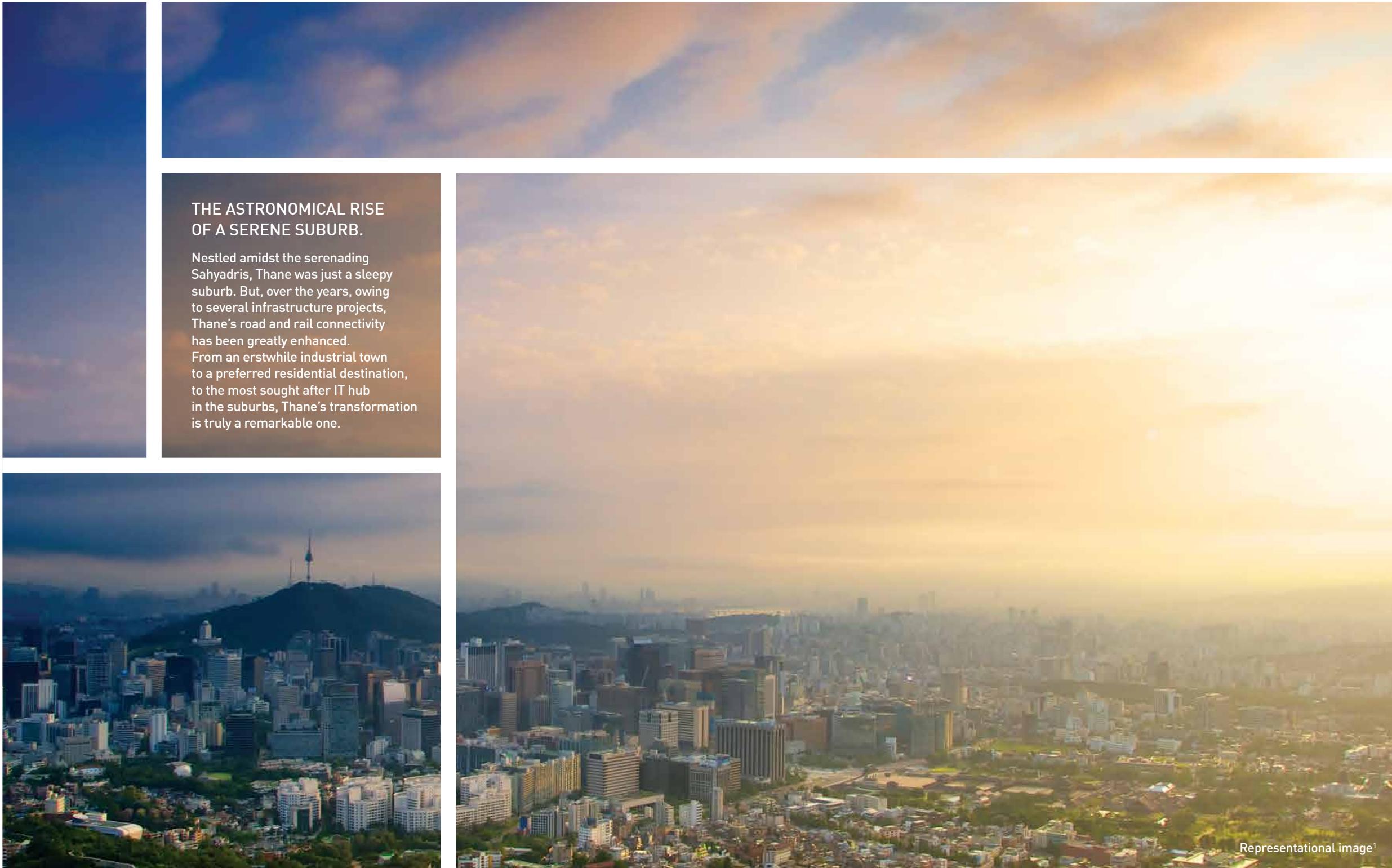




HOMES WITH EVERYTHING UNDER THE SUN.

That feeling of coming home to choose from a plethora of amenities to indulge in; well, since that's a life you have only read in stories and dreamt of, here's a preview to it. Just flip through these pages and discover a perfect life in the middle of Thane. Immensa is sprinkled with the choicest of amenities that allow you to do so much more. Gaze at the wonders of the universe from the Sky Park, or keep up with your New Year resolutions at the gymnasium. Flaunt your skills in the indoor games room, or throw a poolside party that becomes an instant talk of the town; whatever be it, here, everything that's under the sun is right at your disposal.

Representational image¹





Source⁵

CONVENiences ALL AROUND.

