

**WITH SO MANY  
AMENITIES,  
DECIDING  
WHAT TO DO  
FIRST WILL BE  
TOUGH**

**LAUNCH CODE  
STARLIGHT**

**KOLSHET ROAD, THANE (W)**



Representative image<sup>1</sup>

**Site Address:** Parkside Galleria, Bayer Compound, Kolshet Road, Thane (W) - 400 607.

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Launch Code Starlight is registered with MAHARERA Regn. No. P51700020196 (Sector 5 - Wing C), P51700020175 (Sector 5 - Wing G and H), P51700020264 (Sector 5 – Wing J and K).  
For details, please refer: <https://maharera.mahaonline.gov.in>

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<sup>1</sup>Image is not an actual project image and is strictly for representational purposes only. <sup>2</sup>Artist's impression (not actual) of the Immensa Elevation, Paramount Clubhouse and the Grand Central Park are strictly for representational purposes only. The render/s used are an artist's impression of possible appearance and are not accurate and not to scale. The colours, shades of walls, tiles, etc. are for representational purposes and will vary in planning and designing and upon actual construction. All features, landscaping, fixtures, fittings, goods, accessories and furniture reflected/displayed in this image(s) are strictly for illustrative and display purposes only and are not part of the standard final amenities & finishes. Grand Central Park is an initiative of the Thane Municipal Corporation developed by Kalpataru group. Economic Survey of Maharashtra, 2017-18. <sup>3</sup><https://thane.city.gov.in/page.php?id=22>. <sup>4</sup>[http://thane.city.gov.in/uploadpdf/TMC\\_SCP\\_GOM\\_201512101450102647.pdf](http://thane.city.gov.in/uploadpdf/TMC_SCP_GOM_201512101450102647.pdf). <sup>5</sup><http://www.asianage.com/metros/mumbai/091017/borivali-thane-tunnelling-work-may-start-in-six-months.html>. <sup>6</sup><https://mmrda.maharashtra.gov.in/metro-line-4>. <sup>7</sup><https://mmrda.maharashtra.gov.in/thane-bhiwandi-kalyan-monorail>. <sup>8</sup>Google maps as on march-2018. Distance travelling time by car are in normal traffic condition. Map is not to scale; only for pictorial depiction. <sup>9</sup>Google Maps as on 07/2017. <sup>10</sup>Warranty/Guarantee of the 3<sup>rd</sup> party product/amenity is subject to the concerned supplier's/manufacture's corresponding warranty/guarantee terms and conditions. <sup>11</sup>Applicable to 3BHKs. <sup>12</sup>not provided in powder / Common toilet. Conditions apply. Communication Version: 01.B.19.04.



Representative image!

# PRE-LAUNCHING A HOME THAT **BESTS YOUR EXPECTATIONS**

They say good things come to those who wait. At Kalpataru, we believe it's the best things.

Introducing Launch Code Starlight, 2, 3 & 4 BHK homes in the heart of Thane for people that think and live alike. Spread across acres of green with breathtaking views of the Grand Central Park, these beautifully-designed living spaces come equipped with world-class amenities that offer you the highest standards of living. Dotted across the property are pockets of spaces specially-made for you to do everything you love. Be it following the stars from your private balcony or bringing your A game to the courts down below; watching the kids grow up with nature, or simply spending time with a community you love, Launch Code Starlight is a paradise nestled among the verdant greens of a township that is going to be full of experiences. Here's the home you were waiting for.



"OVER THE YEARS, WE HAVE WORKED TOWARDS CREATING AN INDELIBLE IMPRESSION ON THE THANE SKYLINE WITH OUR VARIOUS PROJECTS.

**THIS HAS BEEN MADE POSSIBLE THROUGH STRONG CUSTOMER FOCUS, USE OF CUTTING-EDGE TECHNOLOGIES, BEST PRACTICES AND ETHICS.**

THIS IS WHAT MAKES US KALPATARU."

**Mofatraj P Munot**

Chairman & Co-Founder,  
Kalpataru Group

"WE WANT TO GIVE THANE A SELF-CONTAINED, BUSTLING, THRIVING NEIGHBOURHOOD THAT WILL SET WORLD-CLASS BENCHMARKS.

