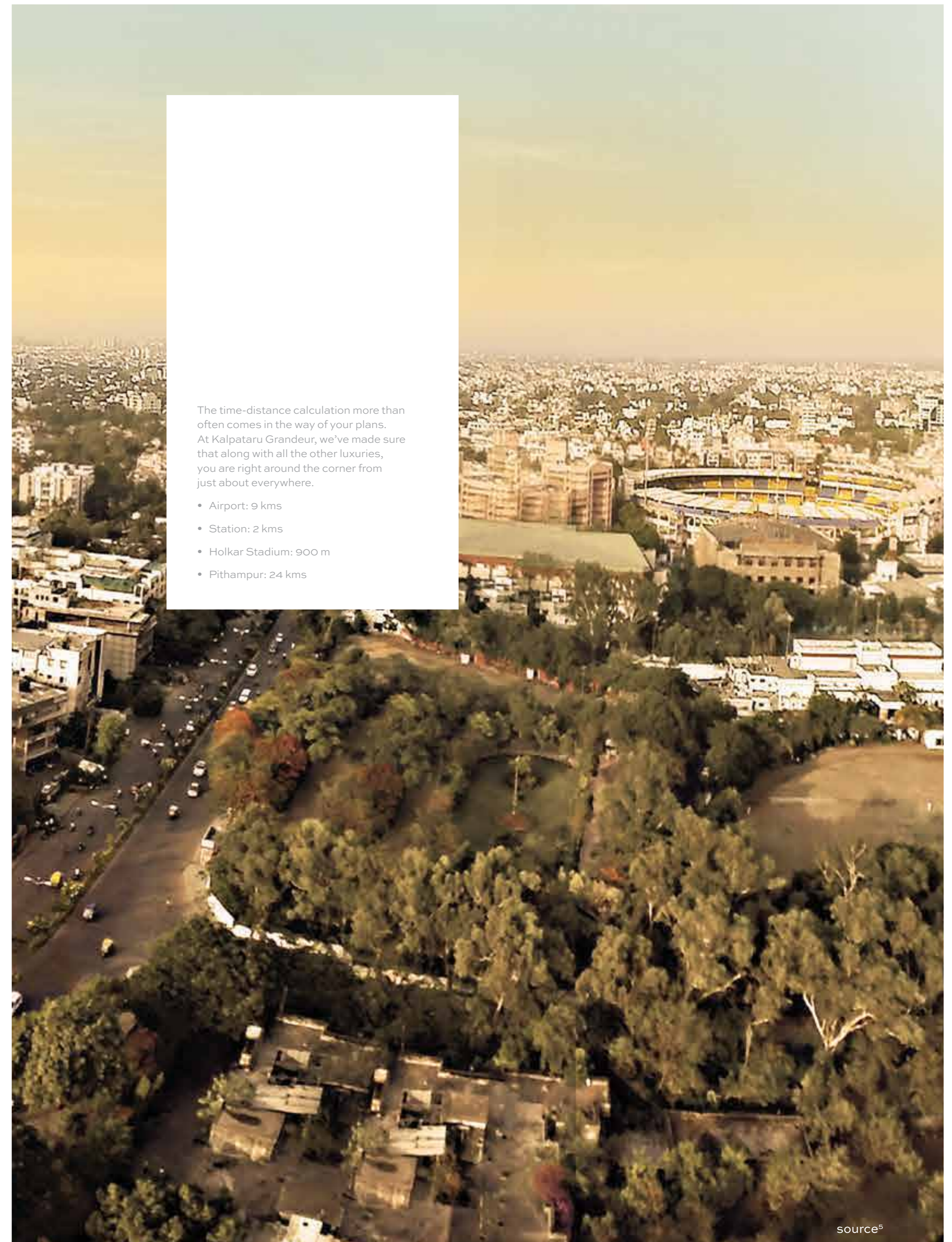
- Well-connected to the major commercial centres of AB Road and MG Road
- Proximity to major commercial hubs of Rajwada and Pithampur
- Easy access to the upcoming Super Corridor
- The Yeshwant Club is just a stone's throw away



A QUIET NEIGHBOURHOOD TUCKED AWAY AMIDST HEART'S EVERY DESIRE.



Artist's impression²

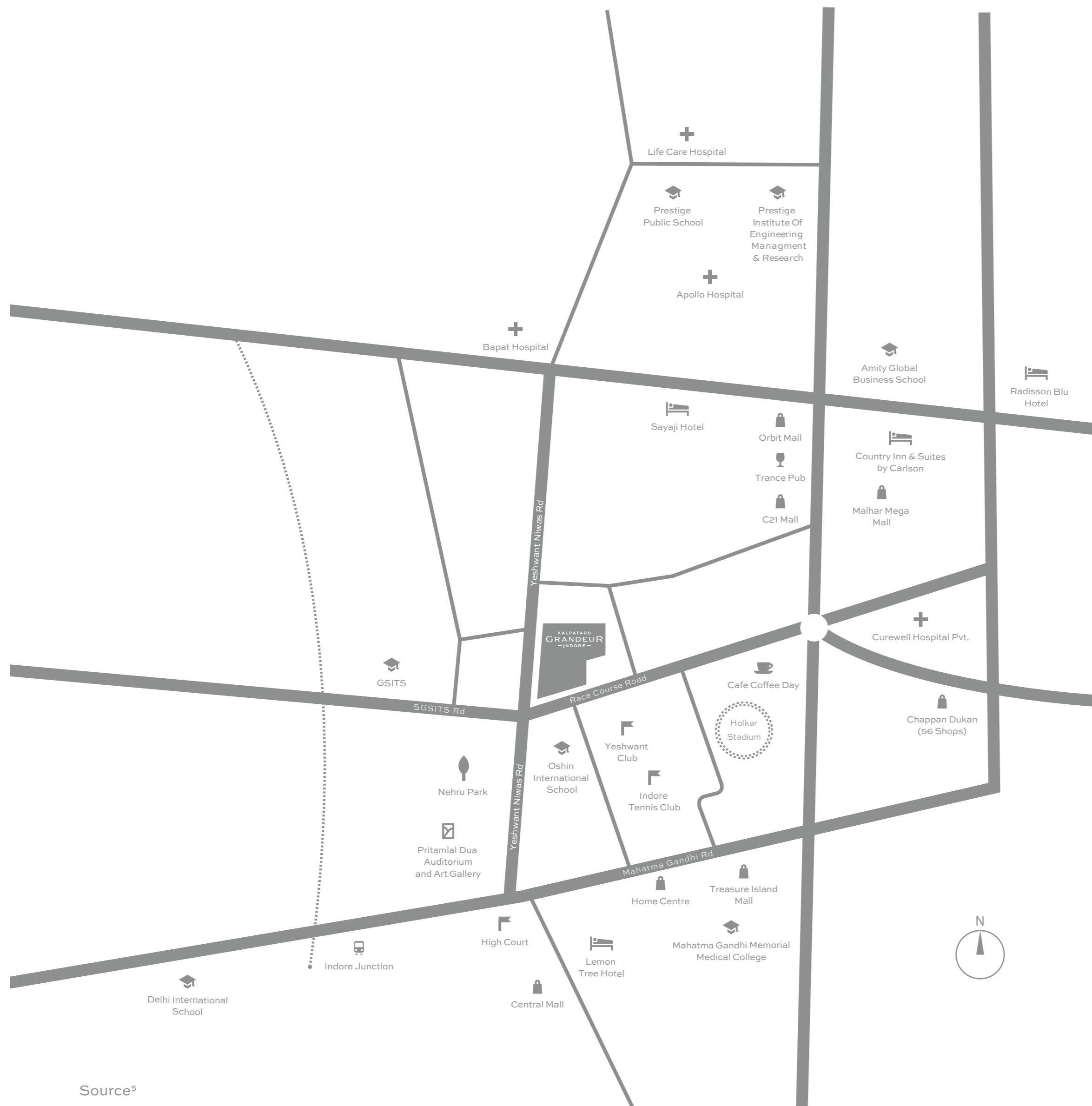


The time-distance calculation more than often comes in the way of your plans. At Kalpataru Grandeur, we've made sure that along with all the other luxuries, you are right around the corner from just about everywhere.

- Airport: 9 kms
- Station: 2 kms
- Holkar Stadium: 900 m
- Pithampur: 24 kms

source⁵

THE DISTANCES IN THIS MAP ARE ACTUALLY CLOSER THAN THEY APPEAR.



Source⁵

Imagine all the comforts of a sprawling house in the poshest location of the city. And once you step out of the luxurious premises, there are a host of choices, all laid out at your disposal. Be it the best educational institutions, healthcare facilities or shopping destinations, you are close to the best the city has to offer.

- **Retail:**
Treasure Island Mall – 1.2 kms
C21 Mall – 3.5 kms
Orbit Mall – 4 kms
- **Hospitality:**
Lemon Tree Hotel – 1.5 kms
Hotel President – 2.2 kms
Sayaji Hotel – 4 kms
Radisson Blu – 5 kms
- **Educational Institutes:**
GSITS – 1 kms
Mahatma Gandhi Medical College – 2.6 kms
Amity Global Business School – 4.8 kms
IIM – 17.5 kms
IIT – 3 kms
- **Schools:**
Oshin International School – 150 m
Delhi International School – 3 kms
Delhi Public School – 9 kms
- **Healthcare:**
Life Care Hospital – 6.2 kms
Bapat Hospital – 5 kms
Bombay Hospital – 5.5 kms

source⁵

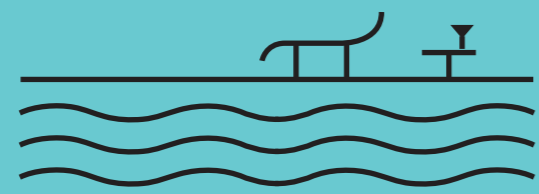
THE LIFE THAT INDORE HAS ALWAYS BEEN WAITING FOR.



Artist's impression²

Kalpataru Grandeur is a preview to the transforming cityscape of Indore and a reflection of the fine, subtle tastes of the upper crest. From vast living rooms to huge bedrooms and majestic landscaped areas, every feature of Kalpataru Grandeur is polished to offer absolute finesse. This landmark of luxury casts an imposing presence and is lavishly spread across the posh neighbourhood of Race Course Road. Intricately designed and thoughtfully adorned, everything here is tailored to suit the ethereal tastes of the privileged few.

- Ultra-luxury gated community in the heart of the city
- Contemporary designed multi storeyed wings
- Elegantly designed 3 & 4 BHK
Luxurious 3, 4 BHK and Duplex apartments
- Entrance lobby for each wing
- Landscaped Podium dedicated for garden, swimming pool and recreational facilities
- Safety and security system



GRAND

A FIRST IMPRESSION THAT LASTS FOREVER.