SCHOOLS

CP Goenka International School
Sulochanadevi Singhania High School
Billabong High International School
Holy Cross High School

HOSPITALS

Jupiter Hospital
Hiranandani Hospital
Bethany Hospital
Life Care Hospital

MALLS

KORUM Mall
Viviana Mall
Lake City Mall
Wonder Mall
R Mall

HYPERMARKETS

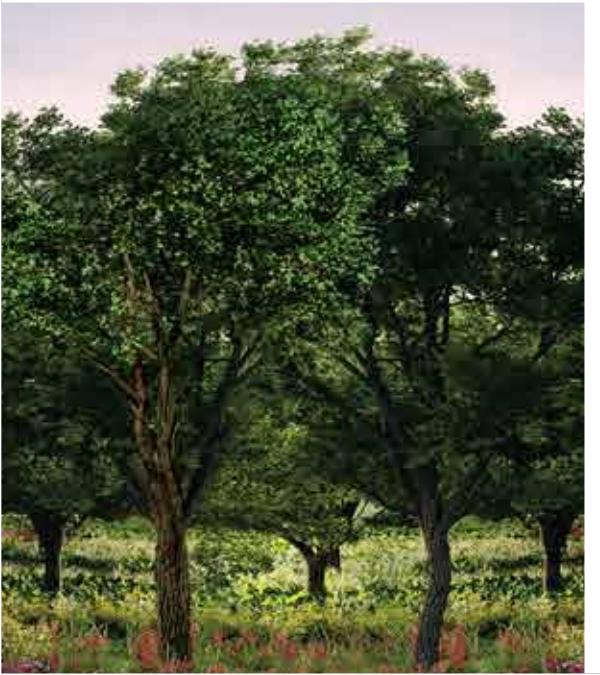
Star Bazaar
Big Bazaar
D Mart
Hypercity
More

FINE DINING

The Fortune Park
United 21
Pop Tate's
Urban Tadka
Copper Chimney

ART & CULTURE

Kala Bhavan
Dr. Kashinath Ghanekar Auditorium
Gadkari Rangayatan



THE ONLY THING WE'RE
CERTAIN OF IS THE DILEMMA
WE'RE GOING TO PUT YOU IN.

Here, life offers you an array of options to choose from. These 1, 2 & 3 BHK homes offer a Sky Park, Sky Community, swimming pools, outdoor sports areas, and indoor games. That's why, life here is an assortment of everything good.

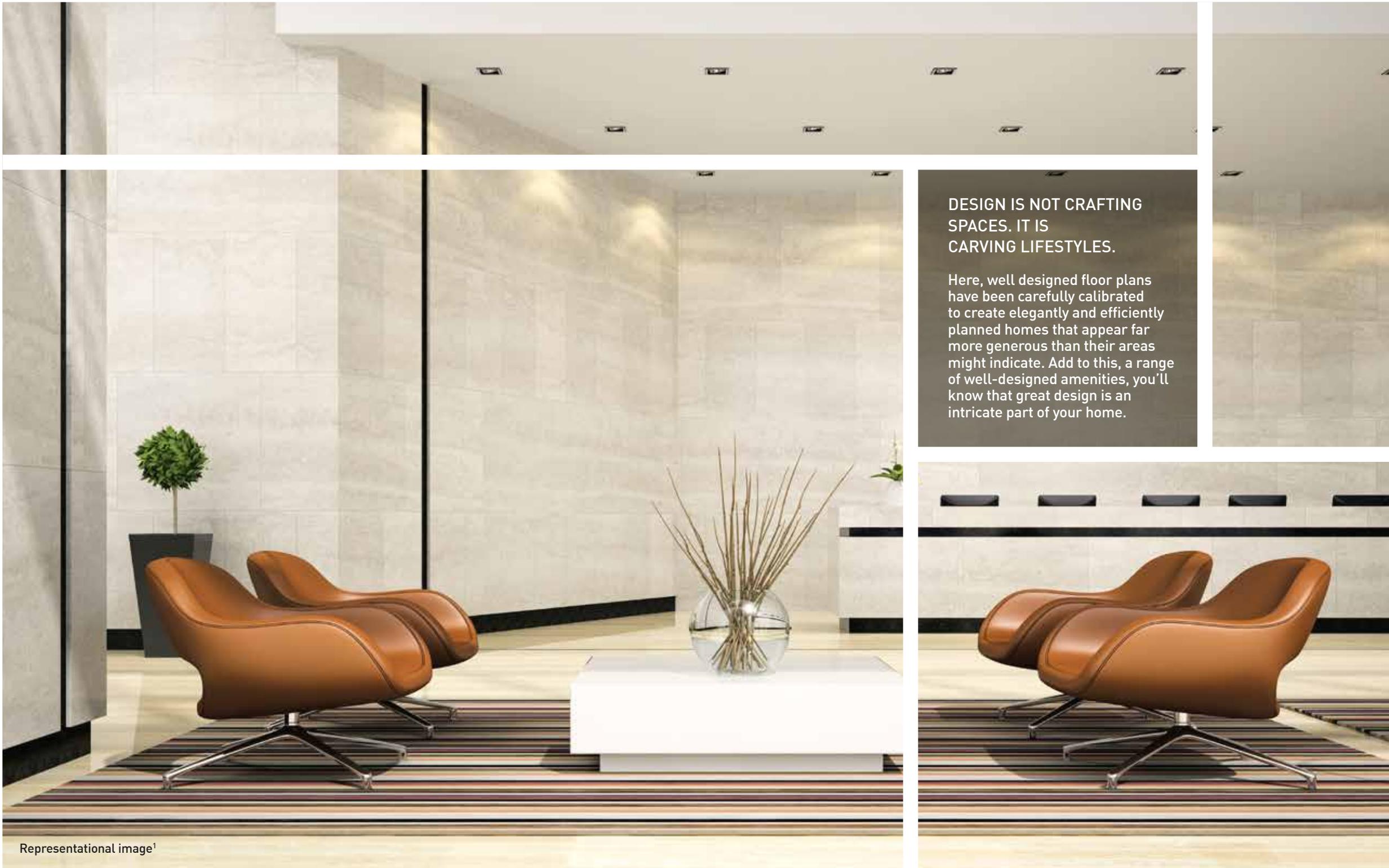


Artist's impression²

LAYOUT PLAN



Conditions apply^{\$}



Representational image¹

DESIGN IS NOT CRAFTING SPACES. IT IS CARVING LIFESTYLES.