**OUR VISION IS TO BUILD A FUTURE-READY TOWNSHIP WITH AESTHETIC AND EDGY DESIGNS THAT ARE MODERN, AND MOST IMPORTANTLY, FUNCTIONAL."**

**Parag M Munot**

Managing Director,  
Kalpataru Group



THANE'S MOST-AWAITED  
PROPERTY BUILT BY THE  
**BEST MINDS IN  
THE BUSINESS**

When one of the most sought-after real estate developers, master planners, the best architects, landscape designers, and consultants from across the world all come together to build something, you can be rest assured it's everything and more that you could have wanted in a development and your home.

+ +  
**Aedas**  
+ +  
Master Planner, Singapore

  
**HBDESIGN**  
Architect, Singapore

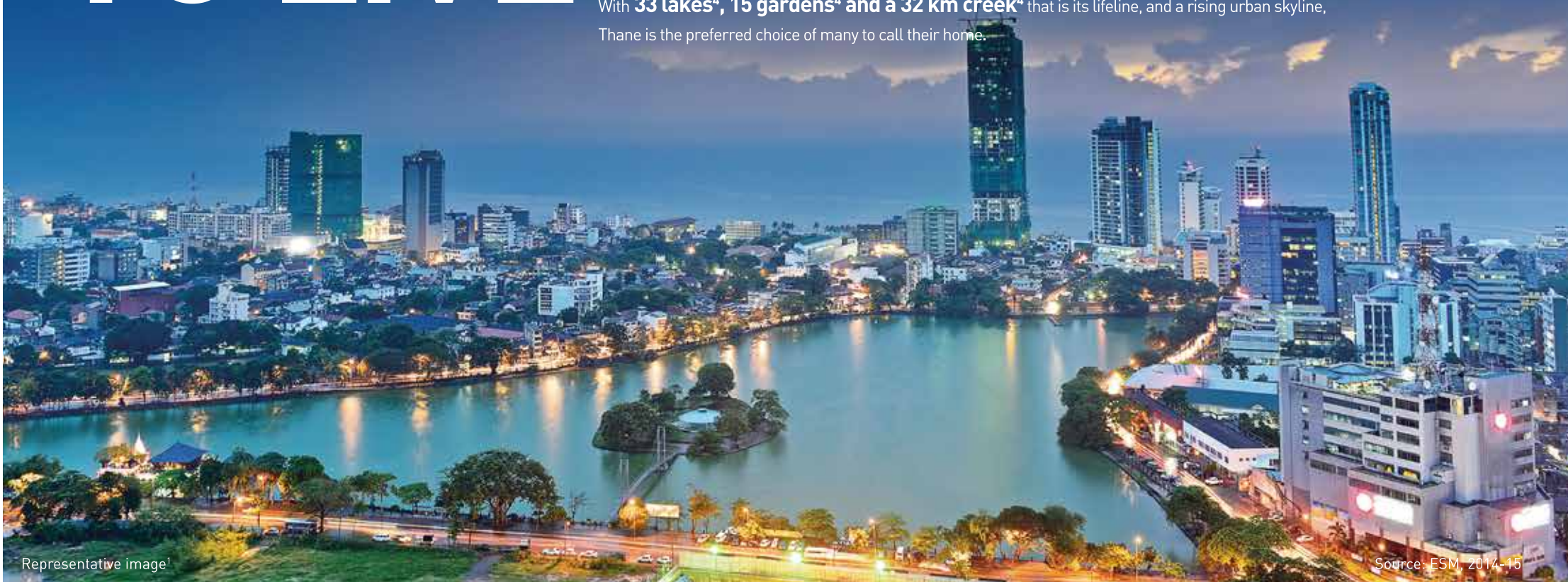
  
**tierra**  
Landscape Designer, Singapore

**ARUP**  
Structural Consultant, Hong Kong



# A SMART CITY THAT'S FAST BECOMING THE BEST PLACE TO LIVE

From a peaceful suburb lining the Yeoor Hills and Sanjay Gandhi National Park, Thane today is a Smart City in the making. Increasingly cosmopolitan in nature, it is witnessing the boom of a vibrant economy that is fast becoming a preferred residential locale, a booming retail destination, and a sought-after IT hub home to the 3<sup>rd</sup> largest<sup>3</sup> number of private IT parks. Making Thane the 2<sup>nd</sup> largest<sup>3</sup> contributor to the state economy after Mumbai. With **33 lakes<sup>4</sup>, 15 gardens<sup>4</sup> and a 32 km creek<sup>4</sup>** that is its lifeline, and a rising urban skyline, Thane is the preferred choice of many to call their home.

