



## LIVING THE LIFE YOU ALWAYS LONGED FOR.

Kalpataru Yashodhan is a reflection of the fine, subtle tastes of the discerning few. This is one of the few well-planned residential complexes in the vicinity. From spacious living rooms to majestic landscaped areas, every feature of Kalpataru Yashodhan offers absolute finesse. This landmark of luxury casts an imposing presence in the locale and houses a range of amenities that have been intricately designed and thoughtfully adorned.

- A well-planned gated residential community
- Two contemporary designed multi-storeyed wings
- $\bullet \ \, {\rm Gymnasium} \ with \ {\rm state-of-the-art} \ {\rm equipment} \\$
- Luxurious 2 & 3 BHK residences with balconies\*
- Well-equipped gymnasium
- Swimming pool

\*Only in Wing D & E in 3BHK apartments

# IN HERE AND ALSO OUTSIDE, A WORLD OF CONVENIENCE SURROUNDS YOU.



When your home is close to several urban amenities, you live a life that some only dream of. At Kalpataru Yashodhan, thanks to its strategic location, from entertainment zones to schools, hospitals and premium residential areas like Juhu and Vile Parle, everything is in close quarters. Conveniences that are nearby:



#### **RETAIL & ENTERTAINMENT:**

Shoppers Stop – 600 mts

Alfa Retail – 1.2 km

Infiniti Mall – 4.5 km

Lokhandwala – 4.8 km

Cinepolis – 4.3 km

PVR Cinemas – 4.2 km



#### **EDUCATIONAL INSTITUTIONS:**

NMIMS – 1.6 km

Mithibai College – 1.6 km

DJ Sanghvi College – 1.1 km

CNM School – 1 km

Jamnabai Narsee School – 1 km

Utpal Shanghvi School – 2 km



#### HOSPITALITY:

W Marriott – 3.1 km

Novotel – 2.6 km

Sun-N-Sand – 2.8 km



#### **RECREATION:**

The Club – 2.5 km

Silver Beach – 2.6 km

Juhu Gymkhana – 2.4 km



#### **HOSPITALS:**

Criticare Hospital – 1.4 km

Nanavati Hospital – 1.8 km

Sujay Hospital – 1.8 km

Cooper Hospital - 1.7 km



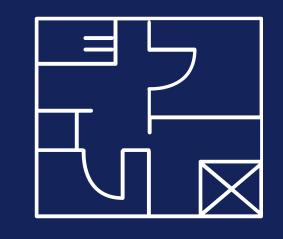
#### RELIGIOUS AVENUES IN THE VICINITY:

