

SUN[®] RISE

Thane (W)

The dawn of a new city.



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

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

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@Project: Sunrise with MAHARERA Regn. nos. (Wing A (Aspen) - P51700000635; Wing B (Cypress) - P51700000922; Wing C (Ebony) - P51700000625; Wing D (Magnolia) - P51700000640; Wing E (Mahogany) - P51700000925 available at <https://maharera.mahaonline.gov.in/>

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¹Image is not an actual project image and is strictly for representational purposes only | ²The actual image(s) / view(s) have been modified / enhanced for display and creative purposes. | ^{3a}Google Maps as on 04/2015 | ^{3b}Google Maps as on 07/2017 | ^{4a}<http://indianexpress.com/article/cities/mumbai/mumbai-mmrd-plans-to-begin-work-on-five-more-metro-lines-by-december-4602883> | ^{4b}Refer to amenity list for more details | ⁵For third party equipment(s) / appliance(s): "Warranty / Guarantee of the 3rd party product / amenity is subject to the concerned supplier's / manufacturer's corresponding warranty / guarantee terms and conditions." | ⁶Depiction 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. Customers are requested to refer to the sanctioned plans for the project / phase / complex for further details or visit <https://maharera.mahaonline.gov.in/>

01

A ROLLING LANDSCAPED EXPANSE.
COMPREHENSIVE INFRASTRUCTURE.
A PLETHORA OF AMENITIES.

AND WE HAVEN'T EVEN BEGUN
ABOUT THE APARTMENTS YET.



Representational image¹

02

THANE
THE CITY THAT ONE DAY
MUMBAI WILL WISH
IT COULD BE.

MODERN PLANNING AND URBAN INFRASTRUCTURE

WELL-DEVELOPED SOCIAL INFRASTRUCTURE

BALANCED RESIDENTIAL AND WORKING ENVIRONMENTS

FAST DEVELOPING INTO A SELF-SUSTAINED CITY

A PLETHORA OF MALLS, HYPERMARKETS, MULTIPLEXES, ETC.