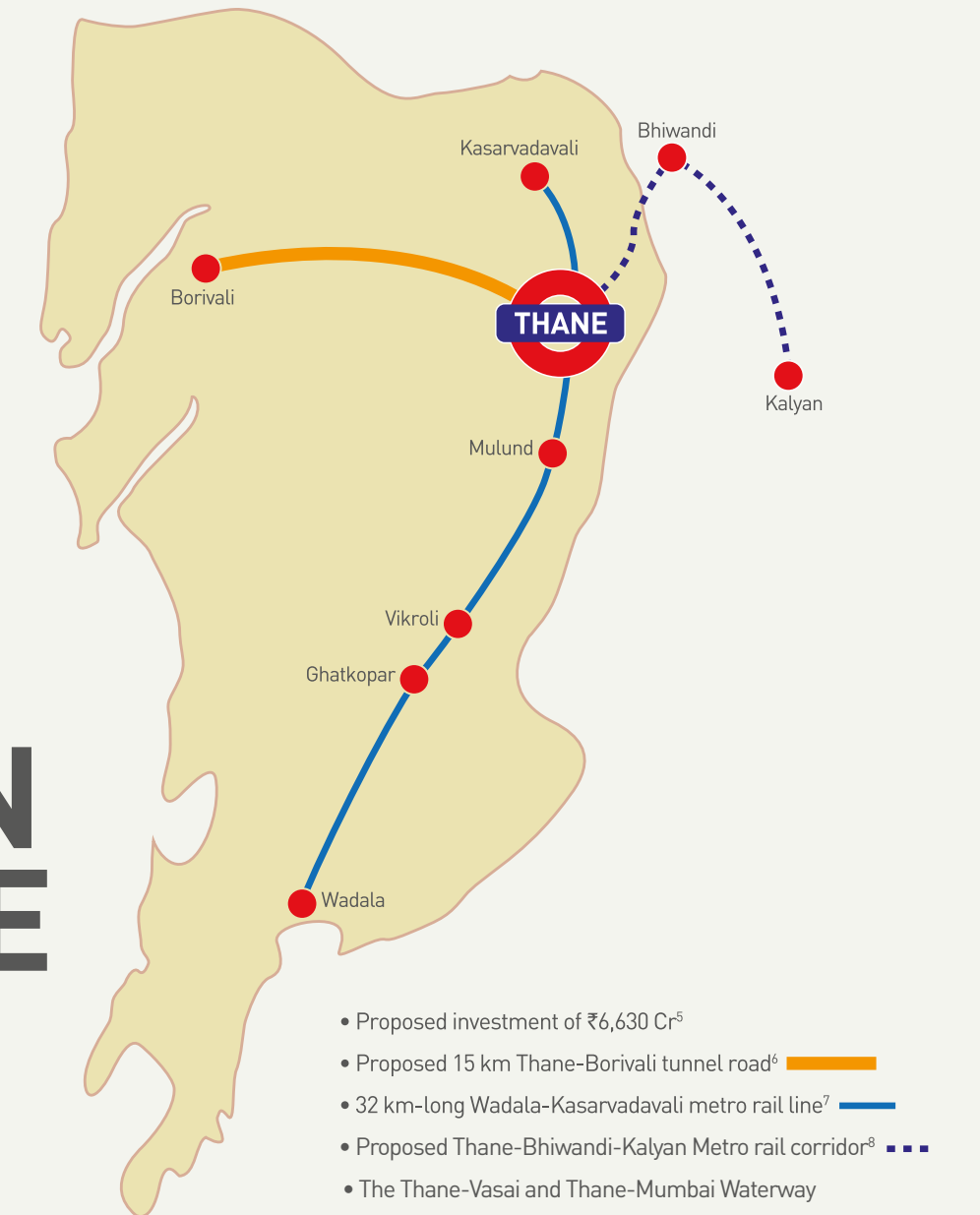


Representative image<sup>1</sup>

Source: ESM, 2014-15

## A CITY THAT PROMISES ONLY THE BEST IN INFRASTRUCTURE

Thane offers the space to plan infrastructure that will ensure convenience all around. Plans on a scale so massive that they are guaranteed to put Thane on India's map. It is one of the few cities in India that can boast of an excellent network of roads and highways, and a rail network from where one can commute to any part of the city without hassle. With the proposed metro and monorail connectivity set to ensure that the rest of Mumbai are only a hop, skip and jump away.