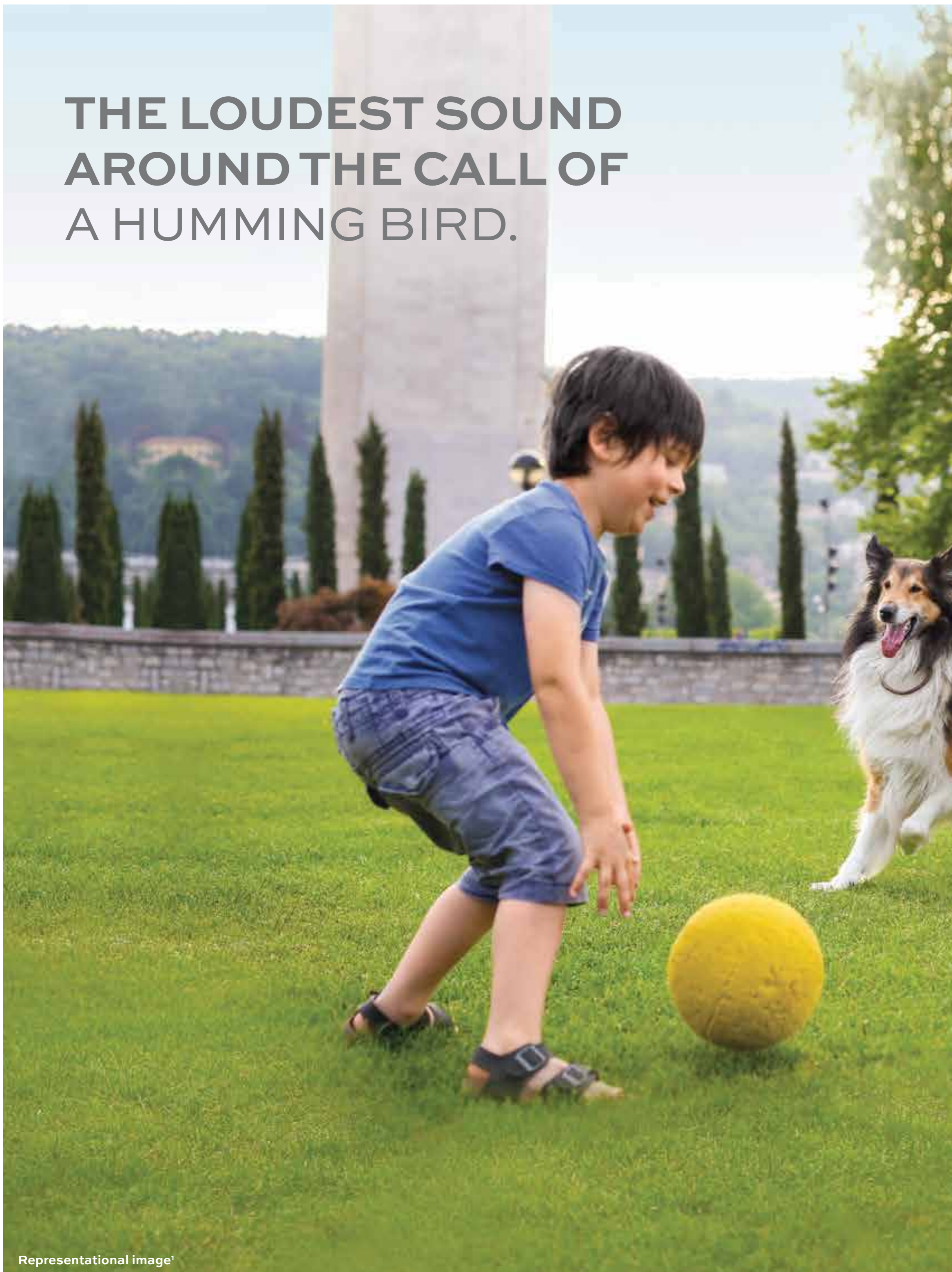
Representational image'



When you come home after a long day's work, the least we can do is make you feel welcome. Which is why, we've built a grand entrance lobby. An entrance lobby so majestic that it makes even waiting for the lift a pleasurable experience.

- Grand Entrance lobby for each wing
- Elevators with Auto rescue Device (ARD)
- D. G Power Backup for elevators and key utility areas

THE LOUDEST SOUND AROUND THE CALL OF A HUMMING BIRD.



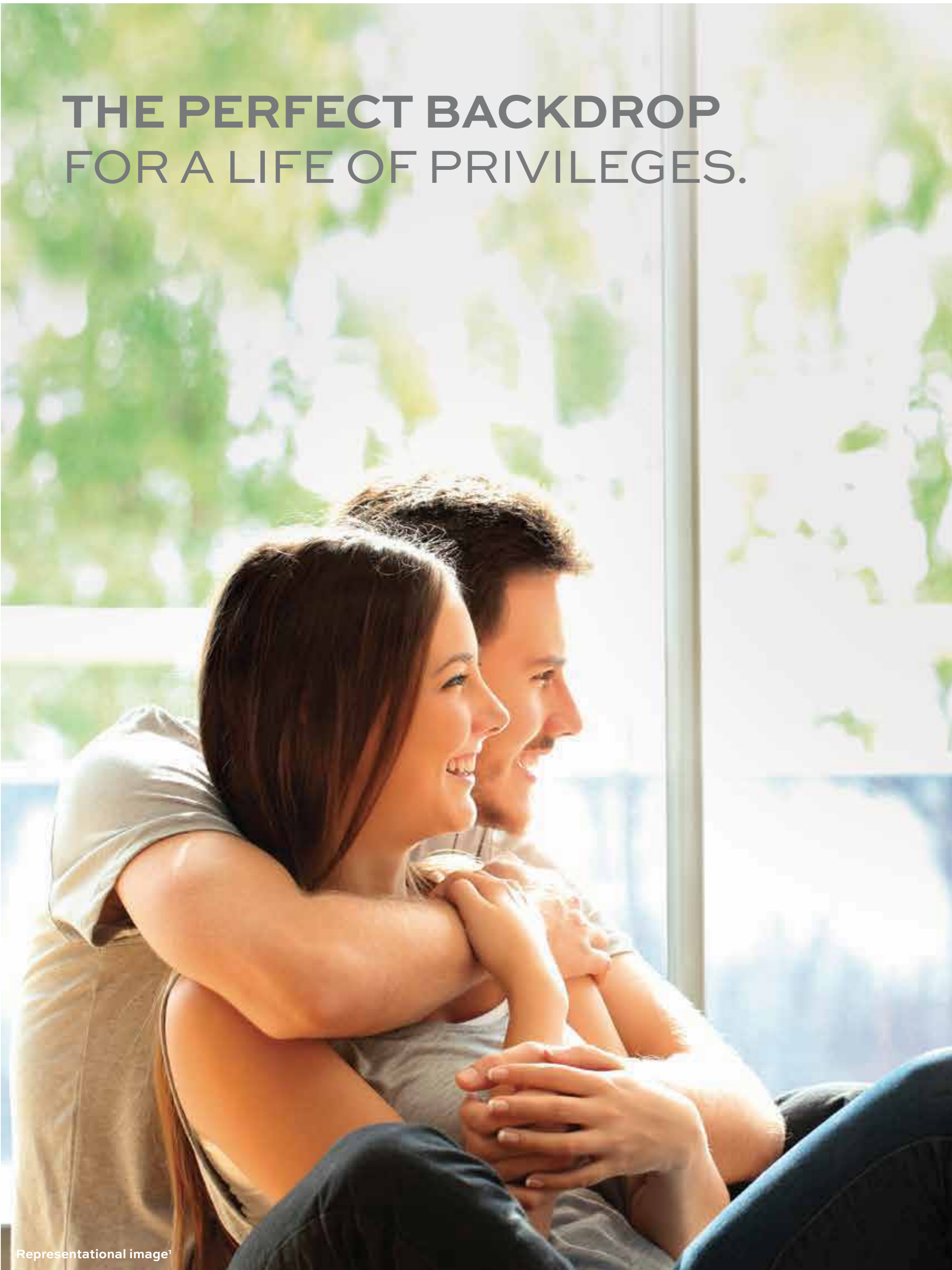
Representational image'



Here, the honking and blaring of cars drown away as soon as enter the complex. The common drop-off area has been marked at the ground floor, beyond which no vehicle is allowed. The lush podium space is designed with many recreational options for an amazing family time. With two basement floors and a part of the ground floor dedicated solely for parking, you'll finally realise that the parking woes are long behind you. This also means that there will always be ample parking not just for you, but for your guests as well.

- Vehicle-free landscaped podium with recreational facilities
- Two basements for parking
- Dedicated space for guest car parking at the ground floor

THE PERFECT BACKDROP FOR A LIFE OF PRIVILEGES.



Representational image'

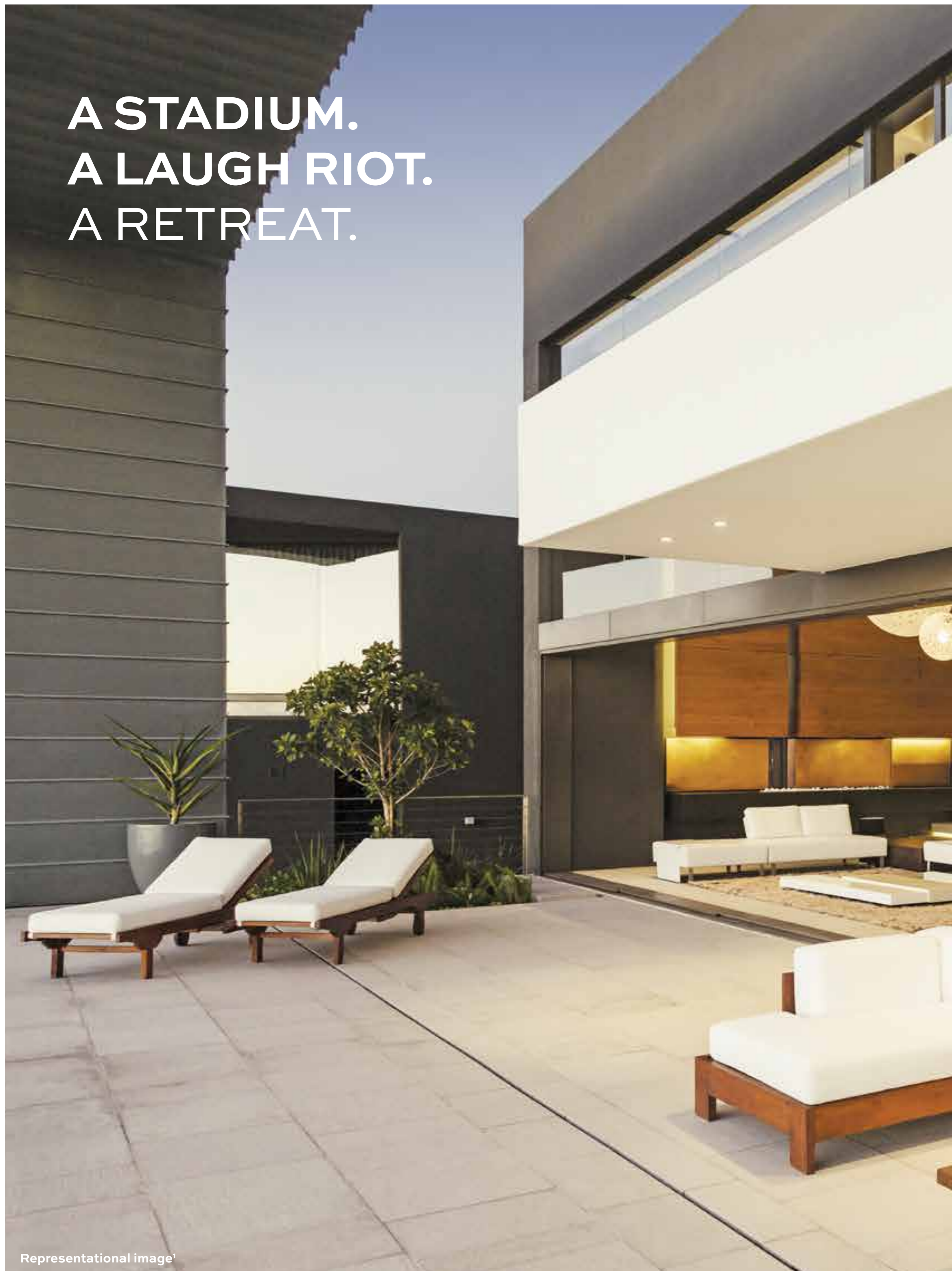


Take a quick walk around these spacious residences, and you will notice the little touches of thoughtfulness. Take for instance the walk-in wardrobes in each bedroom, the attached living area for your domestic help, or quite simply, the large dining rooms with decks. Enjoy the breeze over a warm cup of coffee, safe in the knowledge that the home automation system keeps everything running smoothly.