2 Jain Temples

Hanuman Temple

Ganesh Temple

ISKCON, Juhu



## PLANS

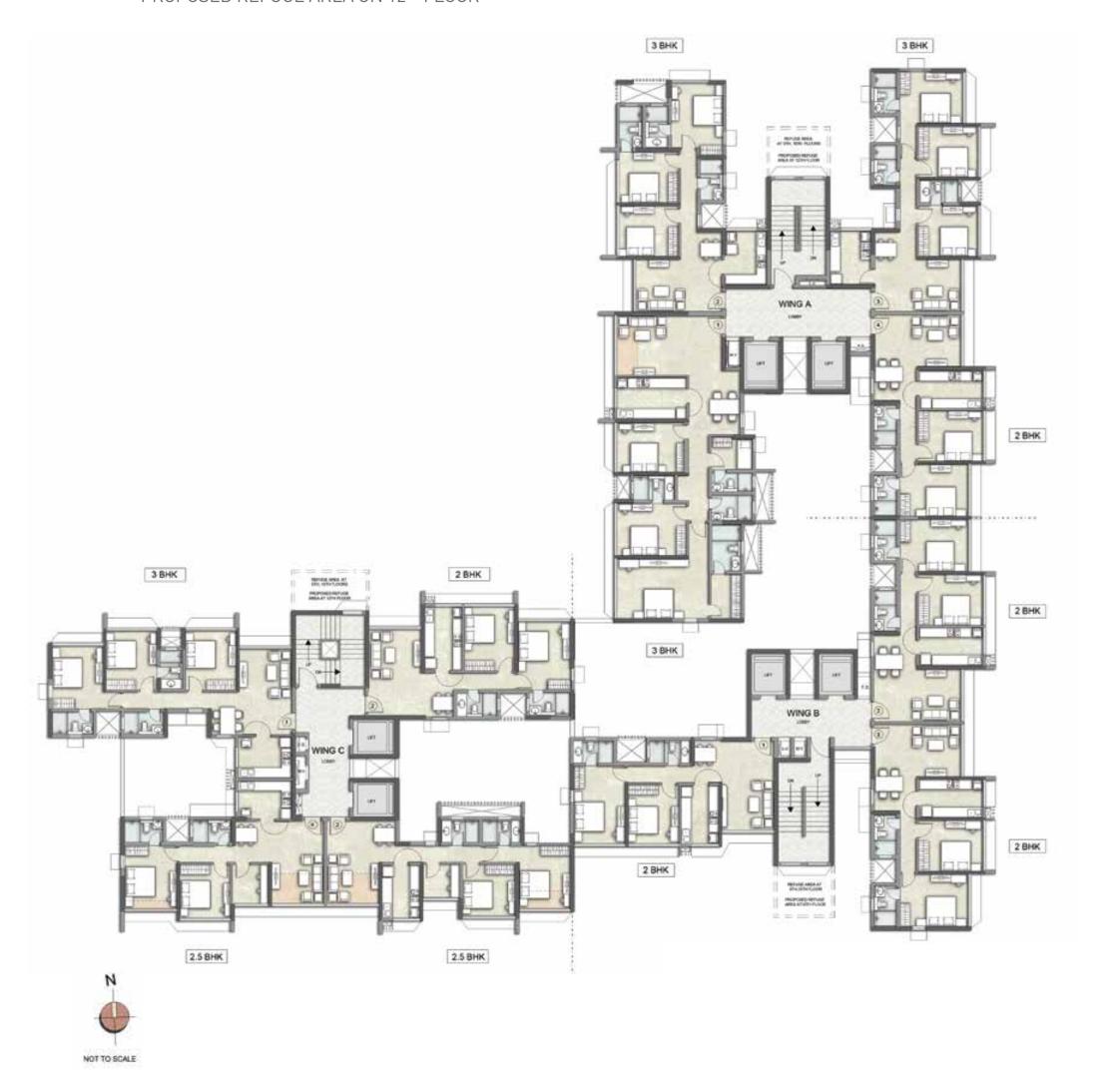
## LAYOUT PLAN



## TYPICAL FLOOR PLAN WING A / B / C

(1<sup>ST</sup> TO 7<sup>TH</sup> & 9<sup>TH</sup> FLOOR)

PROPOSED TYPICAL FLOOR LEVELS (11<sup>TH</sup> & 13<sup>TH</sup> FLOOR)
REFUGE AREA ON 8<sup>TH</sup> & 10<sup>TH</sup> FLOOR
PROPOSED REFUGE AREA ON 12<sup>TH</sup> FLOOR



## TYPICAL FLOOR PLAN WING D/E

(1<sup>ST</sup> TO 3<sup>RD</sup> FLOOR)

PROPOSED TYPICAL FLOOR LEVELS (4<sup>TH</sup> TO 7<sup>TH</sup>, 9<sup>TH</sup>, 11<sup>TH</sup> & 13<sup>TH</sup> FLOOR) PROPOSED REFUGE AREA ON 8<sup>TH</sup>, 10<sup>TH</sup> & 12<sup>TH</sup> FLOOR

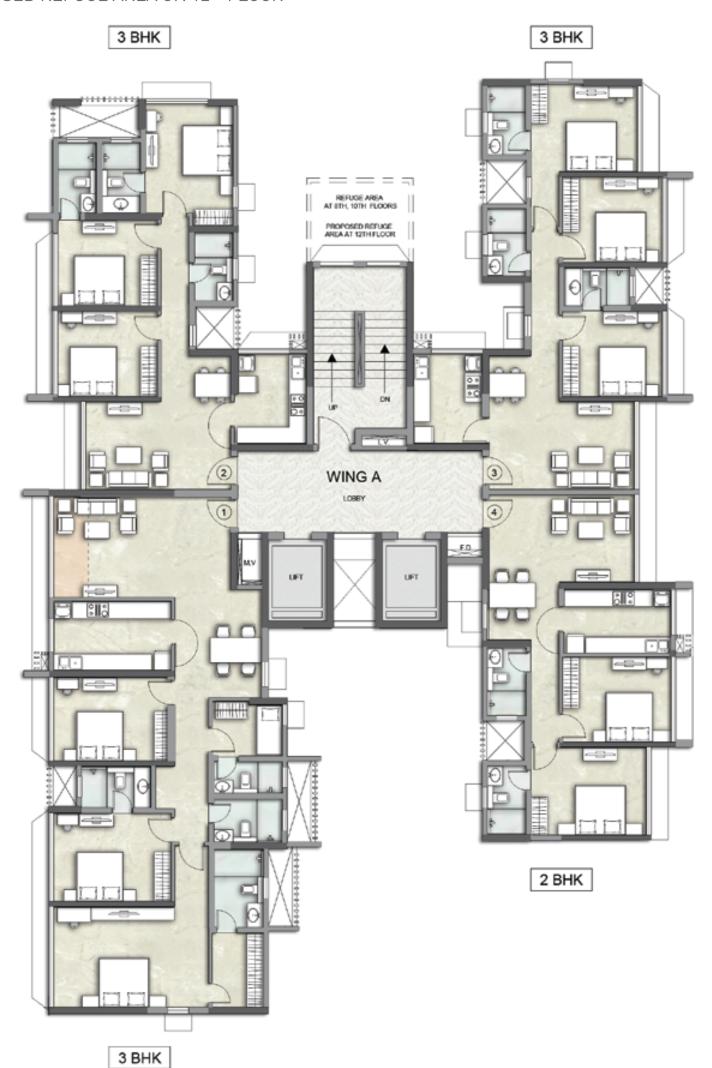




## TYPICAL FLOOR PLAN WING A

(1<sup>ST</sup> TO 7<sup>TH</sup> & 9<sup>TH</sup> FLOOR)

PROPOSED TYPICAL FLOOR LEVELS (11<sup>TH</sup> & 13<sup>TH</sup> FLOOR)
REFUGE AREA ON 8<sup>TH</sup> & 10<sup>TH</sup> FLOOR
PROPOSED REFUGE AREA ON 12<sup>TH</sup> FLOOR





## TYPICAL FLOOR PLAN WING B

(1<sup>ST</sup> TO 7<sup>TH</sup> & 9<sup>TH</sup> FLOOR)

PROPOSED TYPICAL FLOOR LEVELS (11<sup>TH</sup> & 13<sup>TH</sup> FLOOR)
REFUGE AREA ON 8<sup>TH</sup> & 10<sup>TH</sup> FLOOR
PROPOSED REFUGE AREA ON 12<sup>TH</sup> FLOOR