Here, well designed floor plans have been carefully calibrated to create elegantly and efficiently planned homes that appear far more generous than their areas might indicate. Add to this, a range of well-designed amenities, you'll know that great design is an intricate part of your home.

- Grand entrance lobby with premium finishes • Well-designed drop-off points in some wings

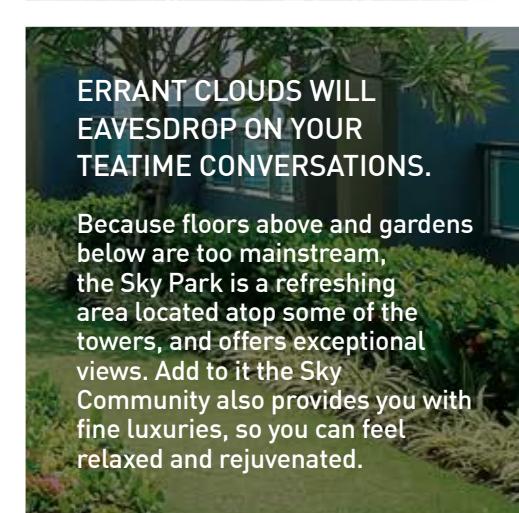


Representational image¹



ERRANT CLOUDS WILL
EAVESDROP ON YOUR
TEATIME CONVERSATIONS.

Because floors above and gardens below are too mainstream, the Sky Park is a refreshing area located atop some of the towers, and offers exceptional views. Add to it the Sky Community also provides you with fine luxuries, so you can feel relaxed and rejuvenated.



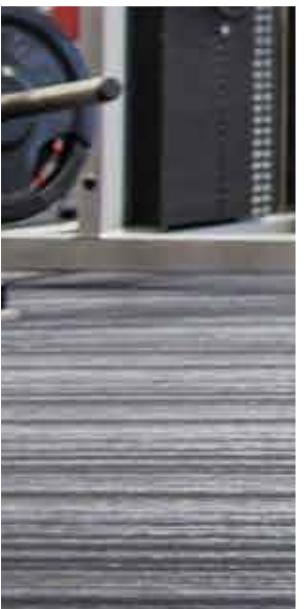


A RETREAT. A PARTY HALL.
AN INDOOR GAMES ROOM.
THE CLUBHOUSE'S IDENTITY
CRISIS IS ONE YOU'LL SURELY LOVE.

When the daily grind takes its toll
on you, all you need to do is pay
a visit to the clubhouse.
Here, an indoor games room,
a lounge area, and swimming
pools drain away everything
that's pulling you down.

Artist's impression²

- Reception lounge • Indoor games room • Function hall



**HERE, YOUR RESOLUTIONS
WILL BE NERVOUS.**

When a lavish fitness zone is within your reach, the chances of you missing out on your New Year resolutions are very slim. Boasting of a range of fitness equipments and a kickboxing area, here, getting strong and healthy is just a small step away.



Representational image¹

- Kickboxing area • Gymnasium with state-of-the-art equipment



SOMETIMES, MATCHES
ARE LOST. BUT FRIENDS ARE
ALWAYS WON OVER.

While the outdoor multipurpose
sports court brings out
the sportsman in you, the indoor
badminton court is perfect for
unending rounds of badminton
with friends. Here, put your fitness
to test, break a sweat
and let the good memories unfold.



Representational image¹

- Indoor badminton courts • Indoor squash court • Outdoor multipurpose court



THE WATERS ARE STILL.
YET, YOU CAN'T HELP GETTING
CARRIED AWAY.

What usually begins as one quick lap, usually ends up being twenty; such is the beauty of this serene swimming pool. Fully decked up with a separate kids' pool, no matter what time it is, you'll know that relaxation is always a part of the day's agenda.



Representational image¹

- Multiple pools including Jacuzzi and kids' pool



- Landscaped gardens • Kids' play area



FOR THE TIMES WHEN RAIN
AND SUN PLAY SPOILSPORT.

When not in the mood for outdoor sports, the indoor games room with its array of activities welcomes you to come and enjoy unending rounds of your favourite game with your friends.