- Proposed investment of ₹6,630 Cr<sup>5</sup>
- Proposed 15 km Thane-Borivali tunnel road<sup>6</sup>
- 32 km-long Wadala-Kasarvadavali metro rail line<sup>7</sup>
- Proposed Thane-Bhiwandi-Kalyan Metro rail corridor<sup>8</sup>
- The Thane-Vasai and Thane-Mumbai Waterway
- Proposed 32 km metro rail-line from Wadala to Kasarvadavali
- Proposed Intra Thane Metro connectivity

Map is not to scale; only for pictorial depiction.

# THE BEST CONNECTIVITY AND SOCIAL INFRASTRUCTURE WITHIN YOUR REACH AT KOLSHET ROAD

Kolshet Road has easy connectivity to Ghodbunder Road

Kolshet to Thane Station - 15 minutes

Balkum to Wadala - 28 stops

WS (Western Suburbs) - 30 min via Ghodbunder Road

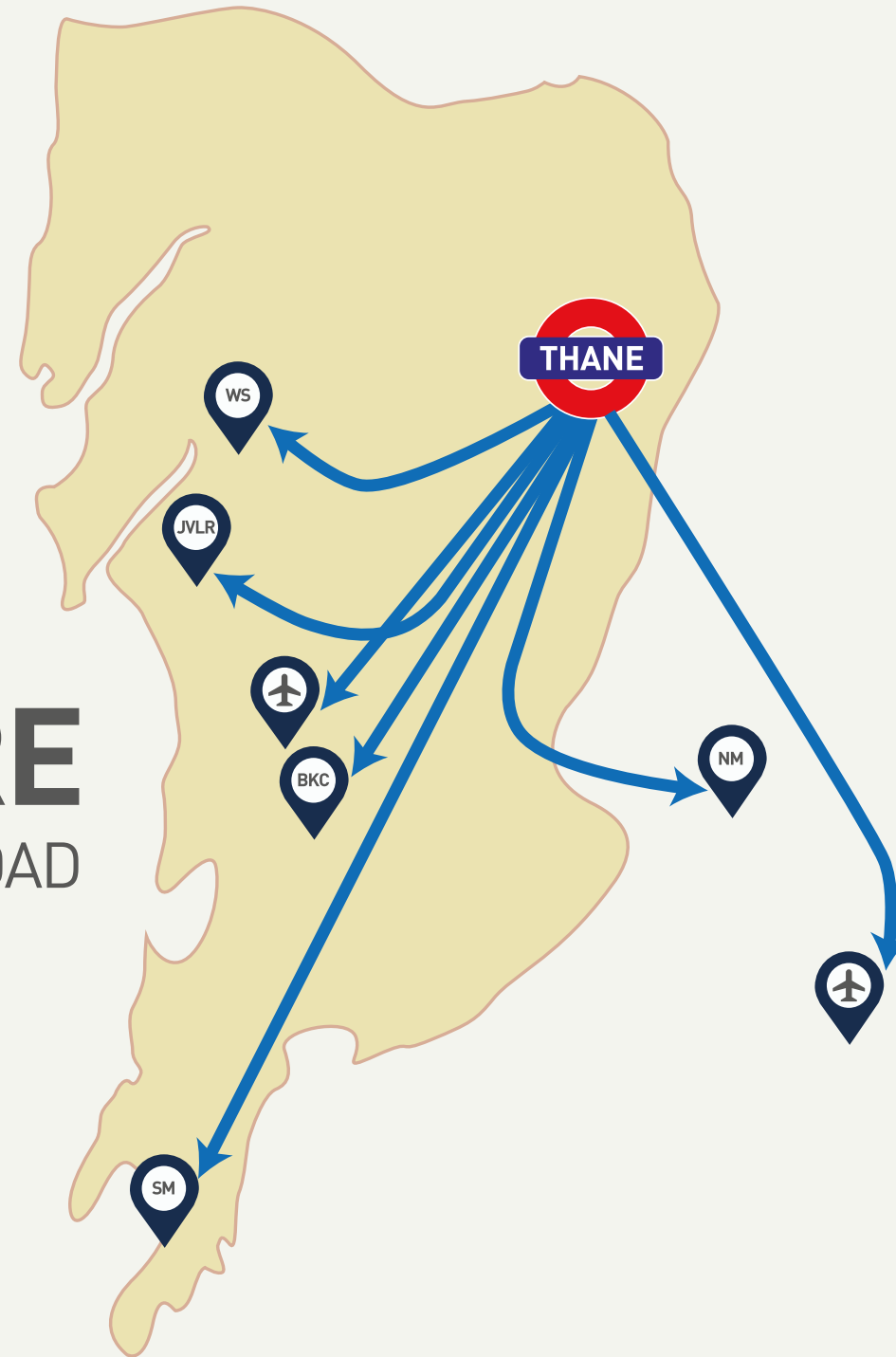
International Airport - 55 min via JVL (Jogeshwari Vikroli Link Road)