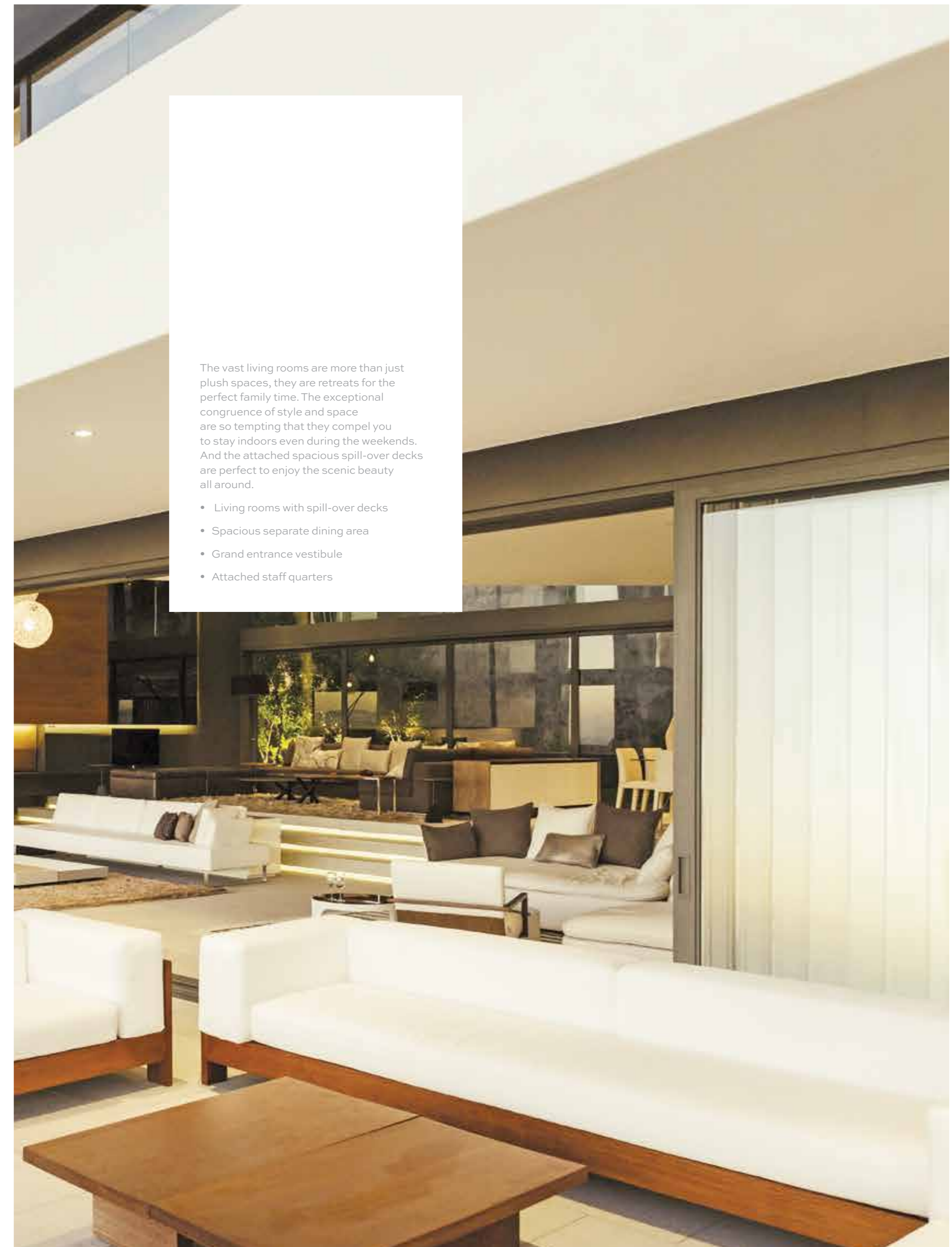
- Luxurious 3 & 4 BHK homes and duplex apartments with a maid's room
- Plush homes complemented with ample floor-to-floor height
- Natural light and cross-ventilation (living room)**
- Balcony with railing
- Imported marble flooring adorning the apartment except master bedroom and kitchen
- Lighting scenario smart switches for entire flat
- Dedicated puja space*

*Not in all formats.

A STADIUM.
A LAUGH RIOT.
A RETREAT.



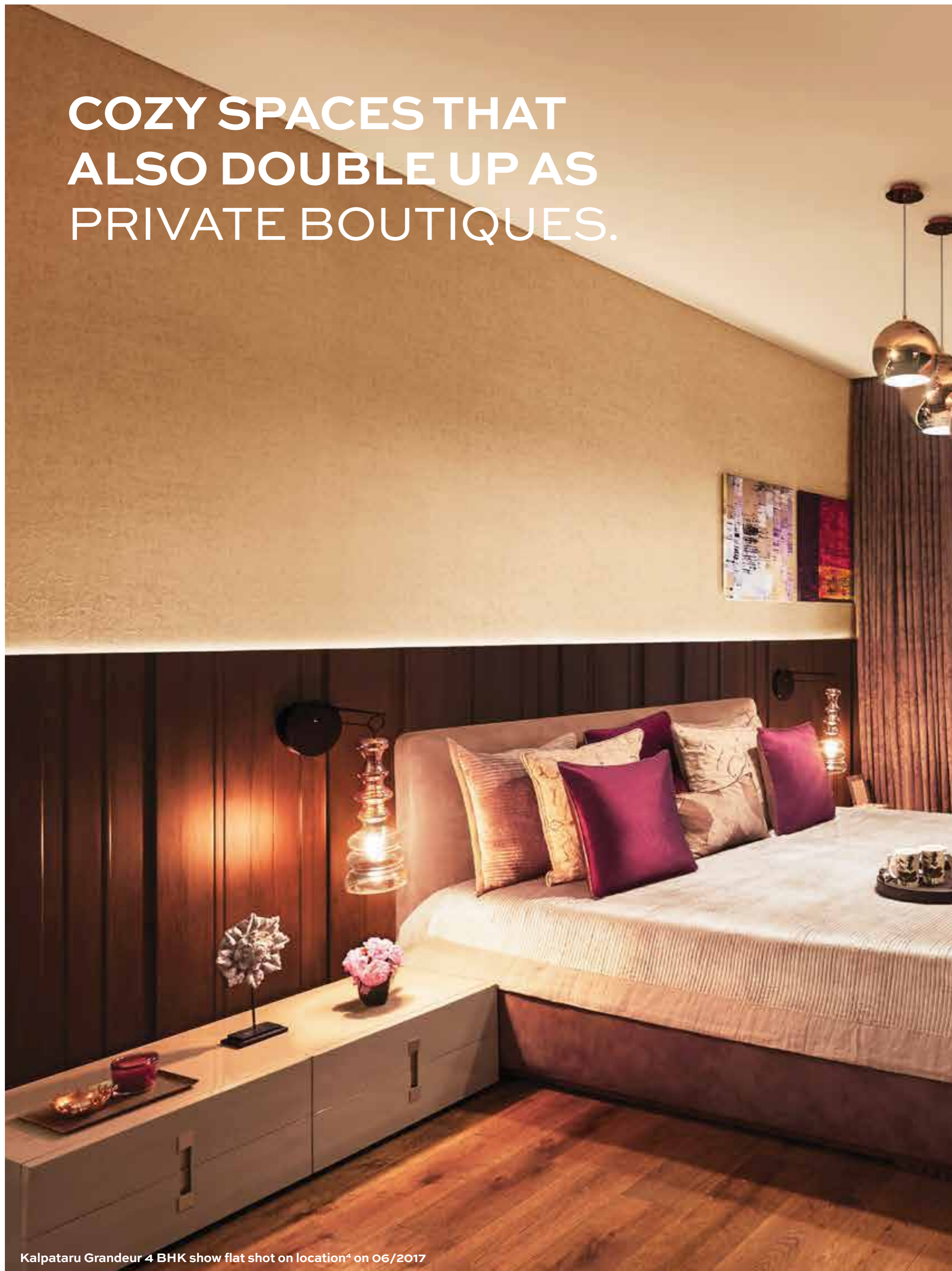
Representational image'



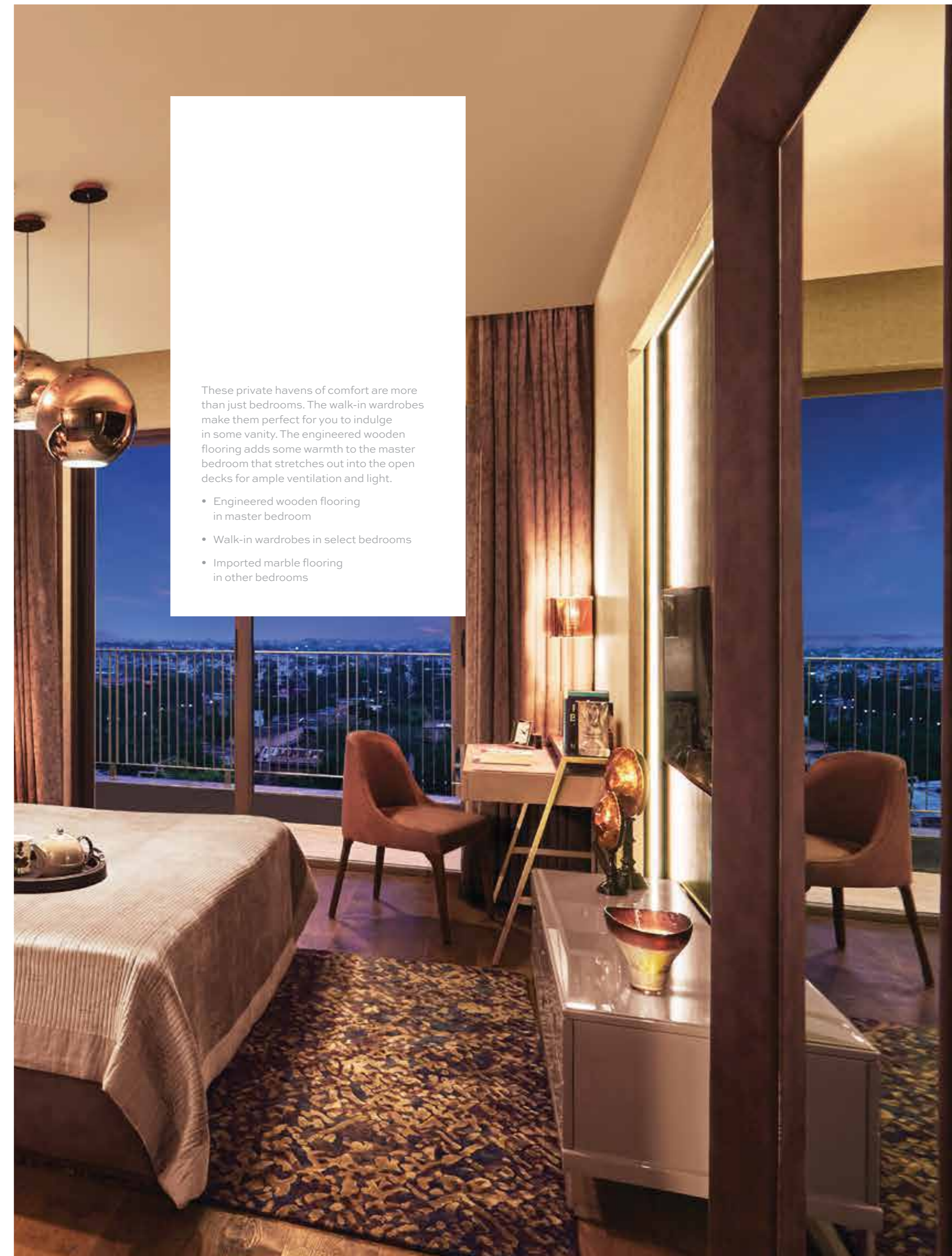
The vast living rooms are more than just plush spaces, they are retreats for the perfect family time. The exceptional congruence of style and space are so tempting that they compel you to stay indoors even during the weekends. And the attached spacious spill-over decks are perfect to enjoy the scenic beauty all around.