REPUTED EDUCATIONAL INSTITUTES, HEALTHCARE AND
MEDICAL CENTRES

EXCELLENT LOCAL TRANSPORTATION AND CONNECTIVITY
TO MUMBAI AND NAVI MUMBAI

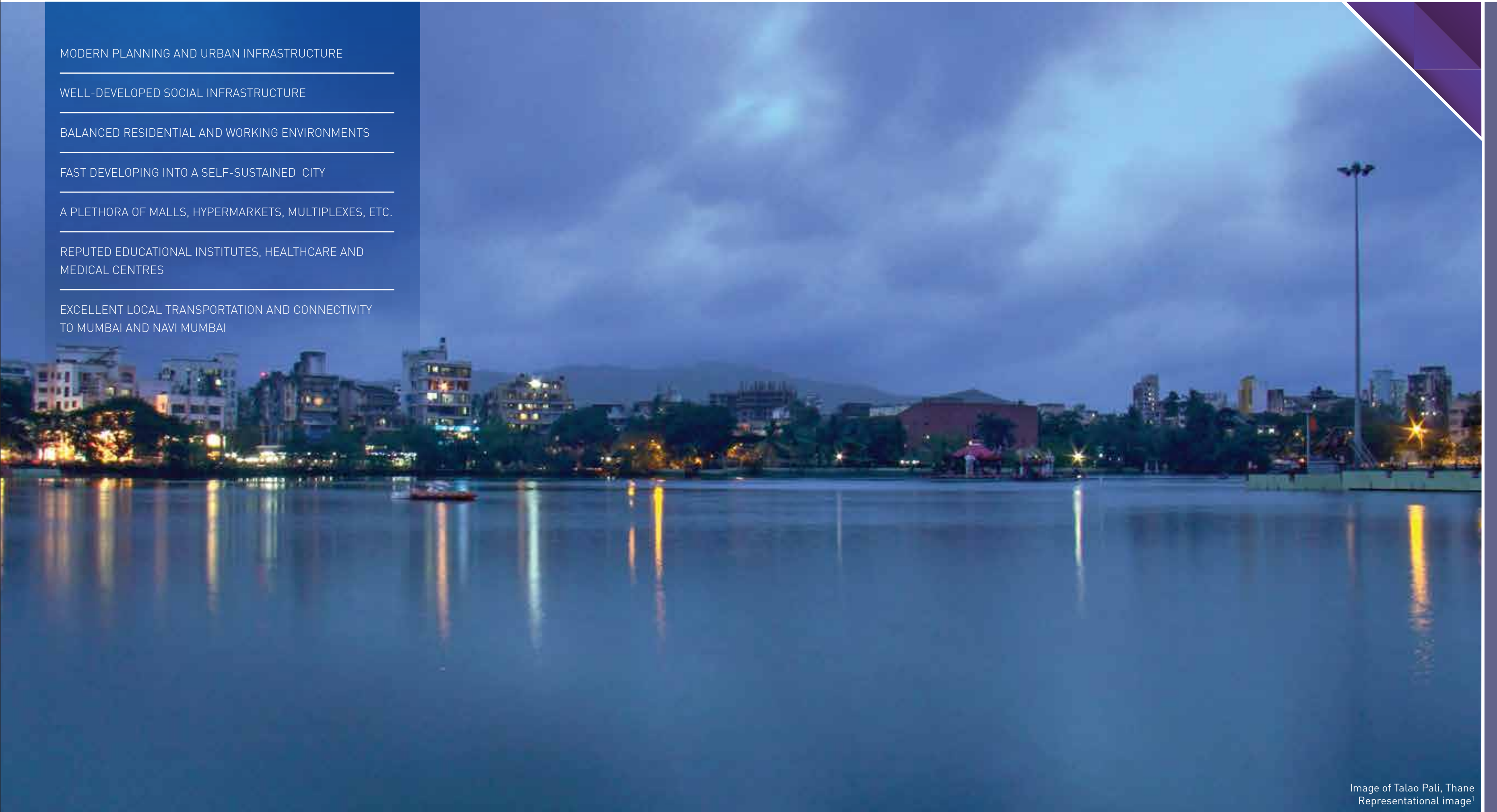


Image of Talao Pali, Thane
Representational image¹

03

LUSH MAJESTIC HILLS ON ONE SIDE.
A PICTURESQUE CREEK ON THE OTHER.

YOU CAN'T EXPECT TO FIND SUCH A SCENIC SPECTACLE
IN THE MIDST OF THE CITY, ANYWHERE ELSE.

THANE IS KNOWN AS THE 'CITY OF LAKES'

THE MAJESTIC YEOOR HILLS ARE IN THE WEST

THE MANGROVES OF THANE CREEK ARE IN THE EAST

AMPLE UNTOUCHED AND NATURAL FOLIAGE

STUNNING VISTAS ON OFFER



04

A CITY THAT IS BRIMMING WITH PROMISE
WITH THE BEST OF INFRASTRUCTURE.



KORUM MALL⁴

02/2010

CONVENIENCES ALL AROUND.

SCHOOLS

CP GOENKA INTERNATIONAL SCHOOL
SULOCHANADEVII SINGHANIA HIGH SCHOOL
BILLABONG HIGH INTERATIONAL 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

Source^{5A}



Representational image¹

05

HOP ON A BUS.
SKIP THE MORNING RUSH.
JUMP ON A TRAIN.

GETTING AROUND IS AS EASY AS
HOP, SKIP AND JUMP.

UPCOMING METRO AND MONORAIL NETWORK^{6A}

EXCELLENT CONNECTIVITY TO WESTERN SUBURBS VIA
GHODBUNDER ROAD

COMPREHENSIVE LOCAL TRANSPORTATION

MAJOR CENTRAL AND NAVI MUMBAI RAILWAY HUB

POINT OF ORIGIN FOR LOCAL TRAINS



Representational images¹

06

A CITY THAT IS WELL AHEAD
OF ITS TIME.

THANE IS ONE OF THE FEW CITIES IN INDIA THAT IS ON THE CUSP OF DEVELOPMENT. BOASTING OF GOOD SOCIAL INFRASTRUCTURE AND AN EXCELLENT NETWORK OF ROADS AND HIGHWAYS, HERE, ONE CAN COMMUTE TO ANY PART OF THE CITY WITHOUT ANY HASSLES. HERE'S A LIST OF THE CITY'S SEVERAL INFRASTRUCTURE PROJECTS.

