

KALPATARU
VIAN





A RARE ROUTE TO QUIET LUXURY

Some roads lead you outward – to destinations.

Others invite you inward – to a quieter world.

Tucked away from the city's impatient rhythm lies a stretch –
unhurried, untouched, and beyond the everyday.

A tranquil promenade where indulgence embraces stillness.

On one side – the soft thrill of a McLaren gliding past.

On the other – mangroves, standing like guardians of calm.

A rare route where the rush of life and serene repose meet in harmony.

Few speak of this road.

Those who know it say little – they simply arrive,

letting the silence tell the story.





Representational Image



Representational Image



A RARE CORNER TO STAND APART

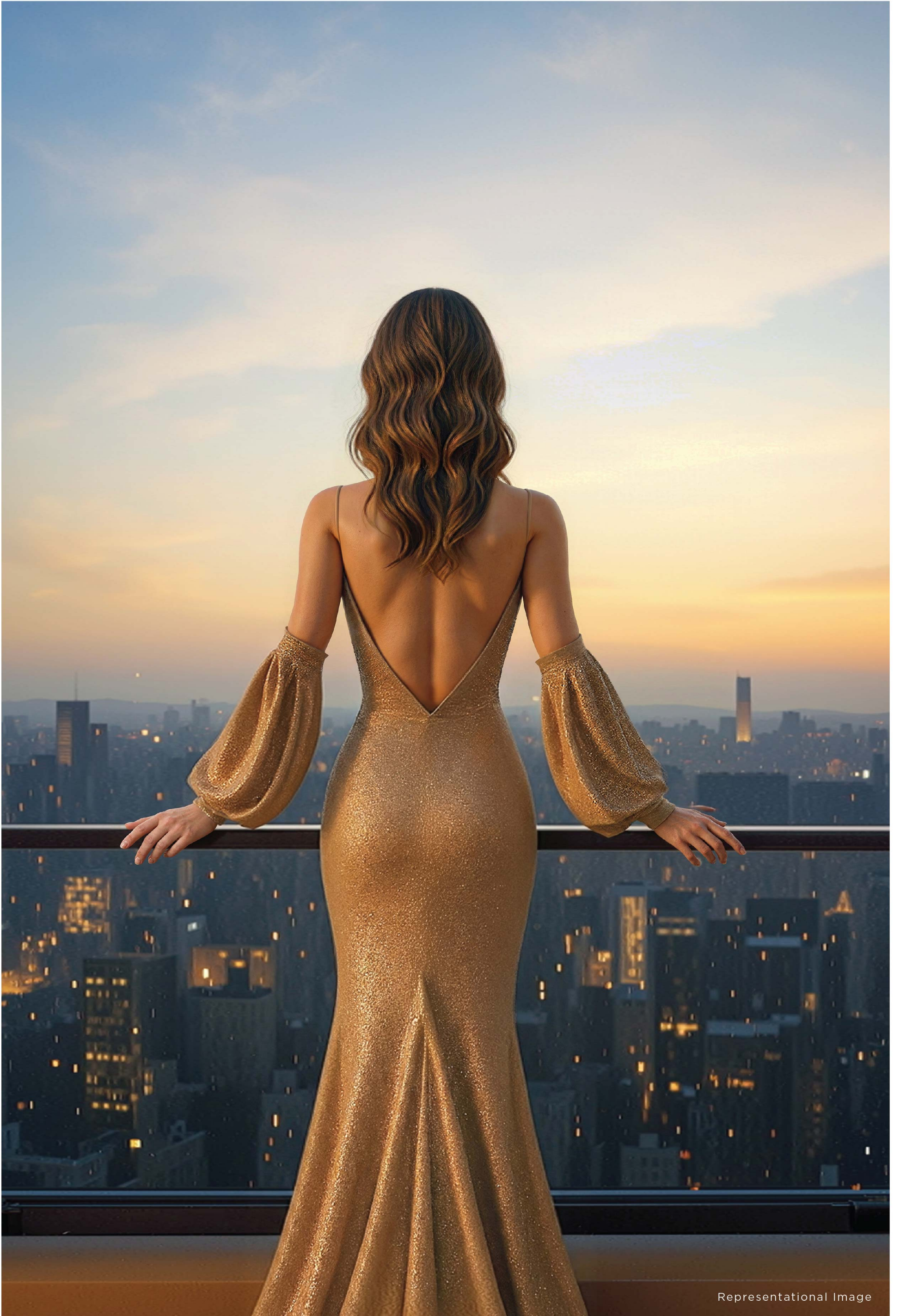
Here, at the end of this whispered path,
lies a turn few ever expect — but the discerning never miss.