Representational image¹

- Indoor games room



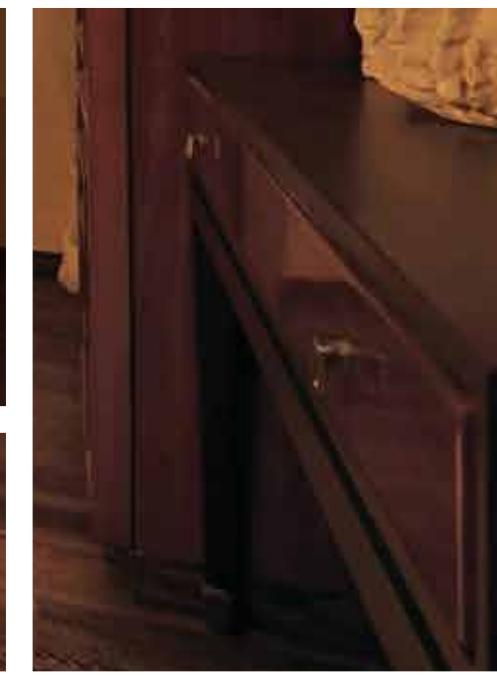
Representational image¹

- Elegant laminate finished entrance door • Aluminium sliding windows • Synchronized light at the main door



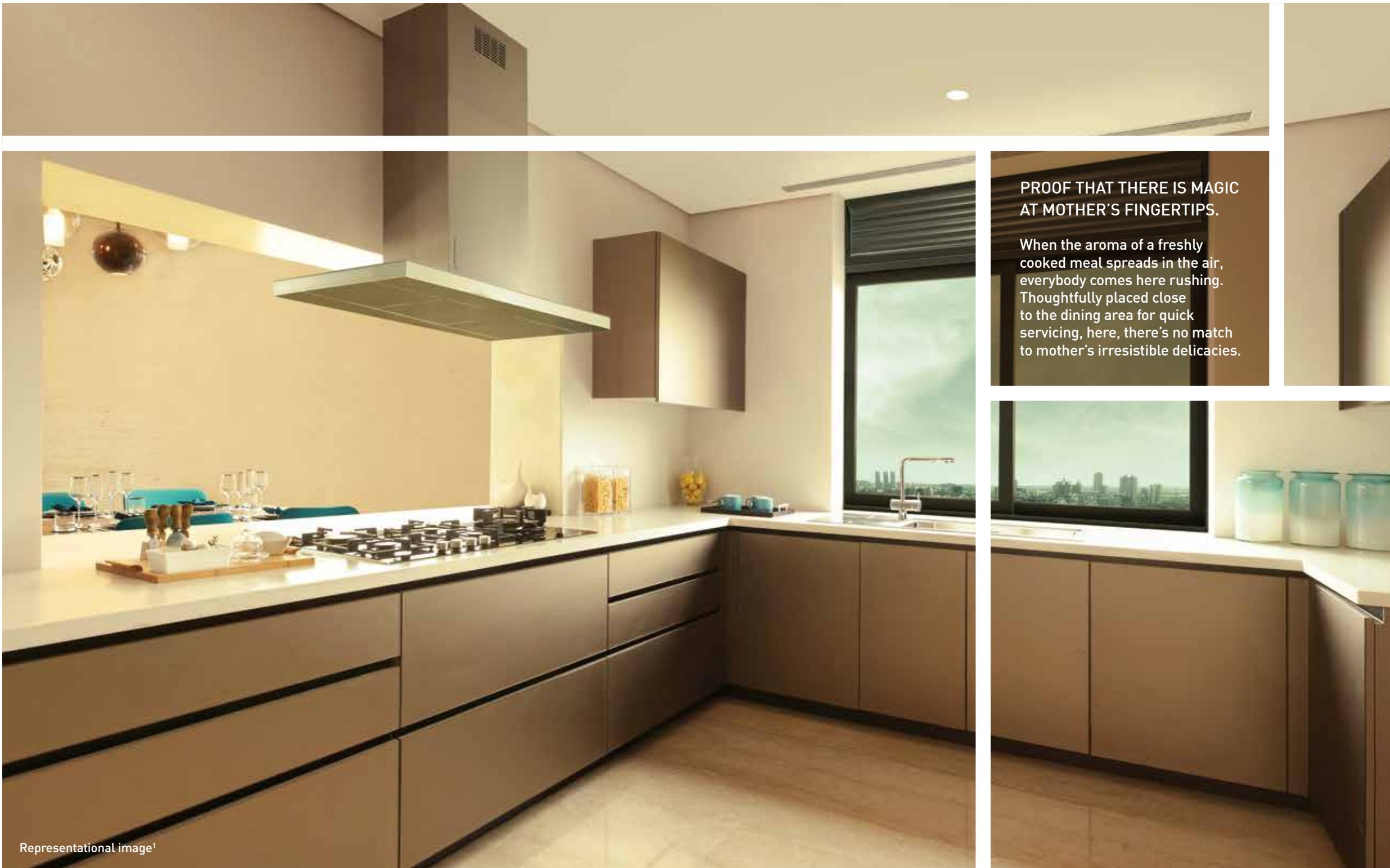
**PERFECT FOR NEVER-ENDING
PILLOW FIGHTS.**

These cosy spaces are the perfect retreats to unwind. Crash straight away after a tiring day, or laze around reading your favourite book, or enjoy a candid conversation; the lavish bedroom is perfect for your every mood.