CURRENT INFRASTRUCTURE:

- THANE IS CONNECTED TO THE CENTRAL SUBURBS AND SOUTH MUMBAI VIA THE EASTERN EXPRESS HIGHWAY AND THE EASTERN FREEWAY.
- THE JVLR AND SCLR MAKE SURE THAT CROSSING OVER TO THE WESTERN SUBURBS, BKC AND BOTH THE AIRPORTS IS RELATIVELY FASTER AND CONVENIENT.
- THE GHODHBUNDER ROAD LEADS DIRECTLY TO THE WESTERN SUBURBS OF DAHISAR AND BORIVALI.
- THE THANE-BELAPUR ROAD IS A PREFERRED ROUTE TO REACH THE SUBURBS OF NAVI MUMBAI AND THE PROPOSED INTERNATIONAL AIRPORT. ADDITIONALLY, THE MUMBAI-PUNE EXPRESSWAY ENSURES CONNECTIVITY TO PUNE.
- THANE IS ALSO CONNECTED TO THE INDUSTRIAL BELT OF BHIWANDI, DOMBIVLI AND KALYAN.
- THE NH-8 PASSING VIA THANE IS A CORRIDOR THAT ENSURES ACCESS TO THE DISTRICTS OF NASHIK AND BEYOND.

07

TAKE A LOOK AROUND,
YOU'LL FIND THAT YOU'RE
IN A RATHER GOOD PLACE.

(THE BEST THAT THANE HAS TO OFFER, ACTUALLY)



Source⁵

LEGENDS

1. MAIN ENTRANCE / EXIT
2. TOWER DROP OFF
3. LAWN & MULTIPURPOSE AREA
4. JOGGING / CYCLING PATH
5. AMPHITHEATRE
6. SPORTS COURT
7. SEATING AREA
8. CHILDRENS PLAY AREA
9. SENIOR CITIZEN AREA
10. OUTDOOR FITNESS COURT
11. SEATING AREA
12. PAVED WALKWAYS
13. CLUB LAWN
14. SWIMMING POOL
15. JACUZZI
16. KIDS' POOL
17. POOL DECK
18. POOL SIDE SHADED TRELIS
19. SURPRISE FOUNTAIN
20. PLAZA & MULTIPURPOSE AREA
21. LAWN
22. SCULPTURE
23. KIDS' PLAY ZONE
24. MAZE GARDEN
25. PALM TERRACE
26. BARBECUE AREA
27. ORGANIC GARDEN



09

IT'S RATHER OLD-FASHIONED THAT MOST ADDRESSES DEAL IN SQUARE FEET. WE'RE TALKING ACRES.