- Living rooms with spill-over decks
- Spacious separate dining area
- Grand entrance vestibule
- Attached staff quarters

COZY SPACES THAT ALSO DOUBLE UP AS PRIVATE BOUTIQUES.



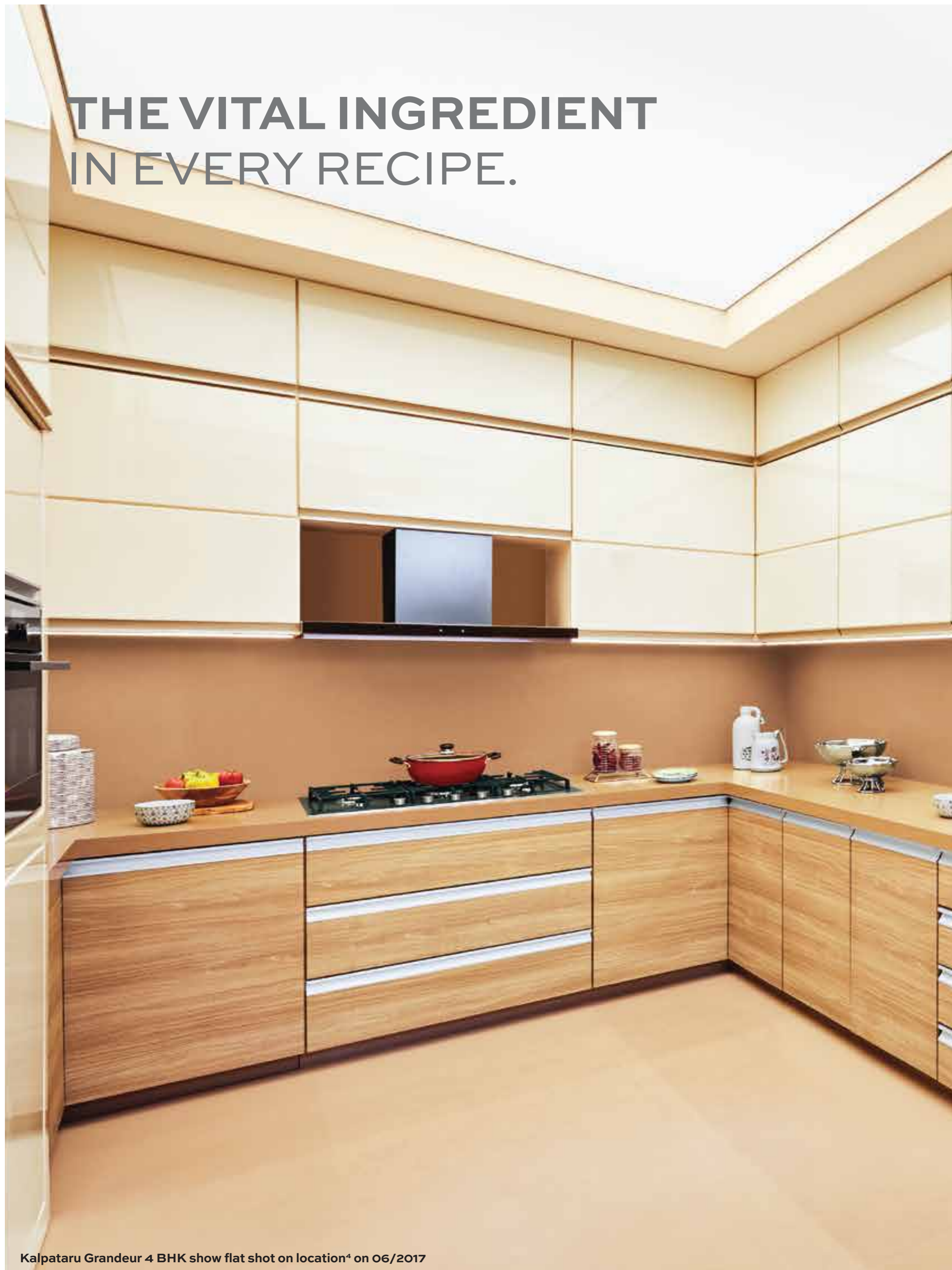
Kalpataru Grandeur 4 BHK show flat shot on location* on 06/2017



These private havens of comfort are more than just bedrooms. The walk-in wardrobes make them perfect for you to indulge in some vanity. The engineered wooden flooring adds some warmth to the master bedroom that stretches out into the open decks for ample ventilation and light.

- Engineered wooden flooring in master bedroom
- Walk-in wardrobes in select bedrooms
- Imported marble flooring in other bedrooms

THE VITAL INGREDIENT IN EVERY RECIPE.



The kitchen is designed to suit the finest tastes that only the gourmet will appreciate. It combines utility and lavishness by providing an adjoining dining space. International exquisite flooring and separate wet and dry areas make for a convenient and tastefully designed culinary space.

- Spacious kitchen with utility balcony accessible from kitchen and maid's room
- Quartz Based agglomerated Marble flooring, platform, additional platform and dado above platform

**YET ANOTHER EXCUSE
FOR BEING LATE TO WORK.**

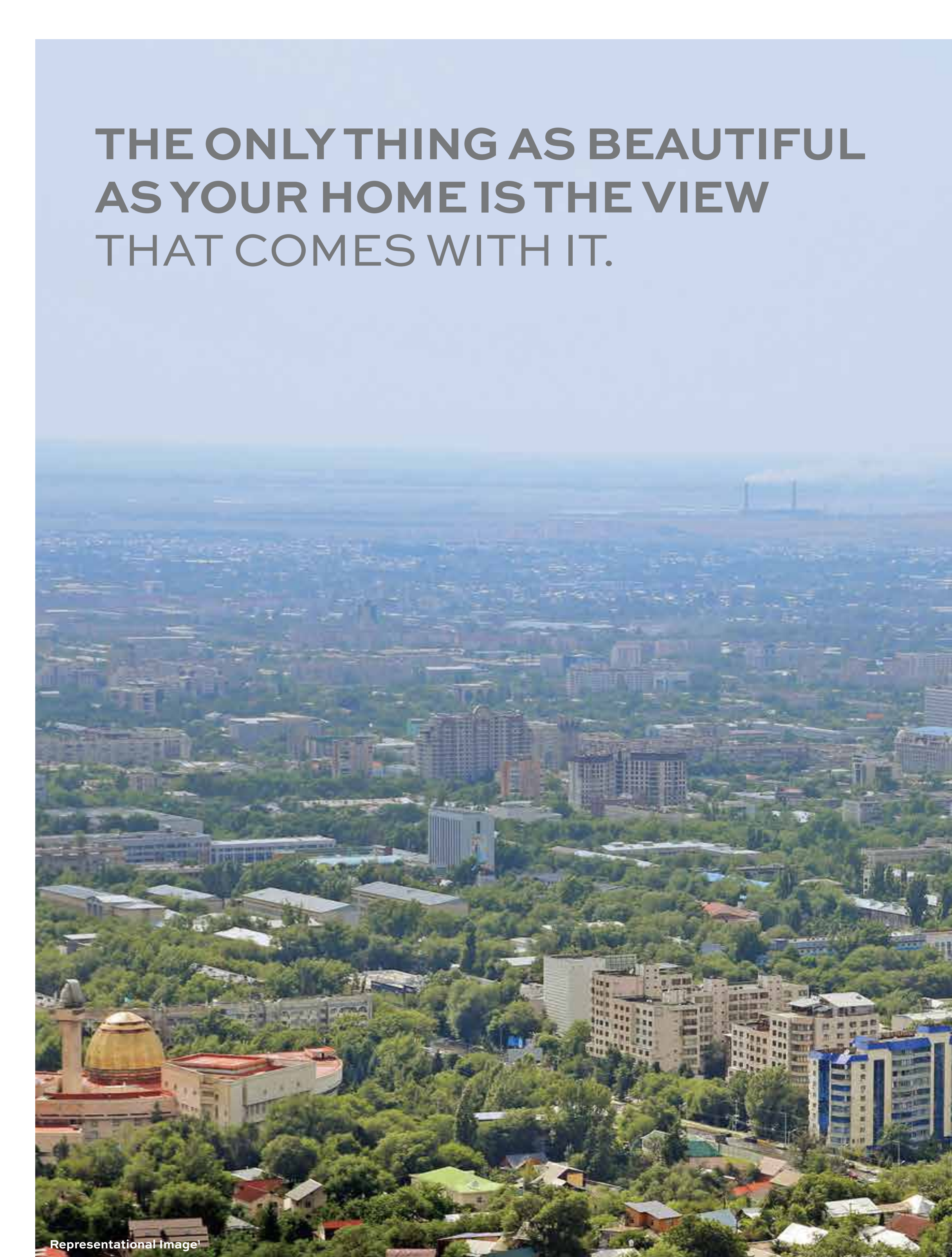


Representational Image'



Each bedroom comes with a well-appointed attached bathroom that makes the long showers refreshing. While the basic features come standard, there are some never-before conveniences like the elegant glass partition that separates the wet and dry areas in the bath.

- Imported marble flooring and wall dado in attached toilets of master and children's bedroom
- Glass partition with shower in master bath for wet area
- Premium sanitary and CP fittings
- Hot & cold water mixer in wash basins



THE ONLY THING AS BEAUTIFUL
AS YOUR HOME IS THE VIEW
THAT COMES WITH IT.



At Kalpataru Grandeur, the five lofty wings overlook the clubhouse and the green court. Every apartment has a framed view of the stunning cityscape that'll leave you breathless. Owing to the thoughtful layout and the first habitable floor starting at the podium level, each apartment enjoys panoramic views of the serene surroundings. So, whether you're on a higher or a lower floor, the views are a luxury everyone can enjoy.

- First habitable floor starts at the podium level in stilt
- Breath taking view of City scape and central garden from the apartment




SERENE



A HOME WHERE
NATURE IS YOUR
NEIGHBOUR.

Artist's Impression®



Everyone loves vast open spaces. That's why, to ensure uninterrupted relaxation, the landscaped podium with a park and clubhouse stay completely free from vehicular movement. Each of the five wings are built at the periphery of the large plot to ensure adequate natural light, cross-ventilation, and of course, privacy.

- Vehicle-free landscaped podium
- Themed landscape garden
- Stepped seating
- Multipurpose lawn

EVEN A CASUAL JOG
TAKES THE BREATH AWAY.