Representational image¹

• Vitrified/marble flooring as applicable⁶ • Thoughtfully designed bedrooms

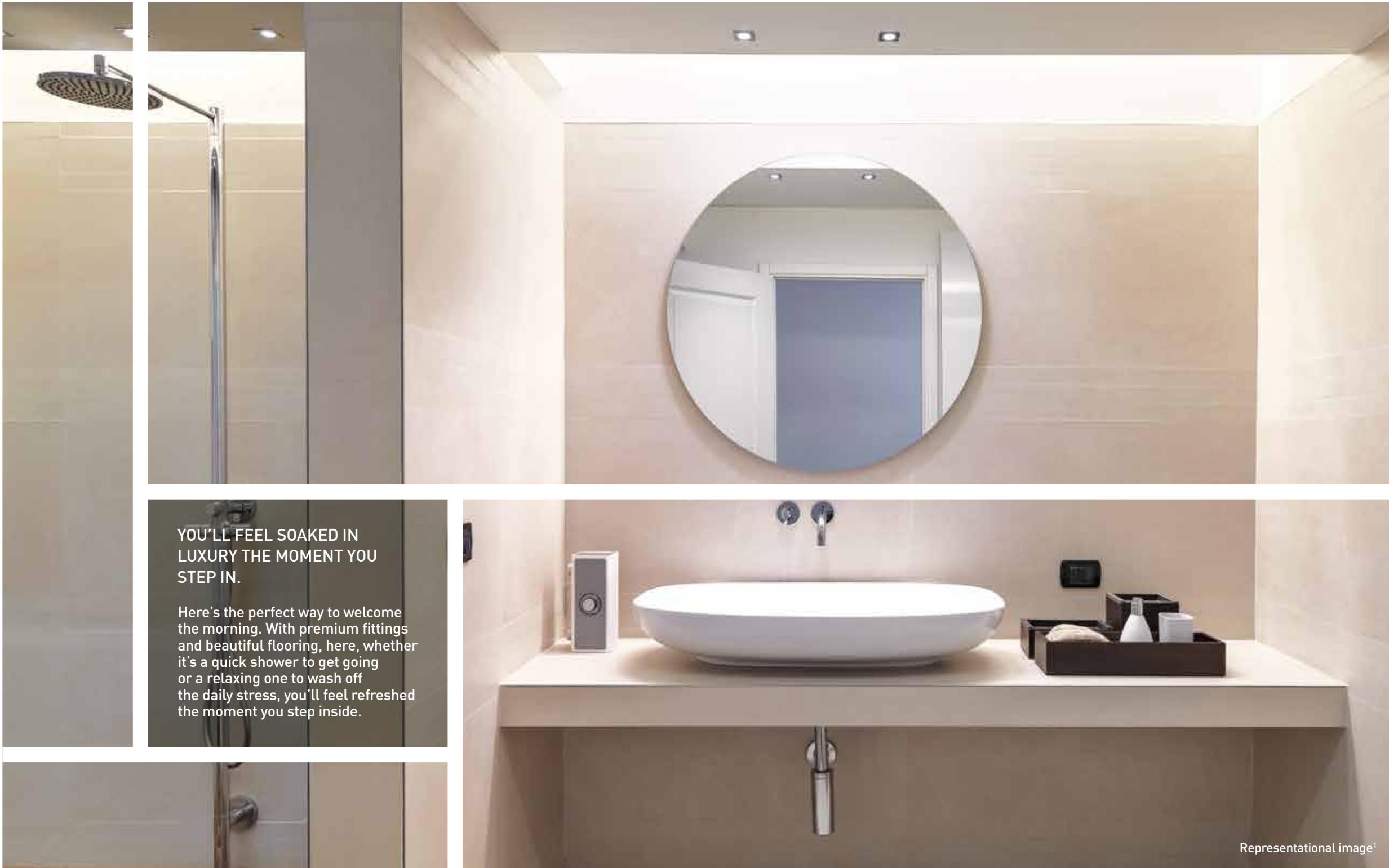


Representational image¹

**PROOF THAT THERE IS MAGIC
AT MOTHER'S FINGERTIPS.**

When the aroma of a freshly
cooked meal spreads in the air,
everybody comes here rushing.
Thoughtfully placed close
to the dining area for quick
servicing, here, there's no match
to mother's irresistible delicacies.

- Granite platform and an additional service platform • Tile dado above the platform



YOU'LL FEEL SOAKED IN
LUXURY THE MOMENT YOU
STEP IN.

Here's the perfect way to welcome the morning. With premium fittings and beautiful flooring, here, whether it's a quick shower to get going or a relaxing one to wash off the daily stress, you'll feel refreshed the moment you step inside.

Representational image¹

- Tiled/marble flooring as applicable⁶ • Premium sanitary fittings and CP fittings