A corner distinguished not merely by location, but by presence.
From this illustrious corner, the story expands.

What you once passed by in glimpses — now unfolds beside you,
no longer distant.

For those who see beyond the obvious,
this is where the backroad transforms — into something truly exceptional.





Representational Image



THE RARE CHARM OF LOKHANDWALA

Lokhandwala isn't a discovery. It's a knowing.

A neighbourhood woven from years of rhythm and routine —
where energy has always existed, just never for show.

Morning runs, spontaneous street shoots, cafés that cater to the coffee loyalists —
the garden offers a pause between auditions, while the complex remains
the city's unofficial fashion runway.

A flicker of glamour, a neighbourhood always alive.

Is Lokhandwala a buzzing suburb or a sanctuary?

A creative hub or a local favourite?

The thing is — nobody's ever fully figured it out.

And that's exactly its charm.

It's a place that's alive in the best ways —

confident, familiar, and effortlessly ahead of the curve.

To live here is to belong to something proven, a lifestyle
that doesn't try too hard, it simply is.





KALPATARU
VIAN

WHERE SILENCE AND LUXURY LIVE AS ONE

At the meeting point of everything rare — a road that whispers,
a corner that knows, a neighbourhood alive in quiet confidence
— stands a place shaped by grace, charm,
and distinction.

Kalpataru Vian isn't an arrival. It's a revelation —
of where you belong, of what was always bequeathed to you.
Not loud, not showy. Just right.





V

NOTE FROM THE
VISIONARIES



With Kalpataru Vian, we are creating a new landmark in luxury living for Lokhandwala. Set on a rare and strategic corner plot, the project introduces a bold identity to the micro-market while reinforcing our legacy in Andheri West through earlier icons like Kalpataru Yashodhan and Kalpataru Solitaire.

It offers an elevated lifestyle through refined design, curated world-class amenities, and residences planned with precision and intent. The uninterrupted mangrove views add a sense of calm rarely found in the city.

As the locality benefits from upcoming infrastructure upgrades, Kalpataru Vian stands as a long-term value asset that brings together exclusivity, connectivity, and lasting value.

It reflects our continued commitment to thoughtful development, contributing to the evolution of the neighbourhood and delivering a premium living experience shaped for tomorrow.

Mofatraj P. Munot, Chairman

Our new project in Lokhandwala reflects a careful orchestration of design, location, and lifestyle. The prized corner plot ensures prominence and access, while the residences offer rare tranquillity with uninterrupted views of the mangroves.

Each home is built for space and serenity, enhanced by world-class amenities that elevate everyday living. This development carries forward the trusted Kalpataru legacy in Andheri West, defined by Kalpataru Yashodhan and Kalpataru Solitaire, and introduces a new design language to the micro-market.

With major infrastructure growth underway, the project is perfectly positioned to deliver enduring value and redefine luxury living in one of Mumbai's most dynamic neighbourhoods. Above all, Kalpataru Vian is designed to offer a tranquil, restorative environment that brings balance to the pace of urban life.

Parag M. Munot, Managing Director





Mulberry Grove, Thailand



THROUGH THE ARCHITECT'S EYES

The design of Kalpataru Vian is anchored in creating a residential landmark shaped by Mumbai's mangroves, its distinct geology, and tropical architecture that responds not only to location and views but also to climate and lifestyle.

This tropical modern theme is reflected throughout – from the master plan that buffers the metro through landscaping and minimal internal roads,

to the architectural planning that ensures excellent cross-ventilation and privacy, and a façade that incorporates ventilation louvres and earthy aluminium cladding to create a distinctive presence while respecting nature.