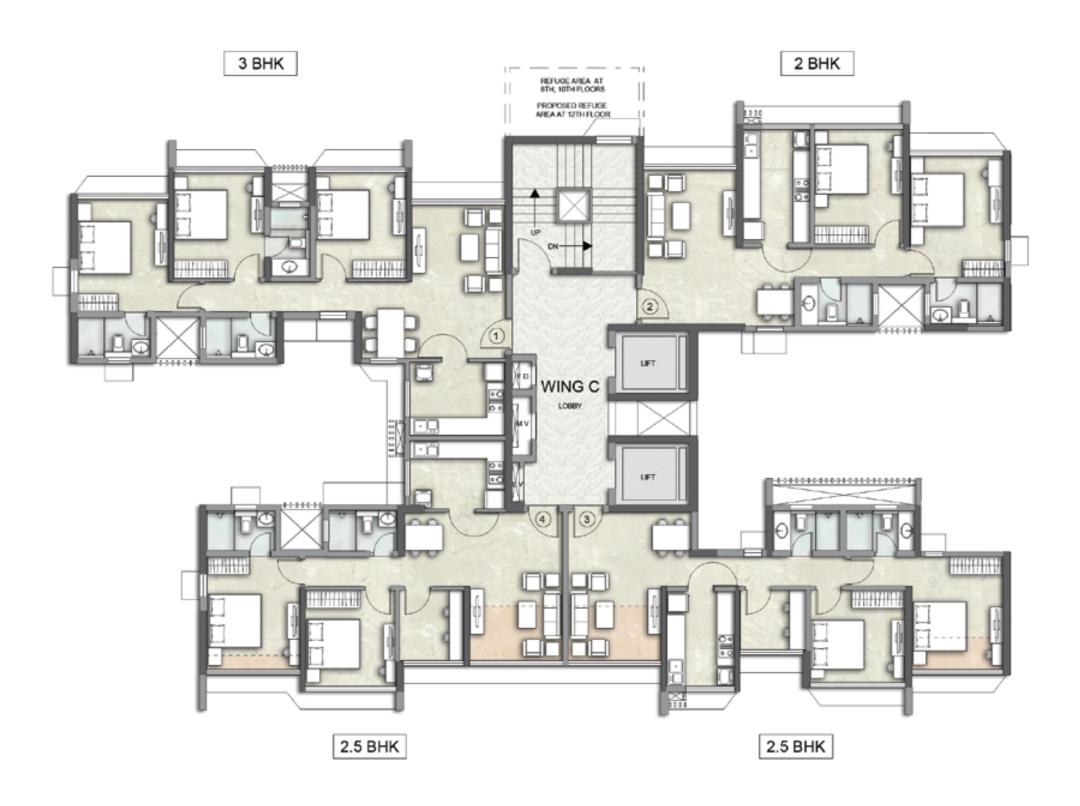


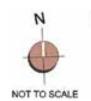


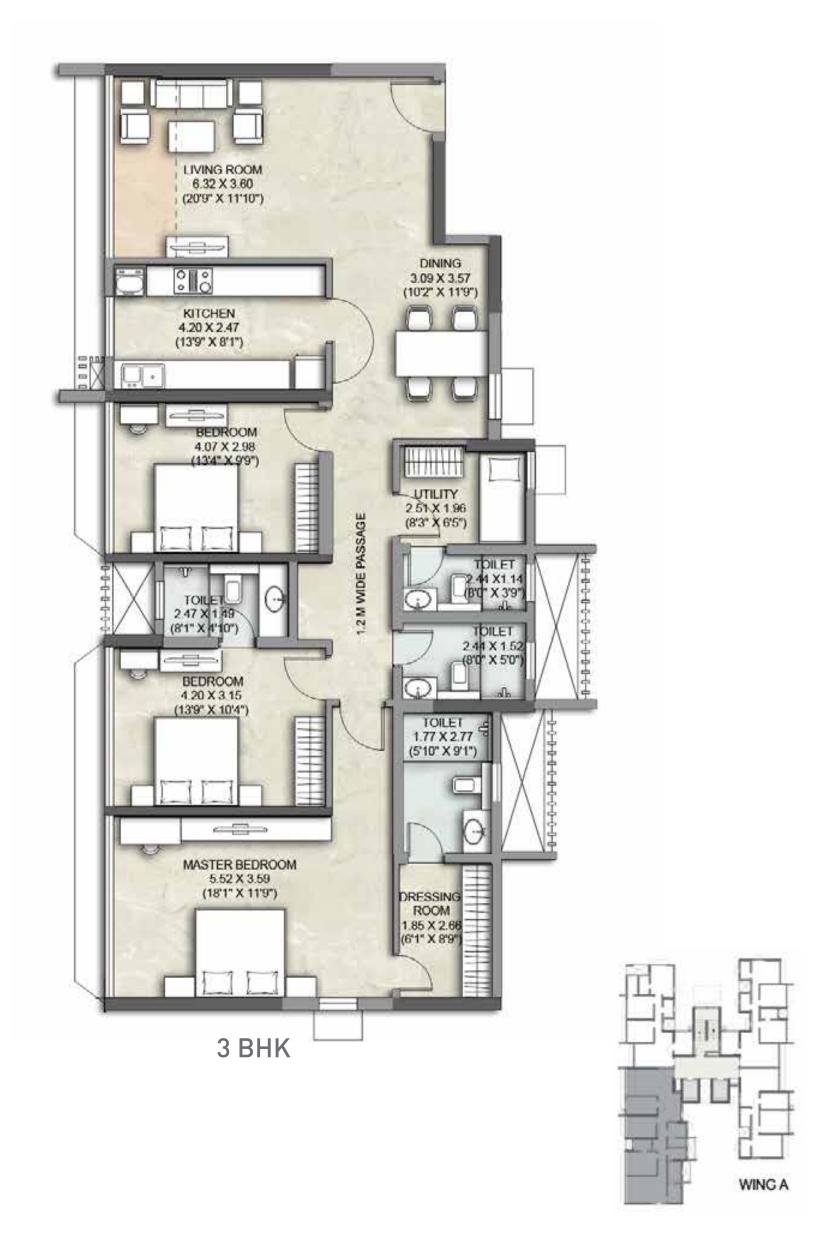
## TYPICAL FLOOR PLAN WING C

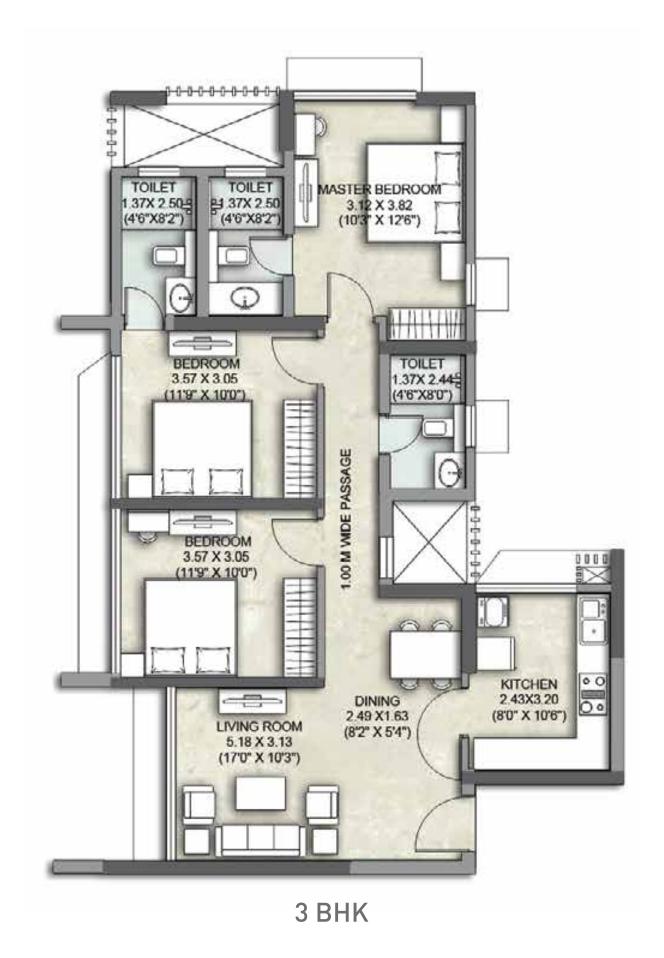
(1<sup>ST</sup> TO 7<sup>TH</sup> & 9<sup>TH</sup> FLOOR)

PROPOSED TYPICAL FLOOR LEVELS (11<sup>TH</sup> & 13<sup>TH</sup> FLOORS) REFUGE AREA ON 8<sup>TH</sup> & 10<sup>TH</sup> FLOOR PROPOSED REFUGE AREA ON 12<sup>TH</sup> FLOOR