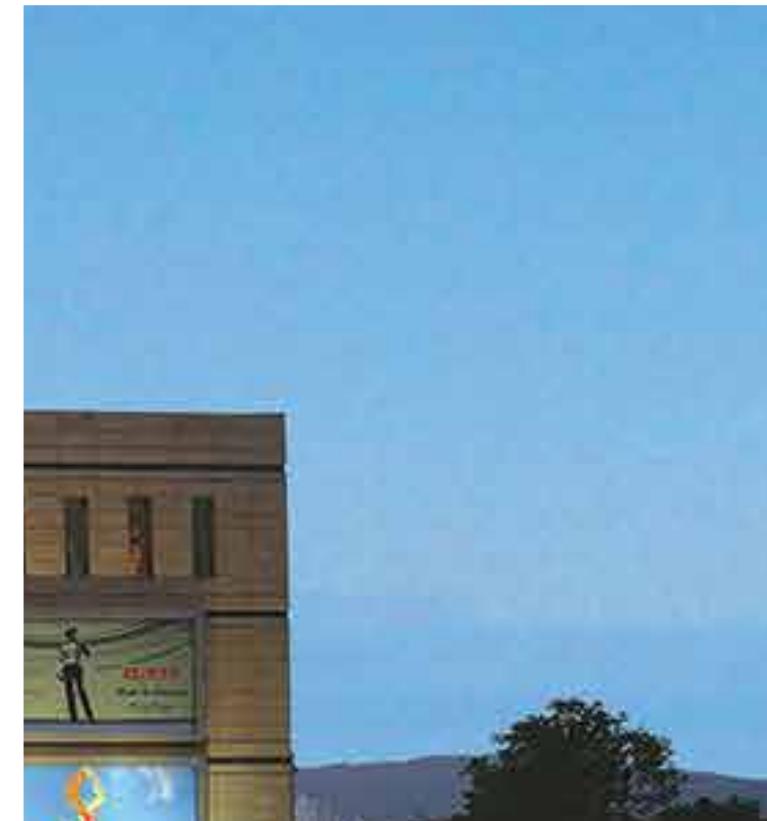
Representational image¹

- Multi-tier safety and security system • Video door-phone • CCTV for monitoring designated common areas





KORUM Mall (02/2010)⁴



NURTURING OLD BONDS WHILE BUILDING NEW ONES.
Over the last two decades, in Thane, Kalpataru has developed several projects that have become landmarks, thereby nurturing a deep bond with the city. Projects like Tarangan, Siddhachal Elite, Siddhachal Elegant and Kalpataru Hills have added a sublime finesse to Thane's lifestyle, while KORUM Mall, has become the hottest shopping destination of the city.