BKC (Bandra-Kurla Complex) - 40 min via SCLR (Santacruz-Chembur Link Road)

SM (South Mumbai) - 35 min CST station / 52 min via Eastern Freeway

NM (Navi Mumbai) - 30 min via Thane Belapur Road

Proposed New International Airport - 30 min via Kharghar Station / 50 min via Thane Belapur Road



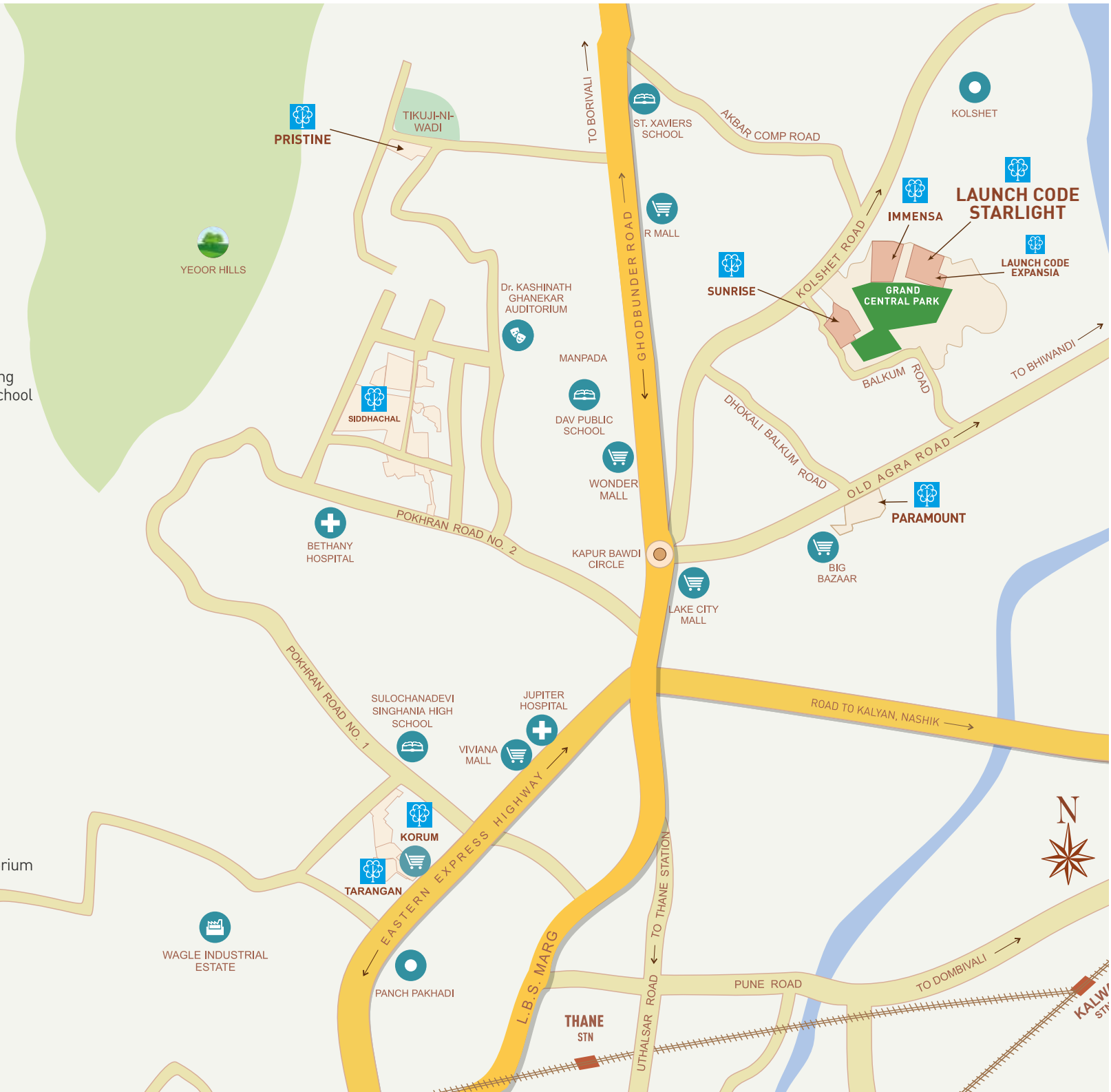
**SCHOOLS**  
St Johns | Vasant Vihar | Holy Cross | Billabong  
MH High School | CP Goenka International School