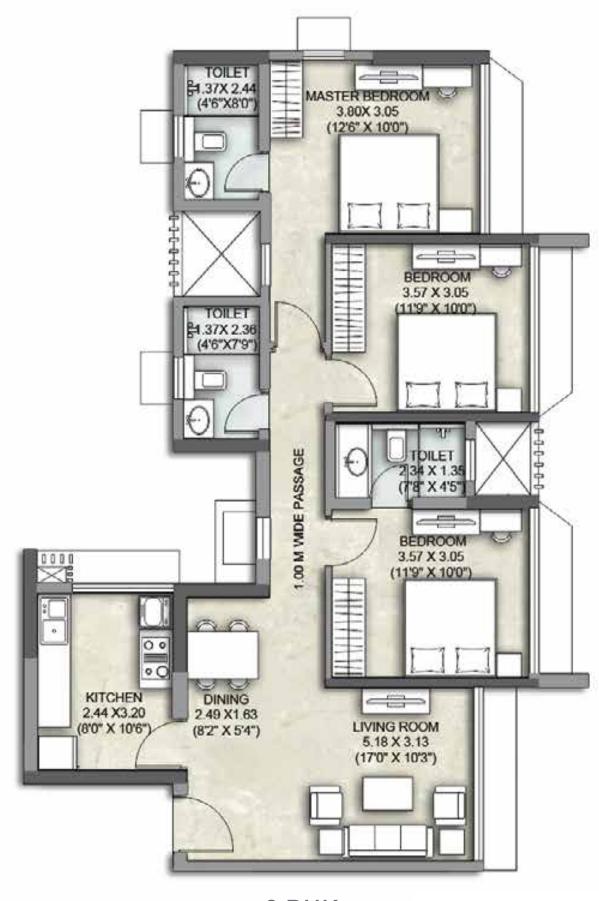






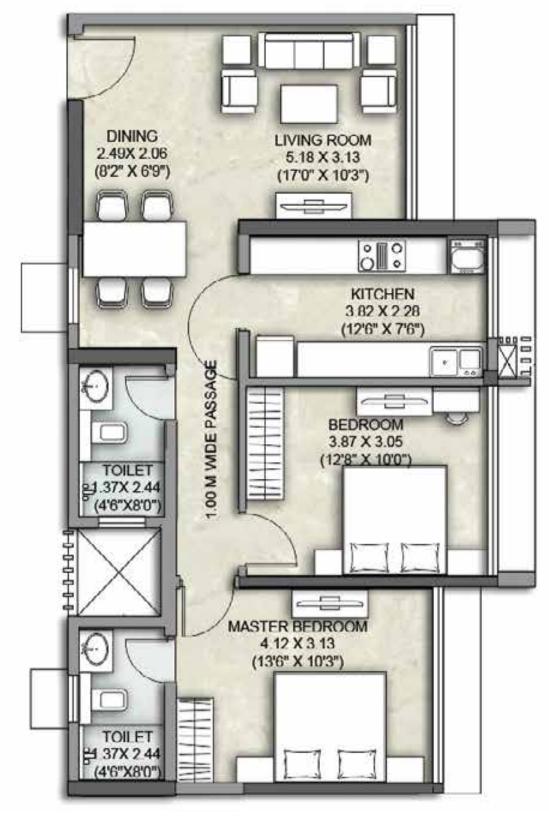






3 BHK

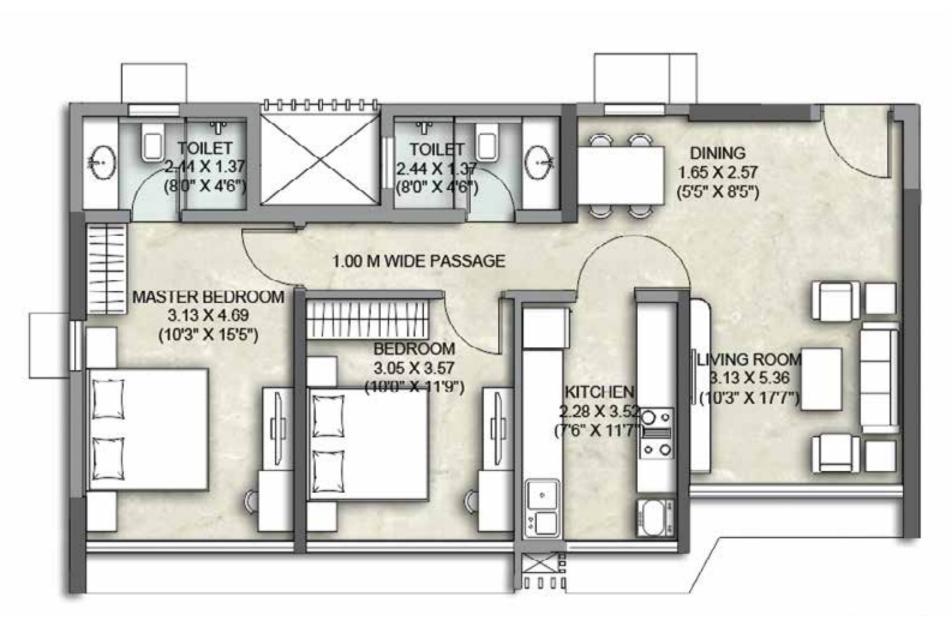




2 BHK



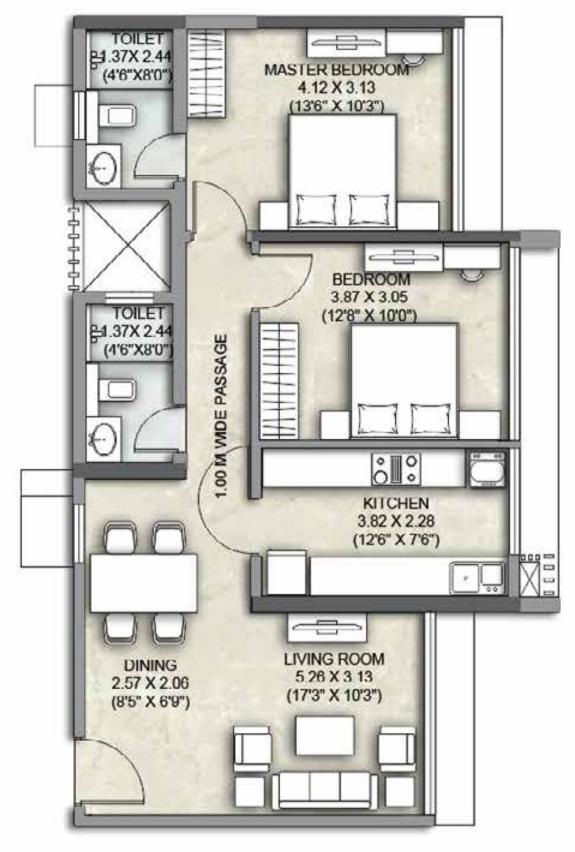
## **WING B**



2 BHK



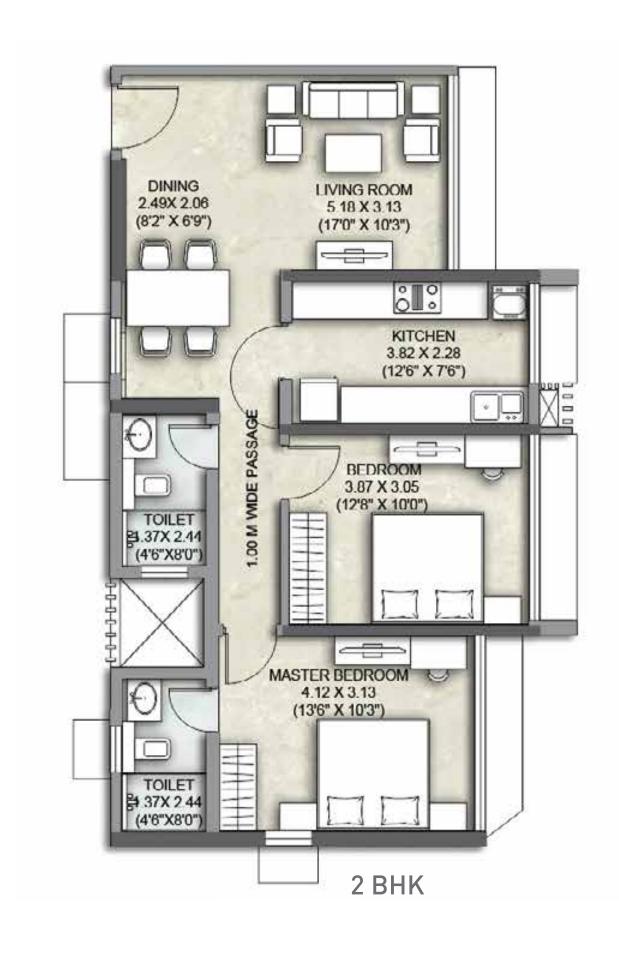
## **WING B**



2 BHK

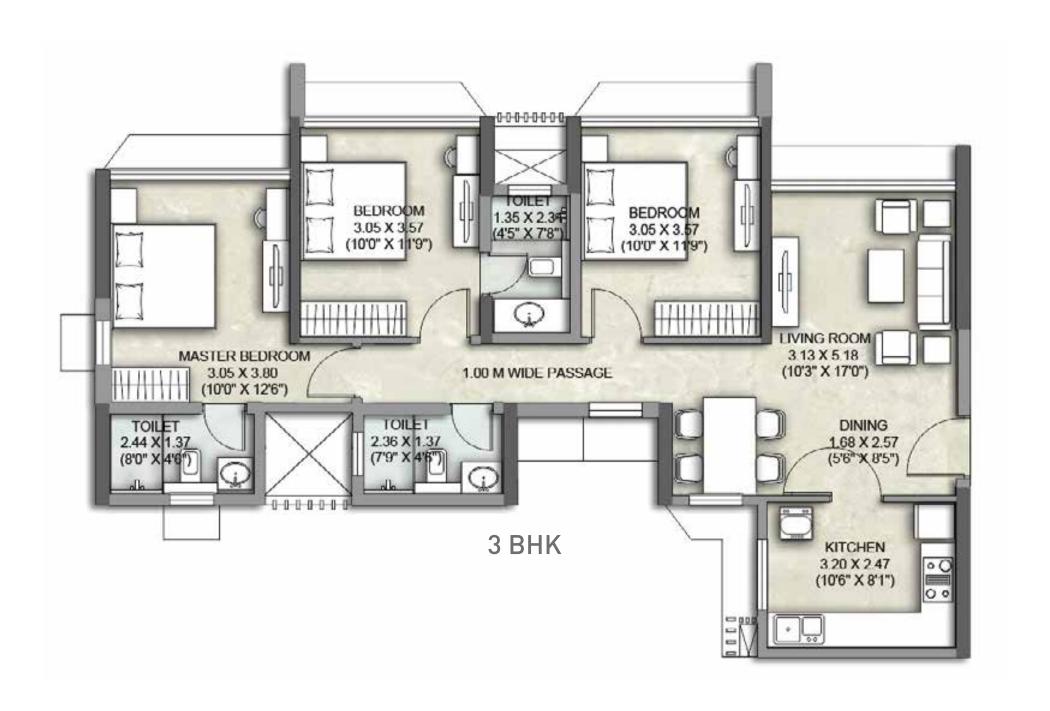


## **WING B**



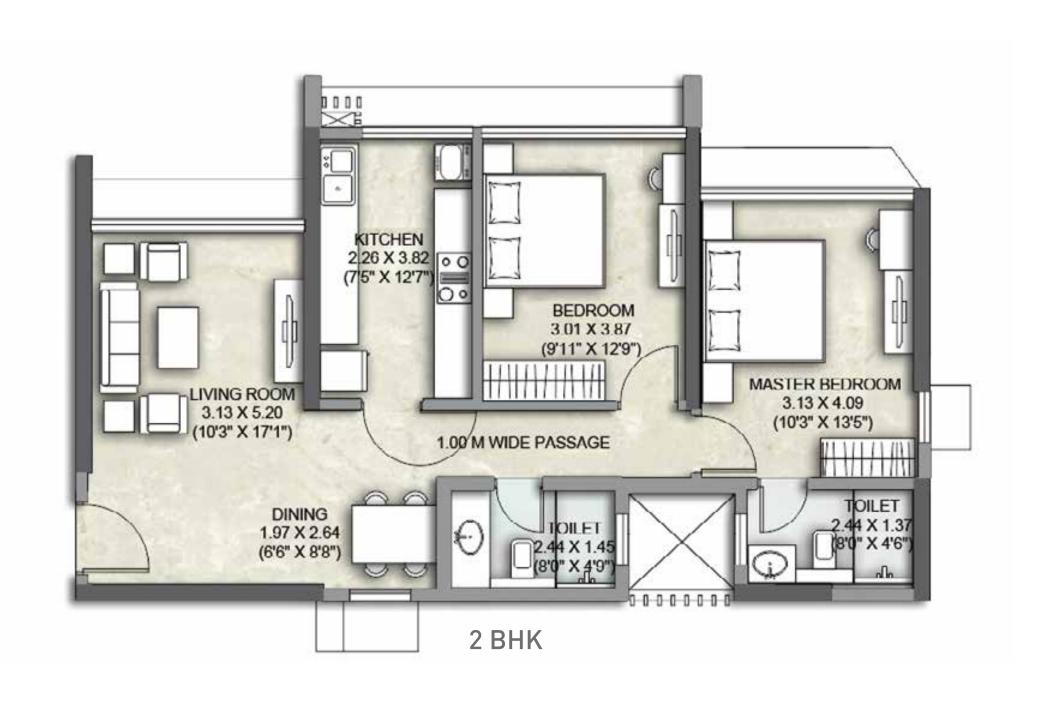


## WING C





## WING C





## WING D



3 BHK

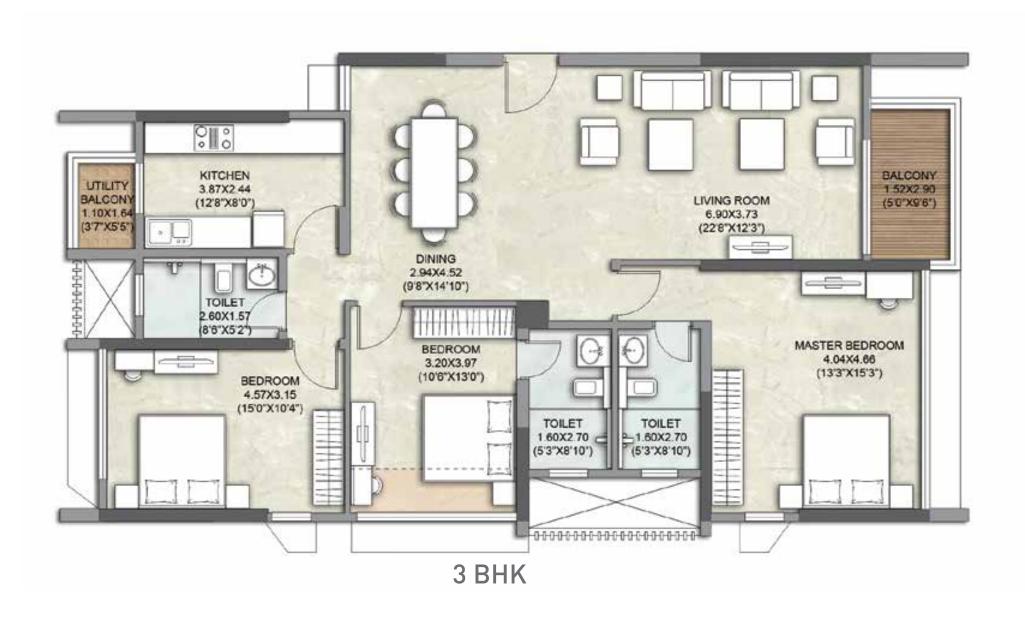


## WING D



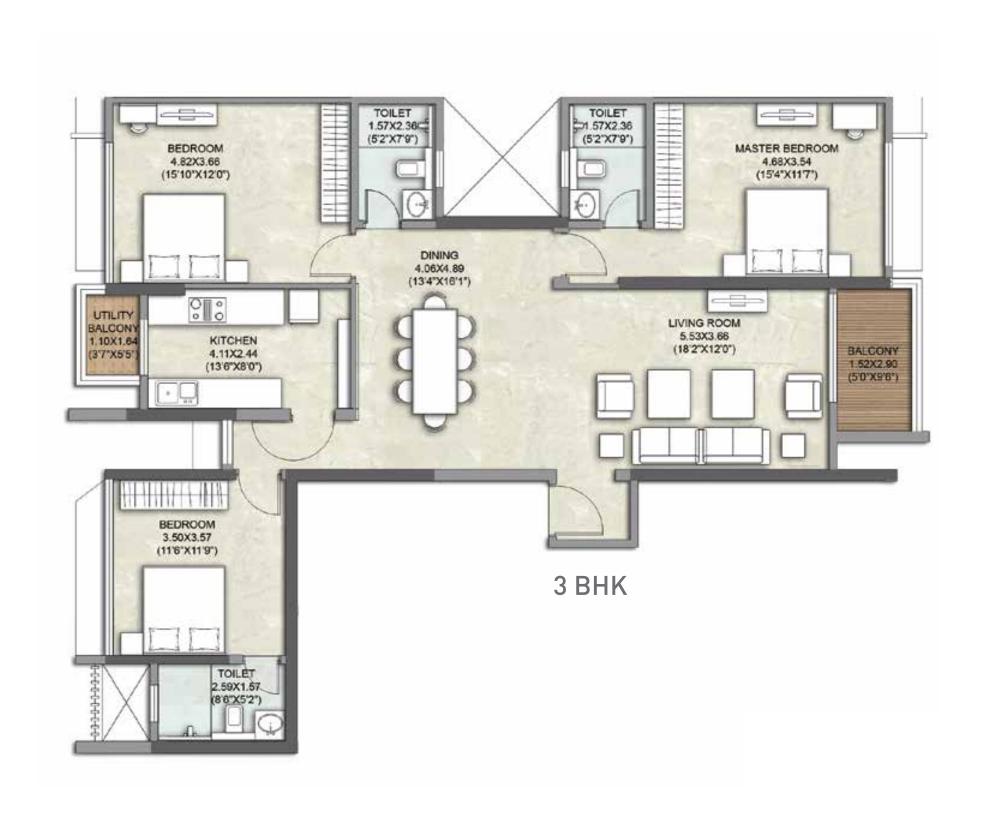