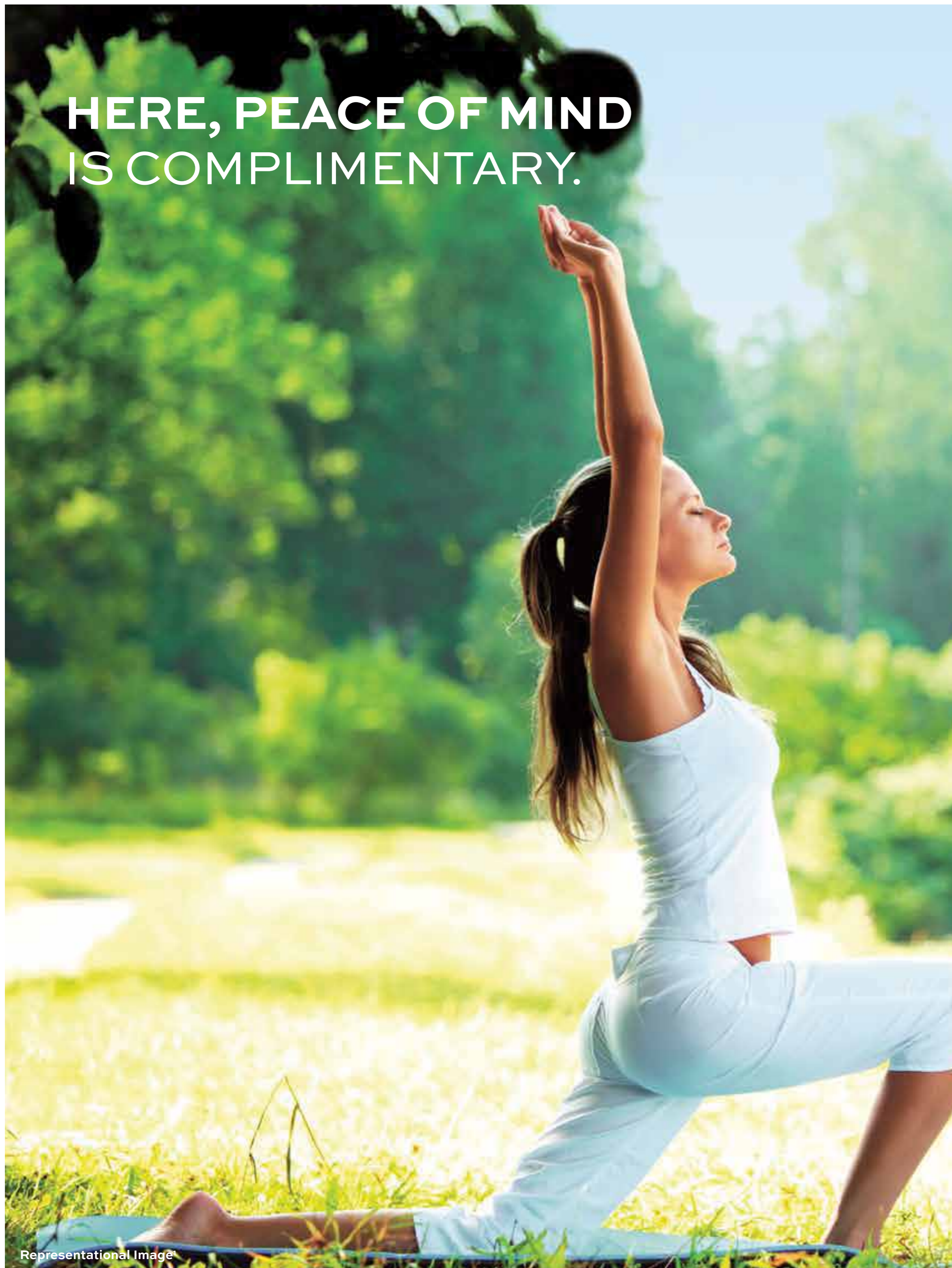


representation image¹

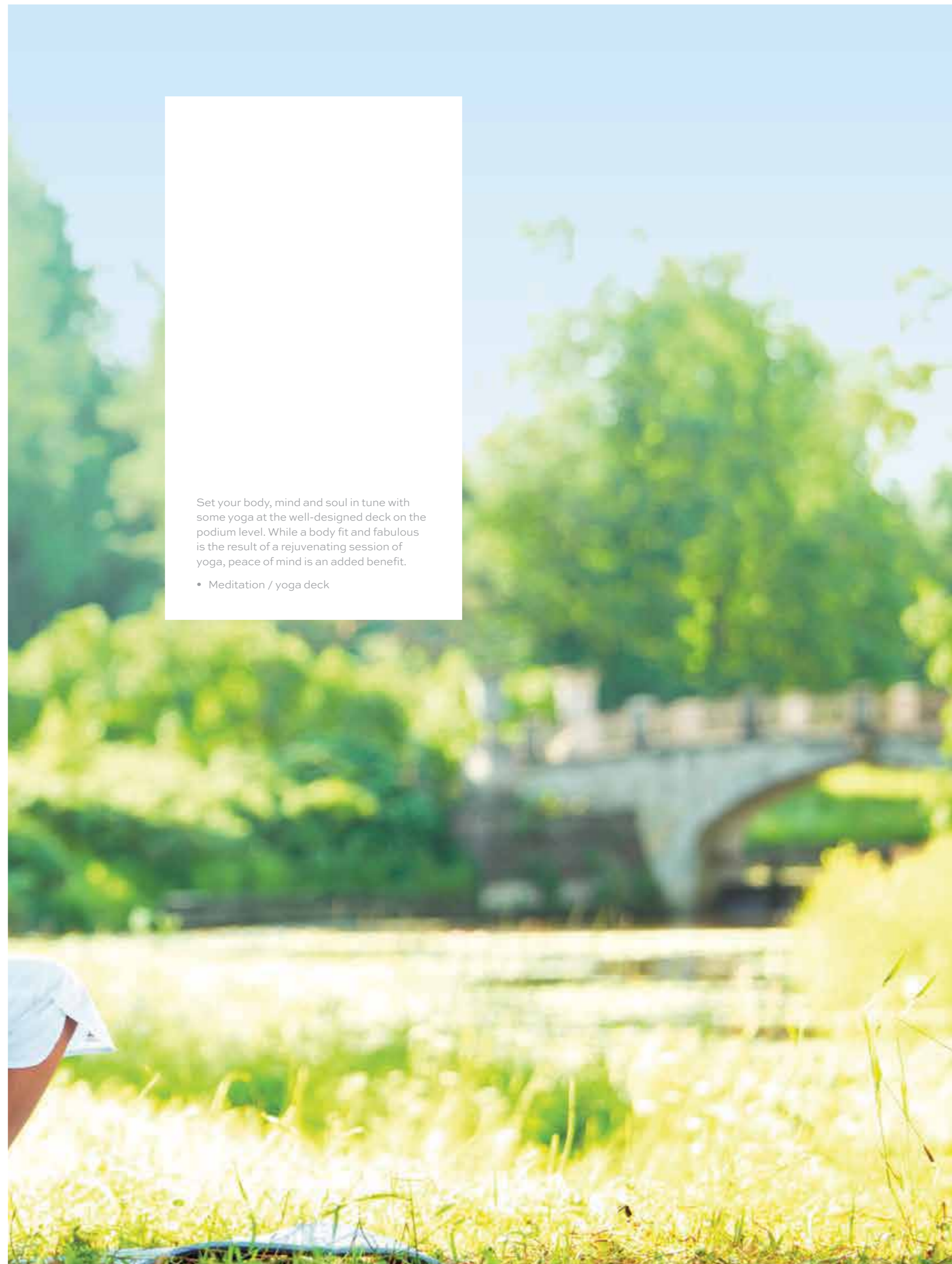
Hit the ground running every morning at the beautifully designed trail at the podium level. It's lined with lush greenery that makes your morning run a truly refreshing and energising experience.

- Jogging Path

**HERE, PEACE OF MIND
IS COMPLIMENTARY.**



Representational Image



Set your body, mind and soul in tune with some yoga at the well-designed deck on the podium level. While a body fit and fabulous is the result of a rejuvenating session of yoga, peace of mind is an added benefit.

- Meditation / yoga deck

WHERE CHILDREN
AND THEIR IMAGINATION
CAN RUN FREE.



Artist's Impression®



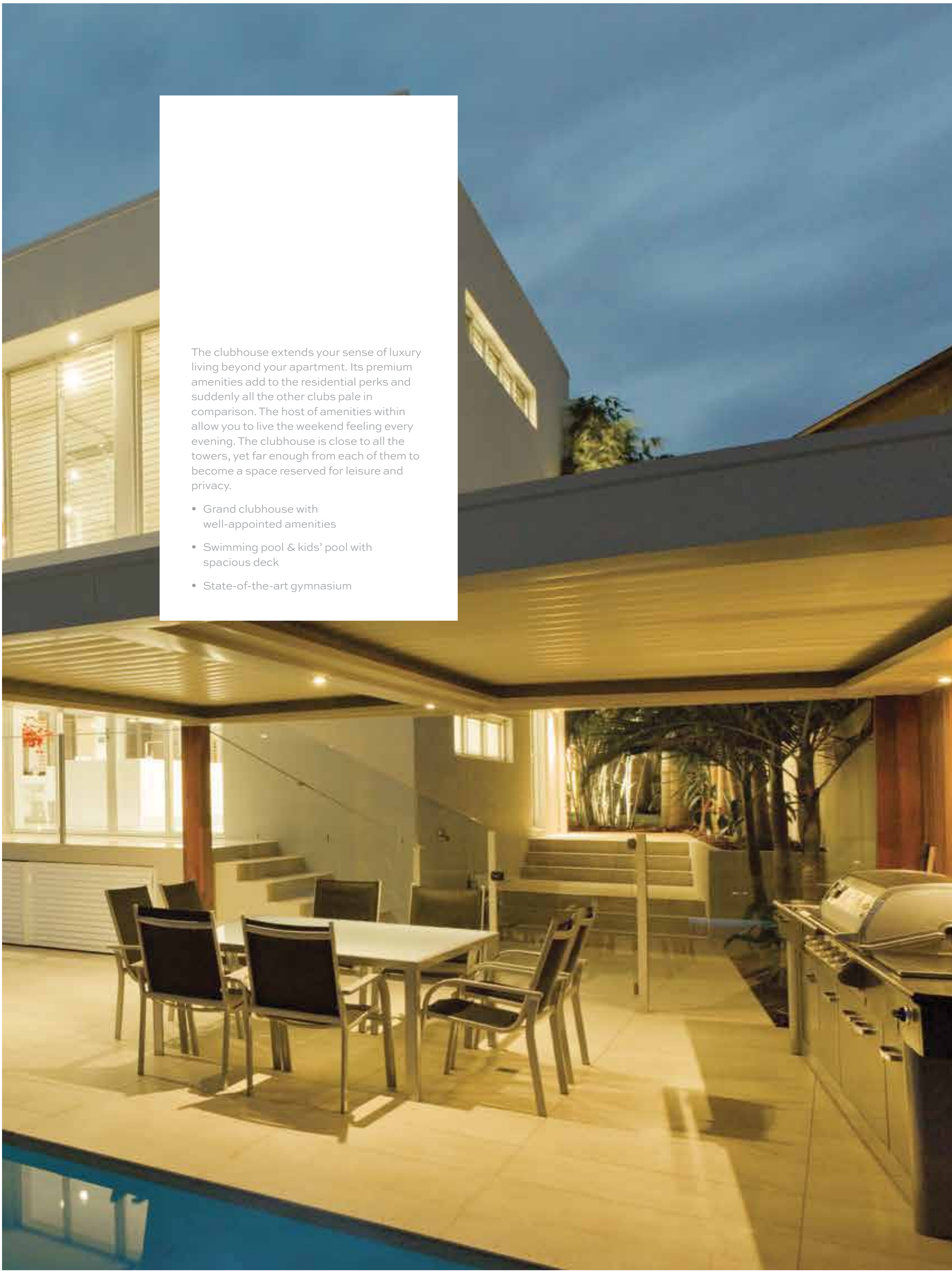
The vast play area at Kalpataru Grandeur gives your child the luxury to set his or her imagination free. It'll be hard to convince the tiny tots to come back in from the park, while the open play areas will bring out the child in you too. The indoor games room will keep you equally captivated, especially at times when rain plays spoilsport.

- Kid's play area



FOR THOSE WHO DON'T WAIT
FOR THE WEEKENDS TO DO
WHAT THEY LOVE.