LEISURE AMENITIES

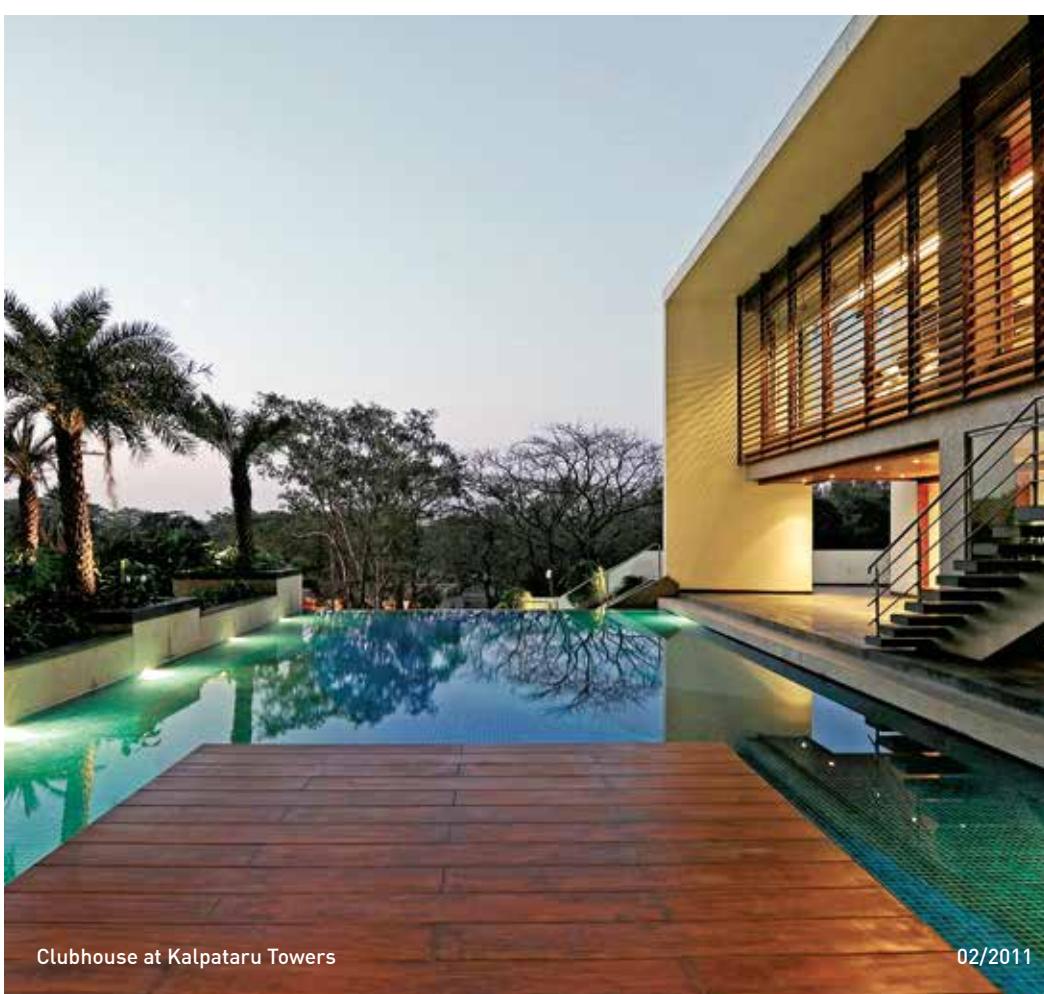


Lounge at Kalpataru Serenity

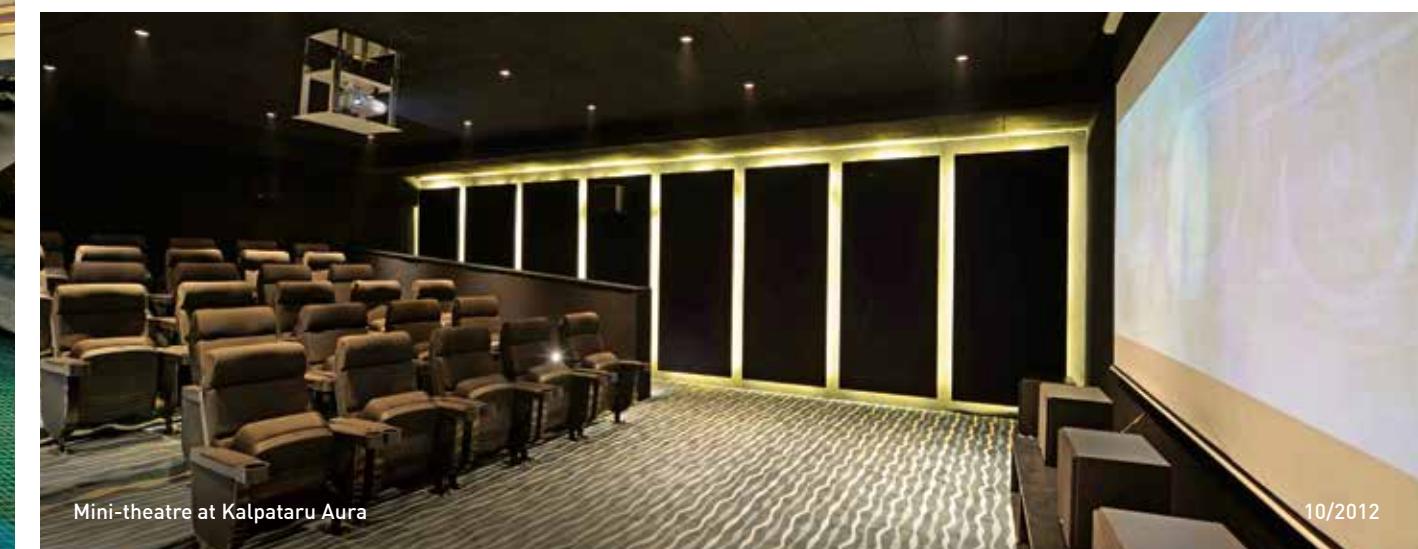


Reception Lobby at Kalpataru Harmony

Designed by some of the finest architects and interior designers, the clubhouses are a landmark of every Kalpataru project. From luxurious swimming pools and state-of-the-art gyms, to soothing spas and a plethora of sports facilities, every Kalpataru clubhouse has been thoughtfully built to infuse little joys into everyday life.



Clubhouse at Kalpataru Towers



Mini-theatre at Kalpataru Aura

All images above are actual images⁴

THE LEGACY OF A PIONEER.

For over 48 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 shaped the lives of its citizens. And along the way, created an enviable list of award-winning addresses.



All images above are actual images⁴

AWARDS AND ACCOLADES

Over the last few decades, we have worked hard through thick and thin to reach this position. Today, having won several honours and awards, we take pride in being the city's top realty developers. But, what we are more proud of is that we have built over 97 landmarks, which are home to more than 15,000 families. And there's nothing that beats this feeling.



Kalpataru Avana
Asia Pacific Property
Award 2016



Kalpataru Avana
The Times Real Estate
Icon Award 2016



Kalpataru Limited
The Construction Week
Architect and Builder
Awards 2016



Kalpataru Limited
Navabharat Realty Business
Achievers Awards 2016



Kalpataru Sparkle
Asia-Pacific Property
Awards 2015



Mr. Parag Munot
Construction Week
Awards 2015



Kalpataru Pinnacle
CNBC Awaaz Real Estate
Awards 2014



Mr. Mofatraj P. Munot
NDTV Property
Awards 2014



Kalpataru Riverside
The Realty Plus Excellence
Awards 2014



Kalpataru Limited
Construction World
Architect & Builder Awards 2014



Kalpataru Aura
Asia-Pacific Property
Awards 2012



Kalpataru Limited
The Realty Plus Excellence
Awards 2012



Kalpataru Group
7th Construction World
Architect & Builder
Awards 2012



Kalpataru Square
Property Awards 2011



Kalpataru Limited
The Realty Plus Excellence
Awards 2011

AMENITIES⁷

PROJECT HIGHLIGHTS

- Contemporary design multi-storeyed wings
- Well-designed drop off to various wings
- Grand entrance lobby enhanced with premium finishes in all wings
- Fitness centre (Sky Community area) intended for passive community activities like reading, lounging, etc.
- Sky Park
- Multi-tier safety and security system
- Elegantly designed clubhouse with state-of-the-art facilities
- Gymnasium with state-of-the-art equipment
- Landscaped podium
- Multiple pools including Jacuzzi and kids' pool