## **WING E**





## **WING E**





## **AMENITIES**<sup>7</sup>

#### **PROJECT HIGHLIGHTS**

- Contemporary multi-storeyed wings
- Balconies with aluminum and glass railing
- Premium finished grand entrance lobbies
- Gymnasium with state-of-the-art equipment
- Swimming pool
- Multi-tier security system

#### **COMPLEX & BUILDING FEATURES**

- Elevators with Auto Rescue Device (ARD)
- D.G. Power Backup for designated utility areas
- Rain water harvesting system and Sewage Treatment Plant (STP)
- Well planned drop off for each wing
- Access for physically challenged in designated areas

#### **APARTMENT FEATURES**

- Well-planned 2 & 3 BHKs
- Imported marble flooring in living, dining & passage
- Engineered wooden flooring in all bedrooms
- Balcony with aluminum and glass railing
- Skid resistant tile flooring in balcony
- Powder coated / Anodized aluminum sliding window
- Lighting scenario smart switches (living-dining and master bed room and expandable to other rooms)
- Gypsum finished internal walls with low VOC paint finish
- Safety glass railing from inside for each window
- Provision of split AC's in all rooms
- Veneer finished main door
- Laminate finished internal doors (except bathroom doors)

#### **KITCHEN FEATURES**

- Spacious utility balcony with skid resistant tile flooring
- Quartz based agglomerated marble flooring, platform, additional platform and dado above platform
- Single bowl stainless steel sink & drain board
- Exhaust fan
- Piped gas connection

#### **BATHROOM FEATURES**

- Imported marble flooring & wash-basin counter in all bathrooms
- Imported marble dado up to door height in all bathrooms
- Glass partition and rain shower in master bathroom
- Premium sanitary and CP fittings
- Hot & cold water mixer in wash-basins in all bathrooms
- Paint finish bathroom doors
- Storage water heater