**HOSPITALS**  
Jupiter | Hiranandani | Lifecare | Divine

**MALLS**  
Korum | Viviana | Wonder | R Mall | Eternity

**SUPERMARKETS**  
Big Bazaar | D Mart | Hypercity | Star Bazaar

**ARTS & CULTURE**  
Kala Bhavan | Dr Kashinath Ghanekar Auditorium  
Gadkari Rangayatan



FROM THE PEOPLE BEHIND

# THANE'S BEST REAL ESTATE LAUNCHES

If there is one developer that has continuously set new benchmarks and changed the skyline of Thane, it is Kalpataru. The numbers speak for themselves. And so do the thousands of happy families that today call a Kalpataru property their home.

<b>3.7</b>	<b>4.5</b>	<b>15</b>
million sq. ft developed and handed over	million sq. ft under development	million sq. ft of planned development

Properties that have become towering figures in the Thane skyline. The overwhelming response, record walk-ins and fast sell-out rate was the perfect testimony to a growing legacy.

- 2013 - the dawn of a new opportunity - Sunrise
  - 2016 - homes with everything under the sun - Immensa
  - 2016 - homes as pristine as the views they offered - Pristine
  - 2017 - a thoughtfully-designed living experience - Paramount
  - 2018 - a project designed by the best minds – Launch Code Expansia
- And now, Kalpataru brings you the next big opportunity of 2019.

**SUN  
RISE**  
Thane (W)

**IMMENZA**  
THANE (W)

**PristinE**  
AT KALPATARU HILLS

**PARAMOUNT**  
THANE (W)



# THE BEST THING ABOUT OUR DEVELOPMENT? **EVERYTHING.**

At Launch Code Starlight, life comes with the best of everything. From the opulently-designed entrance lobbies to fabulous balconies that offer a unique world-view. Every tower is optimally placed to allow for natural lighting and cross-ventilation while ensuring you get your own private space with the most gorgeous views. While the innovative layout, modelled along the lines of the Gateway of India and St Marks Square, Italy, makes space for a central square perfect for coming together. The best part, here there's something for everyone.





## COMPLEX LAYOUT PLAN

### LEGEND

1. ENTRY/EXIT
2. RETAIL PLAZA
3. VIEWING DECKS
4. SWIMMING POOL
5. TODDLER'S POOL
6. FAMILY POOL
7. POOL DECK
8. POOL SIDE LOUNGE
9. FUNCTION ROOM
10. CHANGING ROOM
11. CHILDREN PLAY AREA
12. MULTI-FUNCTION LAWN
13. TODDLER'S PLAY AREA

### SHARED AMENITIES LEGENDS

- A. JOGGING PATH
- B. PLAY COURT
- C. SEATING SPACES
- D. OUTDOOR FITNESS ALCOVES
- E. BOX CRICKET COURT
- F. PUTTING GREEN
- G. MULTI-PURPOSE PLAY COURT
- H. GAZEBOS