COMPLEX AND BUILDING AMENITIES

- Elevators equipped with Auto Rescue Device (ARD)
- Rain water harvesting and Sewage Treatment Plant (STP)
- Solar water heating system

SAFETY & SECURITY FEATURES

- Building/s designed for earthquake loads as per applicable I. S. Code
- CCTV monitoring in designated common areas
- DG power backup for select utility areas
- Firefighting systems
- Sprinkler system & mechanical ventilation to the basement
- Public address system
- Video door-phone
- Kitchen equipped with CNG/LPG leak detector and heat/smoke detector
- Miniature circuit breaker and ELCBs
- Sprinklers in all apartments

CLUBHOUSE AND RECREATIONAL AREAS

- Reception lounge
- Indoor games room
- Function hall
- Fitness centre/spa with massage room and changing room
- Gymnasium, kickboxing area
- Kids' play area
- Squash court
- Badminton courts
- Multiple pools including Jacuzzi and kids' pool
- Outdoor multipurpose court

Standard apartment amenities for 1 BHK Prime, 2 BHK Smart 1 & 2 and 2 BHK Prime

APARTMENT FEATURES

- Vitrified tile flooring adorning the apartment
- Elegant laminate finished entrance door and paint finish internal doors
- Gypsum finished internal walls with low Volatile Organic Compound (VOC) paint
- Aluminium sliding window
- Synchronized light at the main door

KITCHEN FEATURES

- Vitrified flooring
- Granite platform and additional service platform
- Tiled dado above platform
- Stainless steel sink and drain-board
- Exhaust fan & provision for water purifier

BATHROOM FEATURES

- Tiled flooring
- Tile dado up to door height
- Premium sanitary and CP fittings
- Exhaust fan
- Hot & cold water mixer in master bathroom washbasins
- Storage water heater

Standard apartment amenities for 2 BHK Premium and 3 BHK Premium

APARTMENT FEATURES

- Vitrified tile flooring adorning the apartment
- Elegant laminate finished entrance door and paint finish internal doors
- Gypsum finished internal walls with low Volatile Organic Compound (VOC) paint
- Aluminium sliding window
- Synchronized light at the main door

KITCHEN FEATURES

- Vitrified tile flooring
- Granite platform & additional service platform
- Tiled dado above platform
- Stainless steel sink and drainboard
- Exhaust fan & provision for water purifier

BATHROOM FEATURES

- Marble flooring with tile dado up to door height in master bathroom
- Tile flooring in other bathroom
- Tiled dado up to door height in other bathroom
- Premium sanitary and CP fittings
- Exhaust fan
- Hot & cold water mixer in master bathroom washbasins
- Storage water heater

Standard apartment amenities for 3 BHK Super Premium, 3 BHK Sky Loft and 4 BHK Super Premium

BATHROOM FEATURES

- Marble flooring and tiled dado up to door height in master bathroom
- Tiled flooring and tiles dado in other bathroom
- Premium sanitary fixtures and CP fittings
- Hot & cold water mixer in master bathroom washbasins
- Semi partition in master bathroom
- Exhaust fan
- Storage water heater

APARTMENT FEATURES

- Marble flooring in living room and dining area
- Marble flooring in bedrooms
- Elegant laminate finished entrance door and painted internal doors
- Gypsum finished internal walls with acrylic paint
- Glass with MS railing in living room balcony for 3 BHK super premium and 4 BHK super premium
- MS railing in living room balcony for 3 BHK sky loft
- Aluminium sliding windows
- Synchronized light at the main door
- Lighting scenario smart switches in living-dining area

KITCHEN FEATURES

- Granite flooring
- Granite platform & additional service platform
- Tiled dado above platform
- Stainless steel sink with drainboard
- Exhaust fan and provision for water purifier



Promoters: Agile Real Estate Pvt. Ltd. in association with HDFC Property Fund

Site Address: Bayer Compound, Kolshet Road, Thane (W) - 400 601.

Head Office: 101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai - 400 055. | Telephone: +91 22 3064 3065 | Fax: +91 22 3064 3131

Email: sales@kalpataru.com | www.kalpataru.com

@Immensa with MAHARERA Regn. Nos.: Wing A (Alder) - P51700001039; Wing B (Pine) - P5170000927; Wing C (Hazel) - P51700001040; Wing D (Alpine) - P5170000732; Wing E (Ixora) - P5170000924; Wing F (Palm) - P51700001278; Wing G (Cedar) - P51700001083; Wing H (Maple) - P51700001310
available on <https://maharera.mahaonline.gov.in/>

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⁵Google Maps as on 07/2017. ⁶Refer amenity list for more details. ⁷Warranty/Guarantee of the 3rd party product/amenity is subject to the concerned supplier's/manufacturer's corresponding warranty/guarantee terms and conditions. ⁸Depiction of the complex/project/phase of the ongoing project is strictly for representational purposes only with the intention to facilitate an idea of the layout as presently proposed and/or approved, and is subject to changes/revisions by the concerned authorities in consonance with the laws and regulations applicable from time to time. The amenities/ specifications, features & landscaping mentioned in the agreement for sale (if any) shall be considered as final.

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