CONTEMPORARY DESIGN MULTI-STOREYED WINGS

WELL DESIGNED ENTRANCE LOBBY

EFFICIENTLY DESIGNED 2 BHK, 2 BHK PREMIUM AND 3 BHK PREMIUM APARTMENTS

CLUBHOUSE WITH A GYMNASIUM AND STATE-OF-THE-ART EQUIPMENTS

LANDSCAPED PODIUM FOR RECREATIONAL FACILITIES

SWIMMING POOL WITH POOL DECK

MULTI-TIER SAFETY AND SECURITY SYSTEM



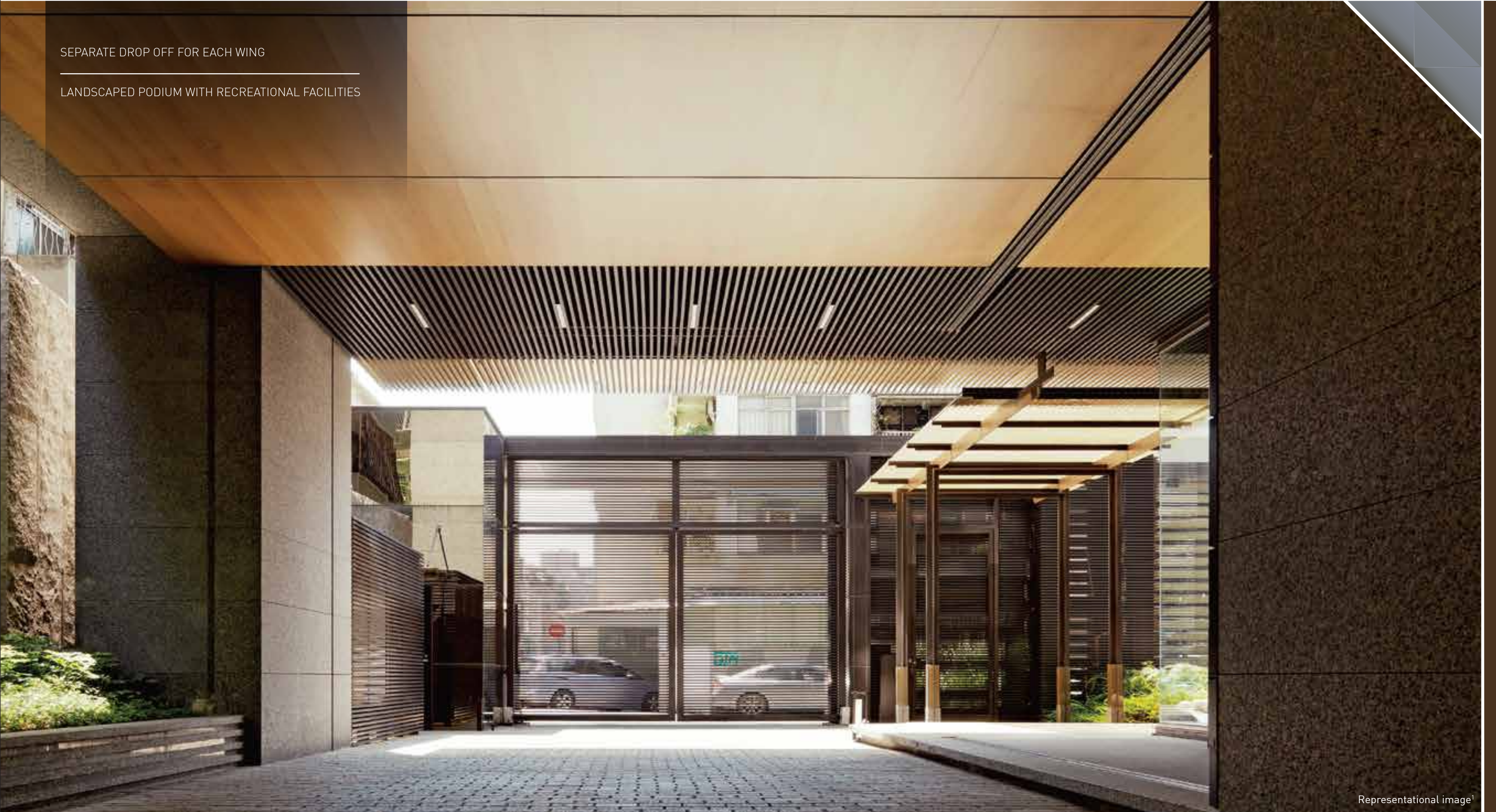
Representational image¹

10

YOU LOVE MAKING A GRAND ENTRANCE.
WE LOVE MAKING A GRAND ENTRANCE.
(SUCH A LOVELY COINCIDENCE.)

SEPARATE DROP OFF FOR EACH WING

LANDSCAPED PODIUM WITH RECREATIONAL FACILITIES



Representational image¹

11

FEEL THE GRANDNESS MESMERIZE YOU
EVEN BEFORE YOU REACH YOUR APARTMENT.

IF YOU HAVE TO WAIT TO GET TO YOUR APARTMENT,
WHY NOT DO IN STYLE?



ELEVATORS WITH AUTO RESCUE DEVICE (ARD)

D.G. POWER BACKUP FOR SELECT UTILITY AREAS

Representational image¹

12

HONESTLY, IT'S QUITE HARD
TO DESCRIBE THESE HOMES.

YOU TEND TO FIND YOURSELF SPEECHLESS
FROM THE MOMENT YOU ENTER.



EFFICIENTLY PLANNED
2 & 3 BEDROOM APARTMENTS

VITRIFIED TILE FLOORING

ELEGANT LAMINATE-FINISHED ENTRANCE
DOOR AND PAINT-FINISHED INTERNAL DOORS

SYNCHRONIZED LIGHT AT THE MAIN DOOR

Representational image¹

13

IT'S QUIET, COSY AND YOU MAY SPOT
THE ODD BLUEBIRD SINGING AT YOUR WINDOW.