#### **CLUBHOUSE & RECREATIONAL AREAS**

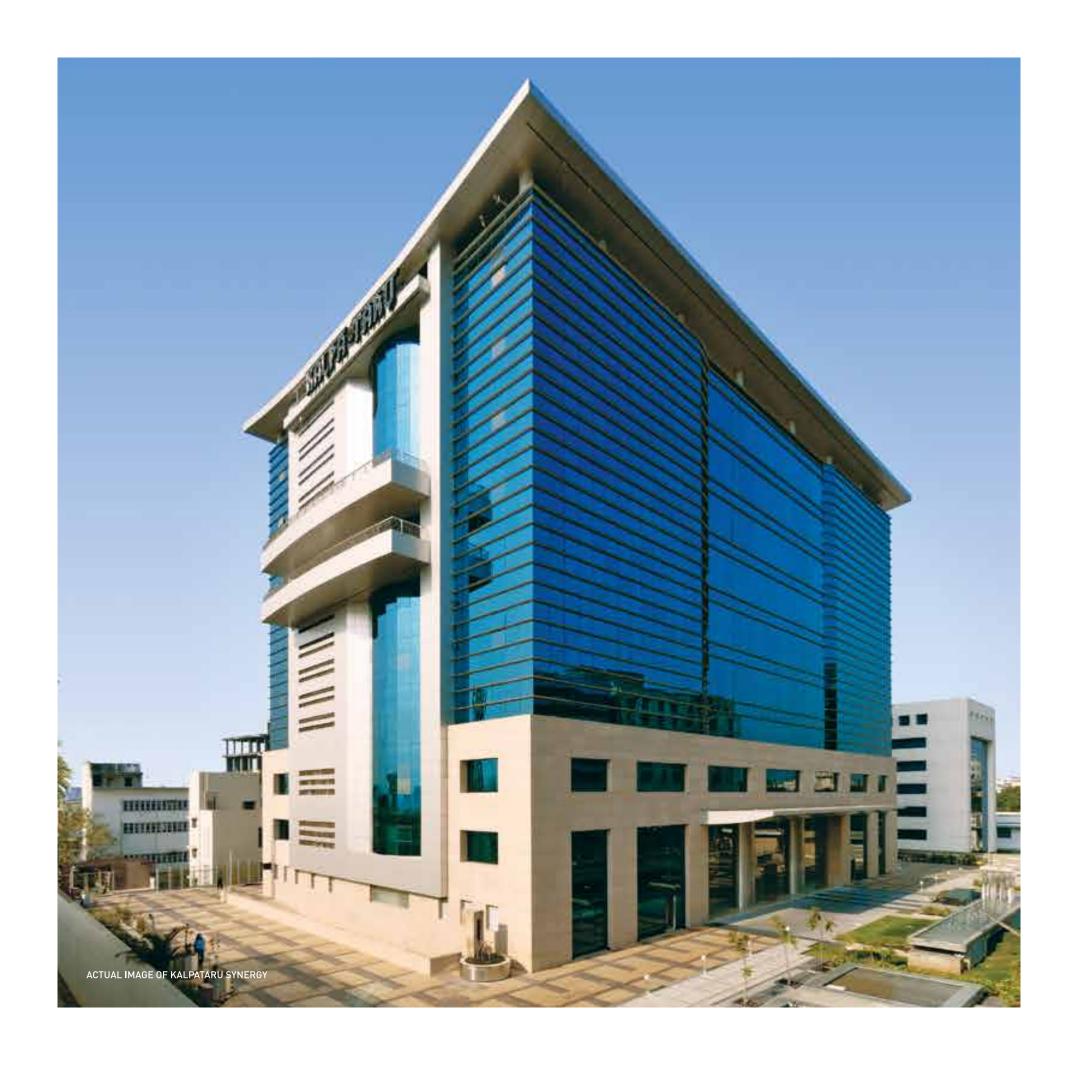
- Gymnasium with state-of-the-art-equipment
- Recreational activity halls for parties and other multipurpose activities
- Lawn
- Swimming pool
- Children's Play area
- Seating areas

#### **SECURITY & SAFETY 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 with intrusion alarm system and intercom facility at apartment entrance
- Kitchen equipped with CNG / LPG leak detector or heat detector
- D. G Power backup in designated utility areas
- Building Management System (BMS) Room

## COME HOME TO A LEGACY. COME HOME TO KALPATARU.

Kalpataru Limited is the flagship real estate company of Kalpataru Group. Since its inception in 1969, under the aegis of Mr. Mofatraj Munot, Kalpataru Group has grown from one milestone to another. Today, it has an annual turnover of ₹8,600 crores, with over 15,000 happy residing families, and over 97 landmark projects covering more than 19 million sq. ft. of area.





Developers: Kalpak Property Ventures LLP

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#### @Project: Kalpataru Yashodhan with MAHARERA Regn. No. P51800000442 available at https://maharera.mahaonline.gov.in/

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\*Google Maps as on 05/2016. This is an approximate estimate as per Google maps. | 7For third party equipment(s) / appliance(s): "Warranty / Guarantee of the 3<sup>rd</sup> party product / amenity is subject to the concerned supplier's / manufacturer's corresponding warranty / guarantee terms and conditions." | Not to scale. The furniture / fixtures etc. shown in the image are only indicative and representational (not actual) in nature and are only for the purpose of illustrating / reflecting a possible layout and do not form a part of the standard specifications, amenities, services, etc. to be provided in respect of the flat. All specifications of the flat shall be as per the agreement for sale (if any) between the parties. | #Not to scale. The above mentioned dimensions are in meters & (feet). (1 Meter = 3.28 Feet). The furniture / fixtures etc. shown in the image are only indicative and representational (not actual) in nature and are only for the purpose of illustrating / indicating a possible layout and do not form a part of the standard specifications, amenities, services, etc. to be provided in respect of the flat. All specifications of the flat shall be as per the agreement for sale (if any) between the parties. | \*Depiction 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/