Representational Image*



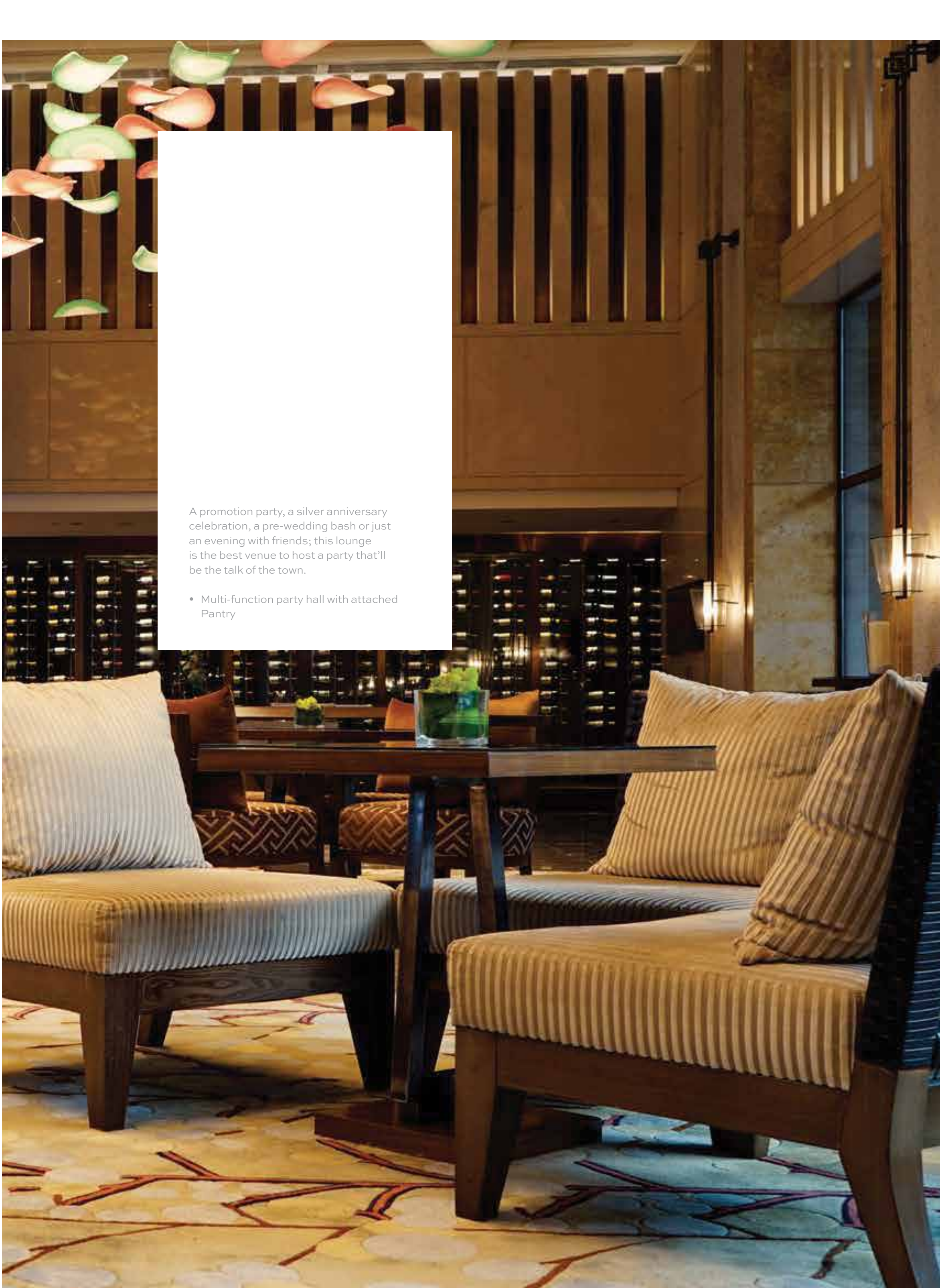
The clubhouse extends your sense of luxury living beyond your apartment. Its premium amenities add to the residential perks and suddenly all the other clubs pale in comparison. The host of amenities within allow you to live the weekend feeling every evening. The clubhouse is close to all the towers, yet far enough from each of them to become a space reserved for leisure and privacy.

- Grand clubhouse with well-appointed amenities
- Swimming pool & kids' pool with spacious deck
- State-of-the-art gymnasium



THE PERFECT HOST FOR LIFE'S EVERY CELEBRATION.

Representational Image!



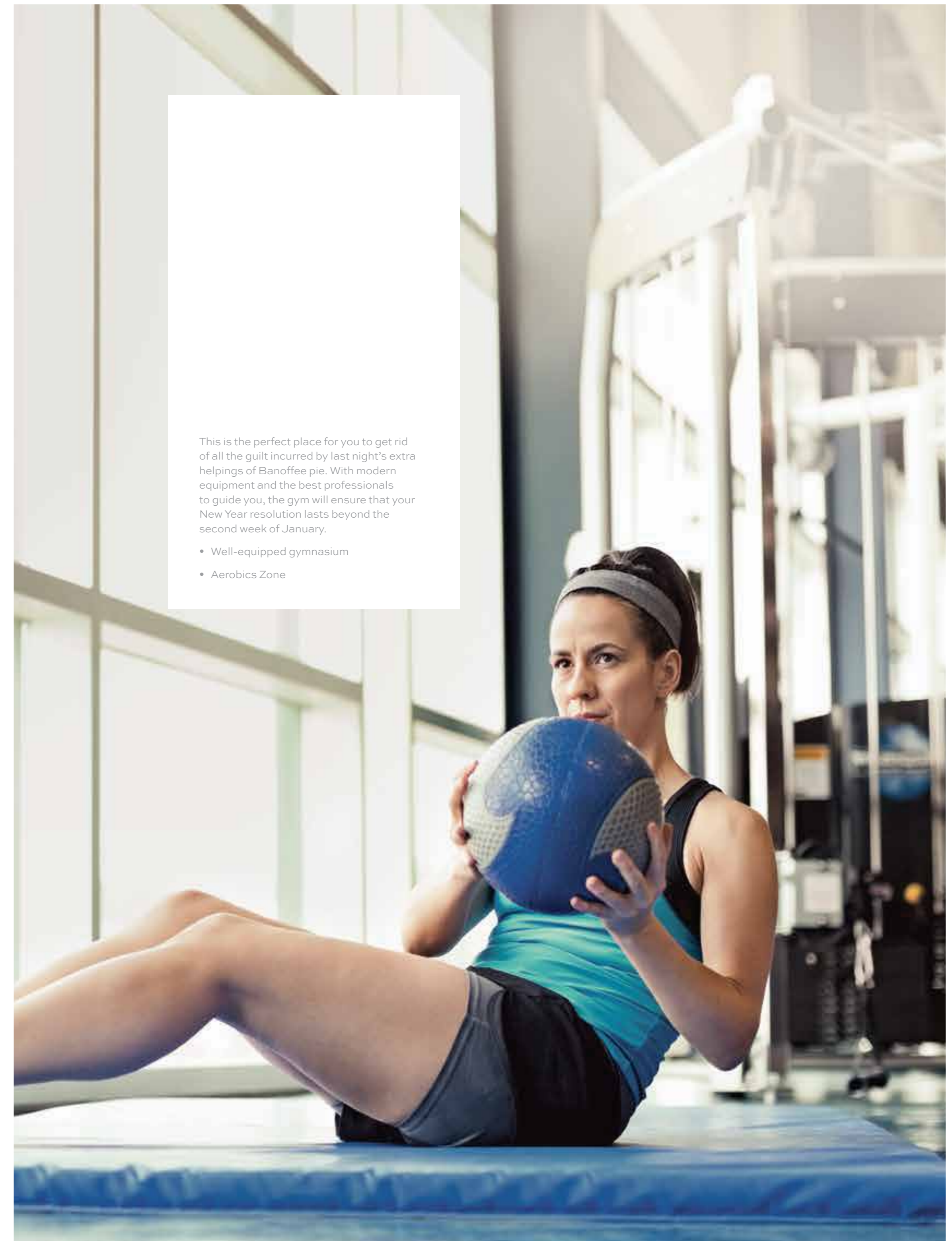
A promotion party, a silver anniversary celebration, a pre-wedding bash or just an evening with friends; this lounge is the best venue to host a party that'll be the talk of the town.