IN HERE, THE WORLD ALWAYS SEEMS
A PERFECT PLACE.

VITRIFIED TILE FLOORING IN BEDROOMS

ALUMINIUM SLIDING WINDOWS



Representational image¹

14

BEAUTIFUL LANDSCAPES BELOW.
THE CITY'S IMPRESSIVE SKYLINE RIGHT IN FRONT.
MAJESTIC MOUNTAINS IN THE DISTANCE.
EACH ONE, A PERFECT BACKDROP FOR A DIFFERENT MOOD.

SCENIC VIEWS



Representational image¹

15

SUNDAY MORNING BRUNCHES.
HIGH TEA PARTIES.
CANDLELIGHT DINNERS.

THIS IS WHERE ALL THOSE MEMORABLE MEALS BEGIN.

GRANITE FLOORING IN 3 BHK PREMIUM AND VITRIFIED TILE FLOORING IN OTHERS^{6B}

GRANITE PLATFORM & ADDITIONAL SERVICE PLATFORM^{6B}

DESIGNER TILED DADO ABOVE PLATFORM

EXHAUST FAN & PROVISION FOR WATER PURIFIER

STAINLESS STEEL SINK AND DRAIN BOARD^{6B}



16

MARBLE FLOORING AND FANCY BATH FITMENTS.

(IN OTHER WORDS, THE PROMISE OF A PERFECT START TO EVERY DAY.)



MARBLE FLOORING IN MASTER TOILET OF 3 BHK PREMIUM AND VITRIFIED TILE FLOORING IN OTHER TOILETS

GRANITE TILE DADO UP TO DOOR HEIGHT WHEREVER APPLICABLE

STORAGE WATER HEATER

PREMIUM SANITARY AND CP FITTINGS

HOT & COLD-WATER MIXER IN WASH BASINS

17

REJUVENATING SPA.
RELAXING POOL.
AND A SQUASH COURT.

HERE'S TO A HEALTHY AND HAPPY LIFE.

LAVISH CLUBHOUSE WITH A RECEPTION LOUNGE

SPA INCLUDING MASSAGE ROOM

SQUASH COURT

CHILDREN'S PLAY AREA

SEATING AREA

SWIMMING POOL WITH POOL DECK



Representational image.

18

ON AN AVERAGE, YOU'LL SPEND 90,000 HOURS WORKING IN YOUR LIFETIME.

THIS IS THE ONE PLACE WHERE IT PAYS THE MOST.