# WORLD-CLASS AMENITIES THAT ARE TO BE **BEST EXPERIENCED**

## Outdoor amenities

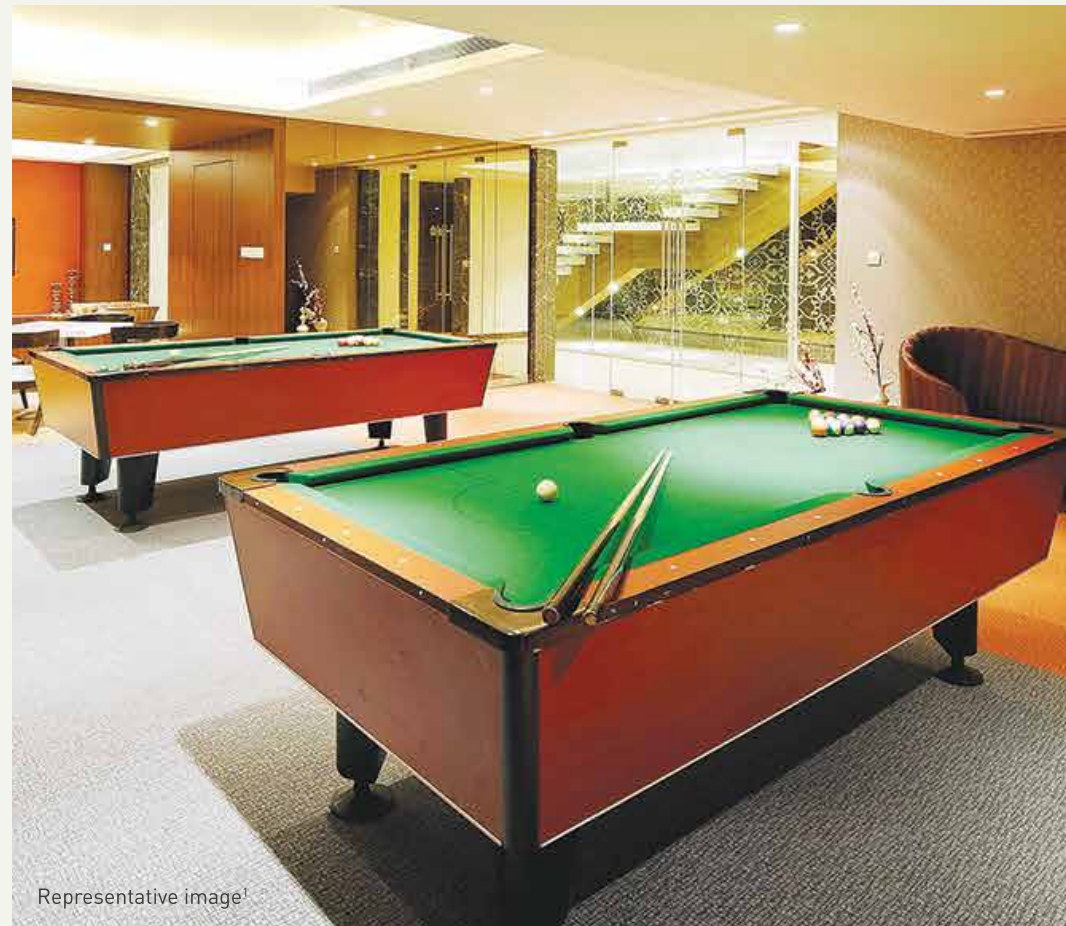
Club facilities | Swimming pool with pool decks | Toddler's pool | Poolside cabana | Pool lounge | Children's play area | Maze garden | Function hall | Viewing decks



Representative image<sup>1</sup>

## Multiple activity room

Lounge | Pool table | Table tennis, carrom, foosball, chess | Video games & entertainment room | Dartboard | Reception lounge | Function hall | Music room | Children's activity area



Representative image<sup>1</sup>

## Indoor facilities

Gym with various fitness zones | Spa | Squash court



Representative image<sup>1</sup>

## Safety & Security

CCTV surveillance in designated common areas | Public address system  
Video door-phone with intrusion alarm system | Intercom facility at apartment entrance



Representative image<sup>1</sup>



Representative image¹

# THE BEST WORKOUT ONE CAN GET IS RIGHT HERE

One of the best things about the development is the unique sports zone made available to all that will soon become the birthplace of athletes and champions. But no pressure, because here there's a whole lot of fun to be had outdoors. Whether you are stretching your legs with a run or indulging in a friendly game across the many courts.

**Common township amenities:**

Racquet Club - badminton courts, squash courts & tennis courts | Box cricket | Jogging path | Outdoor fitness station | Multipurpose court and Putting green



Representative image¹



# INDULGE AT ONE OF THE BEST RETAIL SPACES IN THANE

High street retail comes to your doorstep at Launch Code Starlight with a one-of-its-kind space overlooking the Grand Central Park that offers the best of the world to you. And when you're done shopping, dine out at one of the amazing Alfresco cafes lining the street that offer cuisines suited to your global taste.

Representative image¹

# A DEVELOPMENT OVERLOOKING THE **GRAND CENTRAL PARK** INSPIRED BY THE BEST IN THE WORLD

While Launch Code Starlight is nestled among the verdant greens of a township, it is also home to the world-class Grand Central Park spread over approximately 20.5 acres. Soon to be Thane's pride, it is an innovative urban space inspired by some of the finest parks of the world like Central Park in New York, Hyde Park in London and Gardens by the Bay in Singapore. A sanctuary that welcomes all with open arms into its leafy wonderland where there's something for everyone to do and experience. Be it the children's play area zone, the lakeside promenade and amphitheatre, the thematic gardens or the sports and activity zone, the Grand Central Park is a place where nature and cultural activities converge as a new standard of living.