- Multi-function party hall with attached Pantry

**DESIGNED TO KEEP
NEW YEAR RESOLUTIONS
INTACT.**



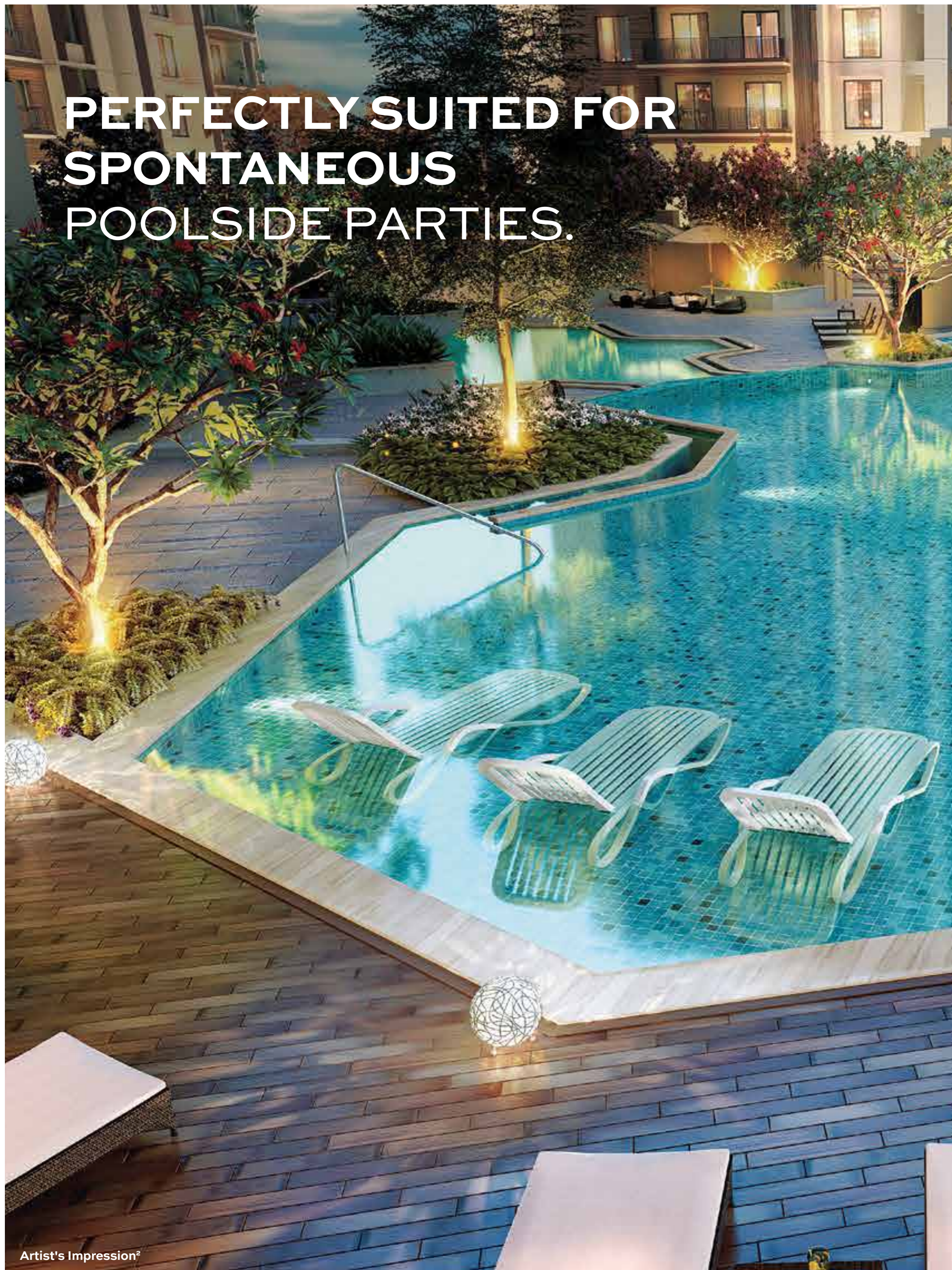
Representational Image¹



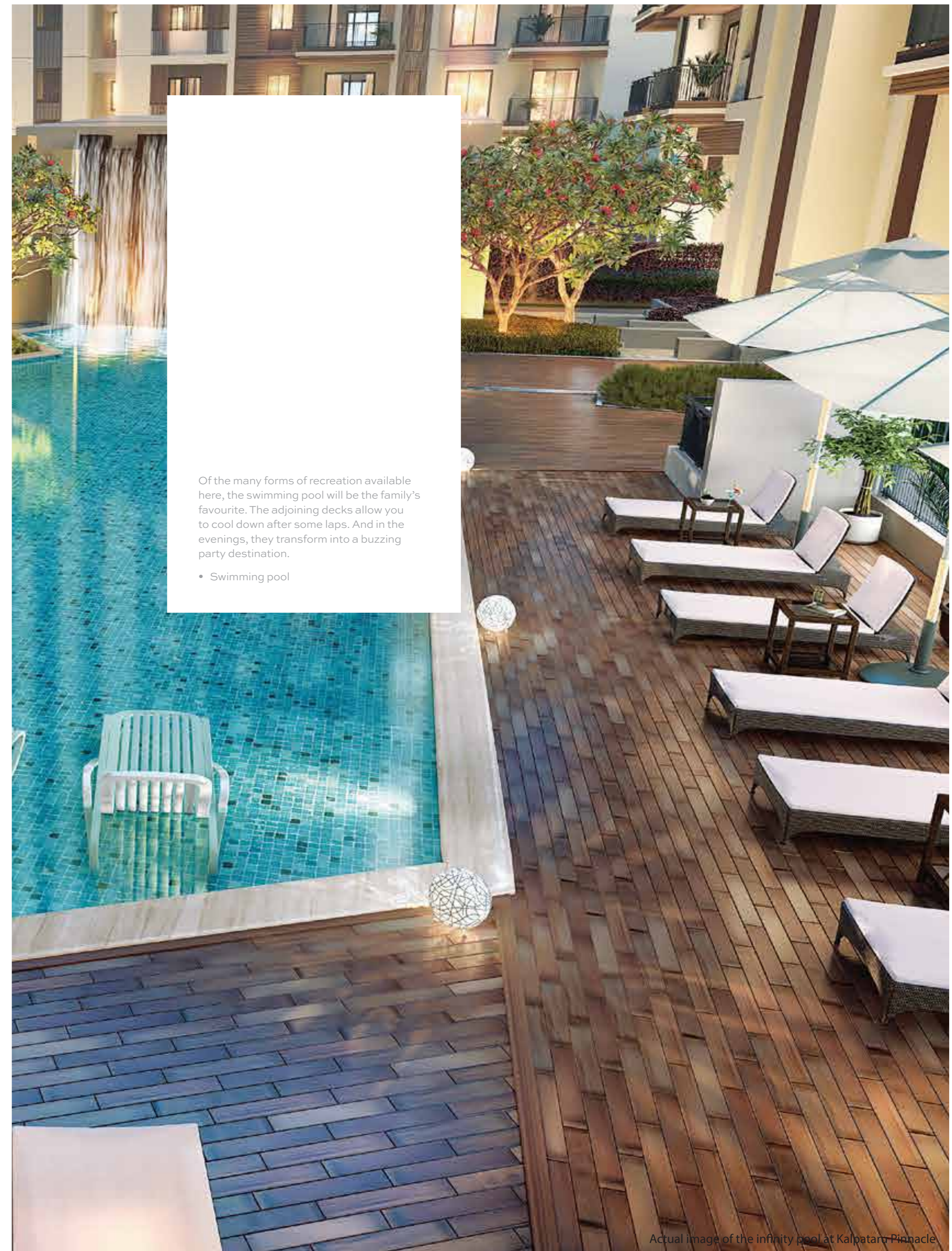
This is the perfect place for you to get rid of all the guilt incurred by last night's extra helpings of Banoffee pie. With modern equipment and the best professionals to guide you, the gym will ensure that your New Year resolution lasts beyond the second week of January.

- Well-equipped gymnasium
- Aerobics Zone

**PERFECTLY SUITED FOR
SPONTANEOUS
POOLSIDE PARTIES.**



Artist's Impression®

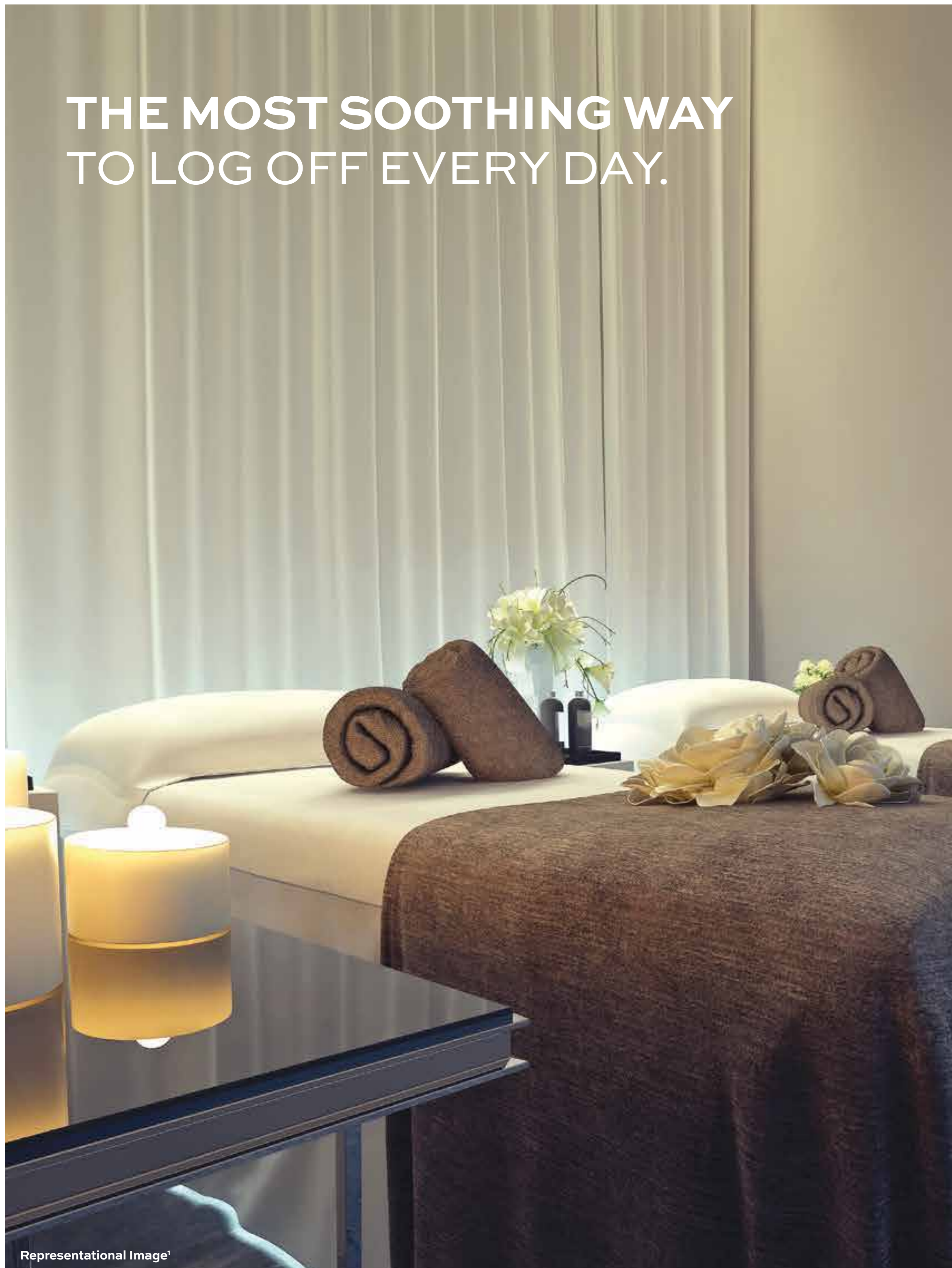


Of the many forms of recreation available here, the swimming pool will be the family's favourite. The adjoining decks allow you to cool down after some laps. And in the evenings, they transform into a buzzing party destination.

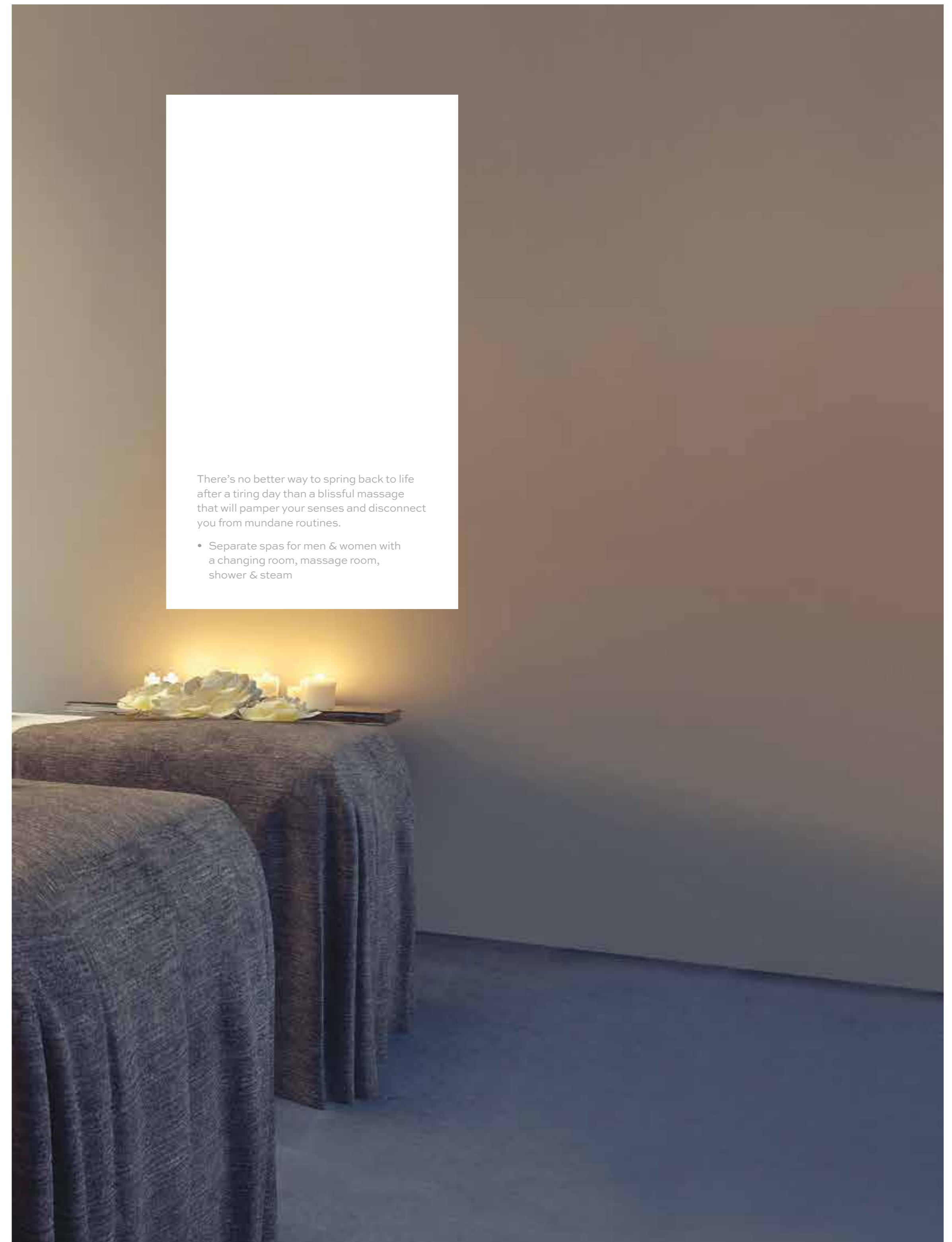
- Swimming pool

Actual image of the infinity pool at Kalpataru Pinnacle

THE MOST SOOTHING WAY TO LOG OFF EVERY DAY.