STATE-OF-THE-ART GYMNASIUM

SPORTS COURT AND OUTDOOR FITNESS COURT

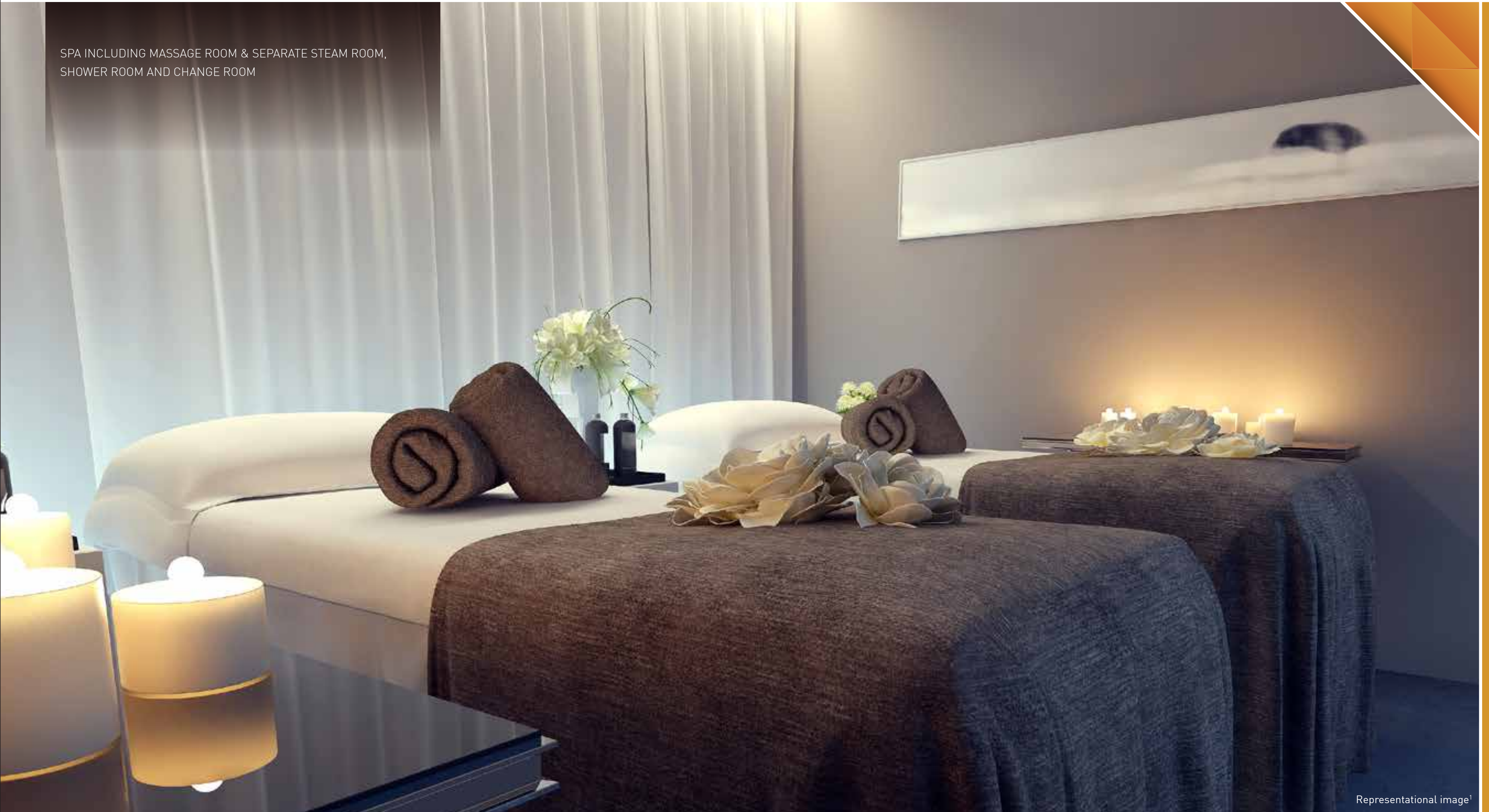


Representational image¹

19

OUT HERE,
SPA WEEKENDS BEGIN ON
A MONDAY, TUESDAY;
PRETTY MUCH ANY DAY YOU LIKE.

SPA INCLUDING MASSAGE ROOM & SEPARATE STEAM ROOM,
SHOWER ROOM AND CHANGE ROOM



Representational image¹

20

A LITTLE PEACE OF MIND IS ALWAYS WELCOME.
A COUPLE HUNDRED SQUARE FEET OF IT, EVEN BETTER.

BANQUET HALL



Representational image¹

21

STRETCHES OF GREEN.
SHADED ALCOVES SET AMIDST BEAUTIFUL GARDENS.
LIFE'S A LOVELY PICNIC, IF YOU WISH IT TO BE.

LAWN AND MULTIPURPOSE AREA

LANDSCAPED GARDEN

PATHWAYS

STEPPED SEATING



Representational image!

22

CCTV SURVEILLANCE. VIDEO DOOR PHONES IN EVERY APARTMENT.
MULTI-TIER SECURITY.

WHEN IT COMES TO THE SAFETY OF YOUR FAMILY,
THERE'S NO LEAVING ANYTHING TO CHANCE.