Grand Central Park is an initiative of Thane Municipal Corporation developed by Kalpataru group  
Artist's impression of the Grand Central Park

# AMENITIES #

## PROJECT HIGHLIGHTS

- Contemporary design multi storeyed wings
- Well-designed entrance experience
- Exclusive entrance lobby enhanced with premium finishes
- Multi-Tier safety and security system
- Elegantly designed Club facilities
- Gymnasium with state-of-art equipment
- Landscaped and pedestrian friendly eco deck level
- Swimming pools with pool deck

## 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
- Solar heating system for water heating and/or lighting

## SAFETY & SECURITY FEATURES

- Building/s designed for earthquake 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 and intercom facility at apartment entrance
- Kitchen equipped with CNG/LPG & heat/smoke detector

## LEISURE AMENITIES

- Gym with various fitness zones
- Spa
- Squash court
- Fitness centre and multiple activity room including lounge, pool table, table tennis, Carrom, Foosball, Chess, Video games and entertainment room, board games, Dartboard, Reception lounge, Function hall, Music room and Children's activity area
- Pool Lounge

\*Applicable for apartments with balcony.

- Swimming Pool with pool deck
- Family Pool
- Toddler's Pool
- Poolside cabana
- Function hall
- Viewing Decks
- Children's Play area
- Maze garden

## AMENITIES FOR WING G, H & K

### APARTMENT FEATURES

- Vitrified tile flooring adorning the apartment
- Laminate finished doors
- Gypsum finished Internal walls with low Volatile Organic Compound (VOC) Paint
- Aluminium sliding window
- Video door phone and intercom facility at apartment entrance
- Balcony with skid resistant tile flooring and MS railing\*

### KITCHEN FEATURES

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

### BATHROOM FEATURES

- Vitrified tile flooring with designer tile dado up to door height in all bathrooms
- Premium sanitary and CP fittings
- Hot & cold water mixer in master bathroom
- Exhaust fan
- Storage water heater^

\*Applicable for apartments with balcony.

## PARK SIDE FACING APARTMENT FEATURES (WING C)

- Marble flooring in living, dining & passage and bedrooms
- Laminate finished doors
- Gypsum finished Internal walls with low Volatile Organic Compound (VOC) Paint
- Aluminium sliding window
- Video door phone and intercom facility at apartment entrance
- Lighting scenario smart switches in Living-Dining area
- Balcony with skid resistant tile flooring and glass railing\*

## KITCHEN FEATURES

- Granite flooring in Kitchen
- Granite platform & additional service platform
- Designer tiled dado above platform
- Stainless steel sink and drain board
- Exhaust fan & provision for water purifier

## BATHROOM FEATURES

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

^not provided in powder/common toilet.

# THE LEGACY OF A PIONEER. BUILDING THE VERY BEST.

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

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 14<sup>th</sup> level

2009



**KALPATARU AURA**  
GHATKOPAR

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

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

Awarded the Residential Project of the Year  
by the Construction Week  
India Awards (2017)

## CONSISTENTLY RECOGNISED FOR DELIVERING THE BEST



**Kalpataru Jade Residences**  
Realty Plus  
Excellence Awards 2018



**Kalpataru Avana**  
Asia Pacific Property  
Award 2017



**Amoda Reserve**  
The Realty Plus Excellence  
Awards 2017



**Kalpataru Limited**  
The Construction Week  
Architect and Builder  
Awards 2016



**Kalpataru Avana**  
Asia-Pacific Property  
Award 2016



**Kalpataru Limited**  
Navabharat Realty Business  
Achievers Awards 2016



**Kalpataru Avana**  
The Times Real Estate  
Icon Award 2016



**Mr. Parag Munot**  
Construction Week  
Awards 2015



**Kalpataru Riverside**  
The Realty Plus Excellence  
Awards 2014



**Kalpataru Aura**  
Construction World  
Architect & Builder Awards 2014



**Kalpataru Pinnacle**  
CNBC Awaaz Real Estate  
Awards 2014



**Mr. Mofatraj P. Munot**  
NDTV Property  
Awards 2014



**Kalpataru Group**  
7<sup>th</sup> Construction World  
Architect & Builder  
Awards 2012



**Kalpataru Aura**  
Asia-Pacific Property  
Awards 2012



**Kalpataru Limited**  
The Realty Plus Excellence  
Awards 2012