Representational Image¹



There's no better way to spring back to life after a tiring day than a blissful massage that will pamper your senses and disconnect you from mundane routines.

- Separate spas for men & women with a changing room, massage room, shower & steam

AN ARENA FOR UNENDING ROUNDS OF BEST-OF-FIVE.



Representational Image!

The squash court has the unique prowess to turn your closest friend into your fiercest competitor. You can enjoy a smashing time as even an evening full of squash will still not be enough.

- Squash court

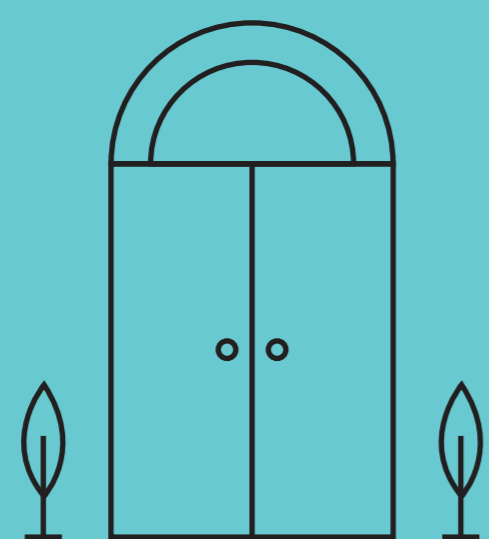


SOPHISTICATED



**THIS PERFECT ADDRESS
IS ALSO THE SOUGHT AFTER
DESTINATION
FOR THE BEST
BRANDS IN TOWN.**

Many take a flight to get to their favourite brands. But you'll be just an elevator ride away from the best shopping and dining brands from around the globe. The retail spaces at the ground level offer several lifestyle options that most aspire to associate with. After all, these classy brands need a perfect address in Indore and Kalpataru Grandeur is the obvious choice.



SECURE

THE LUXURY OF STAYING CAREFREE.



Representational Image¹

When indulgence becomes a way of life, you should be able to take the bare necessities for granted. Which is why our security measures promise to take care of just about everything. Right from the electric supplies and sanitaryware to video surveillance (which includes video door-phones), your living stays effortlessly switched on.

- Multi-tier advanced integrated safety and security system
- Seismic resistant structure as per applicable norms
- Sprinkler system in all parking levels
- Power back-up for key utility areas
- Video door-phone and integrated intrusion alarm system




RESPLENDENT



**DON'T WAIT FOR
VACATIONS TO PLAN
THE PERFECT
FAMILY OUTING.**

Representation Image¹



With stretches of green spaces and outdoor leisure options, every single day at Kalpataru Grandeur feels like a vacation. A quick picnic or a barbecue will always be on the agenda and the lush landscaping paints the backdrop for an unforgettable time with your loved ones.

- Barbecue area

COME HOME TO A LEGACY. COME HOME TO KALPATARU.

since its inception in 1969, the kalpataru group has grown by leaps and bounds. today, with over 97 projects, covering over 19 million sq.ft. of area, and having changed the lifestyle of over 15,000 families, kalpataru limited promises to transform the face of the urban skyline.



Infinity Rooftop Pool at Kalpataru Pinnacle*



09/2015

KEY MILESTONES



05/2003

KSHITIJ

1975 - Mumbai's first and tallest skyscraper.



05/2012

SRISHTI

1985 - First 200-acre township in Mira Road.



05/2007

KALPATARU HEIGHTS

1999 - The then tallest residential tower in Mumbai.



05/2007



05/2007

KALPATARU HABITAT

2003 - Mumbai's first rooftop golf and tennis court.



05/2008

KALPATARU HORIZON

2006 - Trend-setting innovation, with the first residential floor starting from the 14th level.

All images above are actual images⁴

OUR KEY PROJECTS

One of the most trusted real estate companies in India, Kalpataru has reaffirmed that trust with each project. At a time when architecture is mainly utilitarian, the group has found its niche by combining the functional aspects with a signature aesthetic style, and polishing each facet of living to its highest standards. Over the past 46 years, Kalpataru has created several landmark developments in Mumbai, Thane and Pune, and is now building its presence in Jodhpur, Indore and Hyderabad.



Actual image of the clubhouse, Kalpataru Horizon. For representative purpose.



05/2008

MUMBAI:

KALPATARU AVANA - PAREL

KALPATARU SOLITAIRE - JUHU

KALPATARU SPARKLE - BANDRA EAST

KALPATARU YASHODHAN - ANDHERI (WEST)

PRIMUS RESIDENCES - SANTACRUZ (EAST)

KALPATARU RADIANCE - GOREGAON (WEST)

KALPATARU WOODSVILLE - POWAI

KALPATARU CREST - BHANDUP (WEST)

THANE:

PRISTINE AT KALPATARU HILLS - THANE (WEST)

PROJECT IMMENSA - THANE (WEST)

KALPATARU SUNRISE - THANE (WEST)

SIDDHACHAL ELEGANT - THANE (WEST)

SIDDHACHAL ELITE - THANE (WEST)

NAVI MUMBAI:

WATERFRONT AT KALPATARU RIVERSIDE - PANVEL

PUNE:

KALPATARU HARMONY - WAKAD

KALPATARU JADE RESIDENCES - BANER

KALPATARU SERENITY - MANJRI

KALPATARU SPLENDOUR - WAKAD

PROJECT CRESCENDO - WAKAD

LONAVALA:

AMODA RESERVE - KUNENAMA

HYDERABAD:

KALPATARU RESIDENCY - SANATH NAGAR

COMMERCIAL:

KALPATARU INSPIRE, SANTACRUZ, MUMBAI

KALPATARU PRIME, THANE (W)

SOME OF OUR COMPLETED PROJECTS:

KALPATARU HORIZON, WORLI, MUMBAI

KALPATARU HABITAT, PAREL, MUMBAI

KALPATARU HEIGHTS,
MUMBAI CENTRAL, MUMBAI

SRISTHI, MIRA ROAD, MUMBAI

KSHITIJ, NAPENSEA ROAD, MUMBAI

LEISURE AMENITIES

Conceived and designed by some of the finest architects and interior designers, the clubhouses are a landmark of every Kalpataru project. They deliver a host of special experiences that will be cherished for life. From luxurious multiple-level swimming pools and state-of-the-art gymnasiums, to soothing spas and a plethora of sports facilities, every Kalpataru clubhouse has been thoughtfully built to infuse a little joy into everyday life.



10/2012
Mini-theatre
KALPATARU AURA



10/2012
Jacuzzi
KALPATARU AURA



12/2014
Relaxing lounge
KALPATARU SERENITY



07/2014
Clubhouse lobby & reception
KALPATARU HARMONY



10/2012
Clubhouse
KALPATARU AURA



02/2011
Swimming pool
KALPATARU TOWERS

All images above are actual images⁴

AWARDS AND ACCOLADES



Kalpataru Limited
Navabharat Realty Business
Achievers Awards 2016



Kalpataru Avana
Asia-Pacific Property
Awards 2016



Kalpataru Limited
The Construction World
Architect and Builder
Awards 2016



Kalpataru Avana
The Times Real Estate
Icon Awards 2016



Kalpataru Sparkle
Asia-Pacific Property
Awards 2015



Mr. Parag Munot
Construction Week
Awards 2015



Kalpataru Riverside
The Realty Plus Excellence
Awards 2014



Kalpataru Limited
Construction World
Architect & Builder Awards 2014



Kalpataru Pinnacle
CNBC Awaaz Real Estate
Awards 2014



Mr. Mofatraj P. Munot
NDTV Property
Awards 2014



Kalpataru Group
7th Construction World
Architect & Builder
Awards 2012



Kalpataru Aura
Asia-Pacific Property
Awards 2012



Kalpataru Limited
The Realty Plus Excellence
Awards 2012



Kalpataru Limited
The Realty Plus Excellence
Awards 2011



Kalpataru Square
Property Awards 2011

AMENITIES⁷

PROJECT HIGHLIGHTS

- Contemporary design multi storeyed wings
- Well-designed complex layout and central recreational landscaped podium garden
- Breath taking view of City scape and central garden from the apartment
- Pre-certified Platinum rated project under IGBC Green Homes Rating System
- Entrance lobby for each wing
- Elegantly designed 3 BHK, 4 BHK and Duplex apartments.
- Air conditioned apartment with VRV systems (Only VRV A/c units are provided, the balance work is to be done by the customer as per the interior design)
- Clubhouse with a Gymnasium furnished with state of the Art equipment.
- Landscaped Podium dedicated for garden, swimming pool and recreational facilities
- Safety and security system

COMPLEX & BUILDING FEATURES

- Grand Entrance lobby for each wing
- Spacious premium finished typical floor lift lobby
- Elevators with Auto rescue Device (ARD)
- D. G Power Backup for elevators and key utility areas
- Rain water harvesting to recharge ground water table and sewage treatment plant
- Solar Water heating system (supply for one toilet per apartment)

APARTMENT FEATURES

- Luxurious 3 BHK, 4 BHK and Duplex apartments with servant room.
- Utility balcony for washing and drying
- VRV air conditioning in complete apartment
(Only VRV A/c units are supplied, installation, testing and commissioning work is to be done by the customer)
- Imported marble flooring adorning the apartment except master bedroom and kitchen
- Engineered wooden flooring in Master Bedroom
- Elegant Wooden entrance door frame and laminate finished internal doors
- Balcony with railing
- Lighting scenario smart switches for entire flat
- Gypsum finished Internal walls with Paint
- Powder coated Aluminum sliding window

KITCHEN FEATURES

- Spacious kitchen with utility balcony accessible from kitchen and servant room
- Quartz Based agglomerated Marble flooring, platform, additional platform and dado above platform
- Stainless steel bowl sink & drain board
- Provision for water purifier & geyser
- Exhaust Fan

BATHROOM FEATURES

- Imported marble flooring and wall dado in attached toilets of master and children's bedroom
- Glass partition with shower in master bath for wet area
- Premium sanitary and CP fittings
- Hot & cold water mixer in wash basins
- Storage water heater and Exhaust Fan in all toilets

SECURITY & SAFETY FEATURES

- Building/s designed for earthquake loads as per applicable I.S. Code
- CCTV covering designated common areas
- Sprinkler system for all parking levels
- Public address system
- Video door phone and integrated intrusion alarm system

LEISURE FEATURES

- Grand clubhouse with a Gymnasium and state of the Art equipment's and Aerobics zone
- Multi-function party hall with attached Pantry
- Squash court
- Spa for male and female with change room, Massage room, shower and steam
- Board Games (1 TT, 1 Pool table, 2 chess, 1 Carom, 1 Card) and Fitness Station under stilts
- Yoga / Meditation Deck
- Swimming pool and deck
- Seating Area
- Play court
- Stepped Seating
- Multipurpose Lawn
- Kid's Play area
- Jogging Path