DESIGNED FOR EARTHQUAKE LOADS AS PER APPLICABLE I.S. CODE

CCTV COVERING DESIGNATED COMMON AREAS

FIREFIGHTING SYSTEMS

PUBLIC ADDRESS SYSTEM

VIDEO DOOR PHONE AND INTEGRATED INTRUSION ALARM SYSTEM AT
APARTMENT ENTRANCE

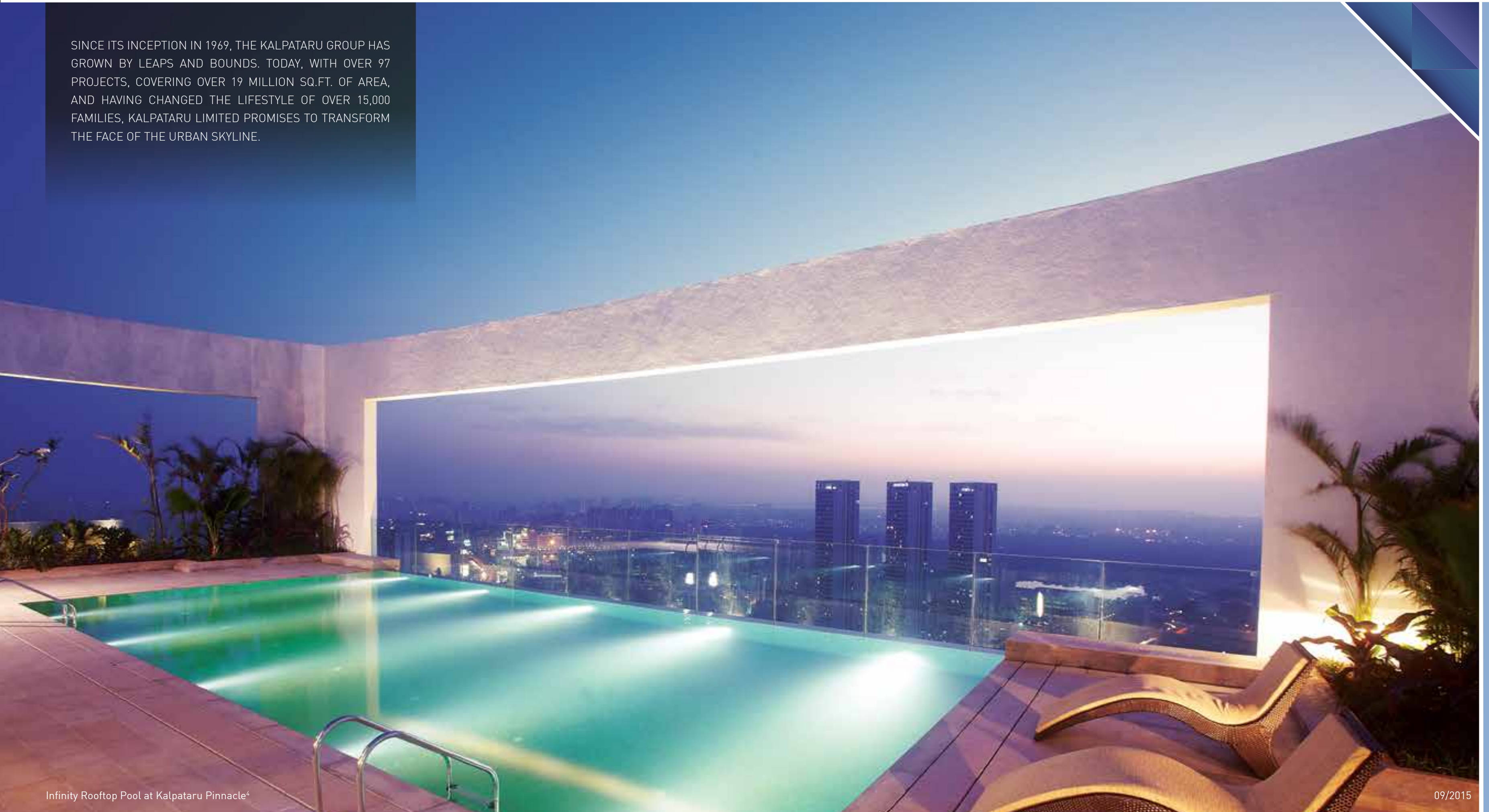
KITCHEN EQUIPPED WITH CNG / LPG & HEAT / SMOKE DETECTOR



23

COME HOME TO 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 Pinnacle⁴

24

NUTRURING 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.



25

LEISURE AMENITIES.

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.



Swimming pool at Kalpataru Towers.

02/2011



Lounge at Kalpataru Serenity.

12/2014.



Mini-Theatre at Kalpataru Aura.

10/2012



10/2012



Reception Lobby at Kalpataru Harmony.

07/2014.

All images above are actual images.⁴

26

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.

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 Central Mumbai

2006



KALPATARU HORIZON

WORLI

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

2009



KALPATARU AURA

GHATKOPAR

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

2010



KORUM MALL

THANE

The most loved mall With 125+ brands, award winning design And 35+ customer services

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

All images above are actual images.⁴

27

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 IS NOTHING THAT BEATS THIS FEELING.



Best Residential High-rise Development Project

Kalpataru Avana
Asia Pacific Property Award 2016



The Super Luxury Project - in Central Mumbai

Kalpataru Avana
The Times Real Estate Icon Award 2016



India's Top 10 Builders

Kalpataru Limited
The Construction Week Architect and Builder Awards 2016



India's top Inno-visionary Builders

Kalpataru Limited
Construction World Architect & Builder Awards 2014



Best Leisure Development India, for its Clubhouse

Kalpataru Aura
Asia-Pacific Property Awards 2012



Developer of the Year - Commercial

Kalpataru Limited
The Realty Plus Excellence Awards 2012



Developer of the Year in the Luxury Category

Kalpataru Limited
Navabharat Realty Business Achievers Awards 2016



Best Residential Redevelopment Project

Kalpataru Sparkle
Asia-Pacific Property Awards 2015



Young Entrepreneur of the Year Award

Mr. Parag Munot
Construction Week Awards 2015



Platinum Award of Excellence

Kalpataru Group
7th Construction World Architect & Builder Awards 2012



Eco-friendly Project of the Year

Kalpataru Square
Property Awards 2011



Employer of the Year in Real Estate

Kalpataru Limited
The Realty Plus Excellence Awards 2011



Best Residential Project - Ultra Luxury Segment

Kalpataru Pinnacle
CNBC Awaaz Real Estate Awards 2014



Lifetime Achievement Award

Mr. Mofatraj P. Munot
NDTV Property Awards 2014



Residential Property of the Year

Kalpataru Riverside
The Realty Plus Excellence Awards 2014

AMENITIES⁷

PROJECT HIGHLIGHTS

- Contemporary design multi-storeyed wings
- Well-designed entrance lobby
- Efficiently designed 2 BHK, 2 BHK Premium and 3 BHK Premium apartments
- Clubhouse with a gymnasium and state-of-the-art equipment
- Landscaped podium for recreational facilities
- Swimming pool with pool deck
- Multi-Tier safety and security system

COMPLEX AND BUILDING FEATURES

- Elevators with Auto Rescue Device (ARD)
- DG Power Backup for select / identified utility areas
- Raw Water Tank and Sewage Treatment Plant (STP)
- Separate drop off for each wing

SAFETY & SECURITY FEATURES

- Building/s designed for earthquake loads as per applicable I.S. Code
- CCTV covering designated common areas
- Firefighting systems
- Public address system
- Video door phone and integrated intrusion alarm system at apartment entrance
- Kitchen equipped with CNG / LPG & heat / smoke detector

CLUBHOUSE & RECREATIONAL AREAS

- Clubhouse with a gymnasium and state-of-the-art equipment
- Spa including massage room and separate steam room, shower room and change room
- Swimming pool with pool deck
- Banquet hall
- Reception lounge
- Pathways
- Stepped seating
- Landscaped garden
- Children's play area
- Sports court
- Outdoor fitness court
- Lawn and multipurpose area
- Seating area
- Squash court

AMENITIES FOR 2 BHK IN WING B

APARTMENT FEATURES

- Vitrified tile flooring adorning the apartment
- Elegant laminate-finished entrance door and paint-finished 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
- Stainless steel sink
- Designer tiled dado above platform
- Exhaust fan & provision for water purifier

BATHROOM FEATURES

- Granite flooring for master bathroom
- Vitrified tile flooring for other bathroom
- Tile dado up to door height
- Storage water heater
- Premium sanitary and CP fittings
- Hot & cold-water mixer in wash basins

AMENITIES FOR 2 BHK PREMIUM WING A & C

APARTMENT FEATURES

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

KITCHEN FEATURES

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

BATHROOM FEATURES

- Marble flooring in master bathroom and vitrified flooring in common toilet
- Tile dado up to door height
- Storage water heater
- Premium sanitary and CP fittings
- Hot & cold-water mixer in wash basins

AMENITIES FOR 3 BHK PREMIUM IN WING D & E

APARTMENT FEATURES

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

KITCHEN FEATURES

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

BATHROOM FEATURES

- Marble flooring in master bathroom and vitrified flooring in common toilet
- Tile dado up to door height
- Storage water heater
- Premium sanitary and CP fittings
- Hot & cold-water mixer in wash basins