- Hans Brouwer, HBD Consultants

STILLNESS WITH
A SIDE OF
STARDUST





Artist's Impression



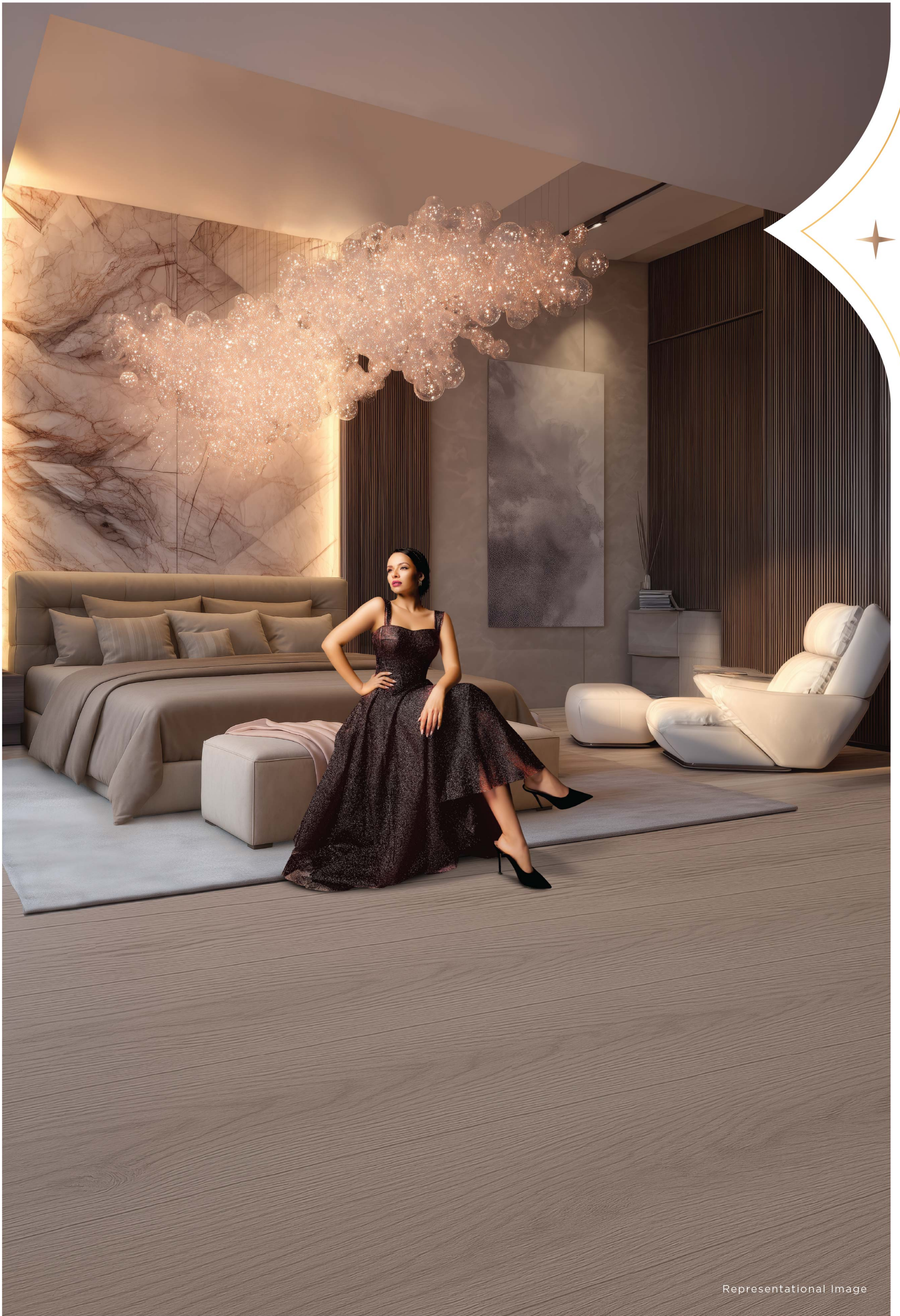
Artist's Impression

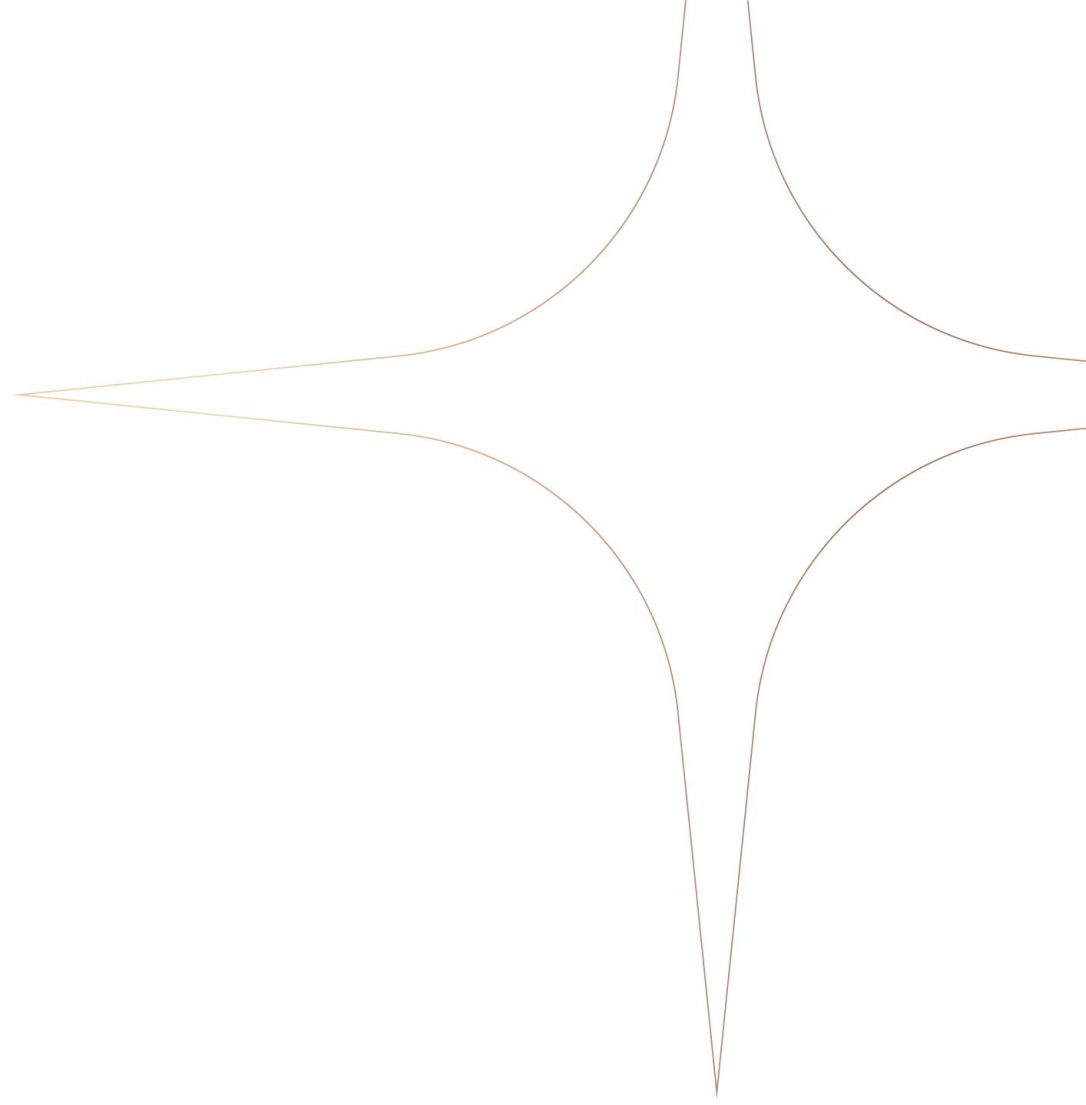
Kalpataru Vian stands at the confluence of discernment and grandeur— a landmark conjured from the serene sublimity of Lokhandwala's backroad and the intentional choreography of enduring design.

It's not just a new address, but a redefinition of how the truly privileged reside in Mumbai.

Here, residences offer palatial scale and panoramic calm, all wrapped in a lifestyle that cherishes both seclusion and magnetic allure — where the mangroves unfurl like a private painting, and indulgence takes the shape of purposeful, artful design.







IT'S NOT A LIFESTYLE UPGRADE.
IT'S THE STARDUSTED LIFE,
AT LAST COMING
INTO ITS RIGHTFUL GLOW.

- A 4-acre crown parcel on Lokhandwala's most coveted corner
 - 2 strategically placed towers with 4 wings
- Palatial 3, 4, 4.5 BHK abodes, including bespoke Jodi formats
 - Panoramic mangrove views – verdant, unbroken, eternal
 - A constellation of 30+ curated indulgences
- Rooted in a locale poised for cosmopolitan transformation



M WHERE
LUMBAI
TURNS ITS GAZE





Lokhandwala has long shimmered at the periphery of Mumbai's cultural constellation — but here, at this intersection, the gaze doesn't just linger. It is spellbound.

Kalpataru Vian does not occupy land — it occupies narrative — where provenance, location, and whispered allure converge.

- A heartbeat away from Lokhandwala Circle, yet ensconced in calm
- Strategic corner parcel — amplifying openness, orientation, and a sense of arrival
- Uncomplicated access to arterial roads, airport corridors, and urban lifelines
- Close to fashion streets, artisanal cafés, and wellness nooks
- Surrounded by transformative civic upgrades that future-proof your investment



MOBILITY



Lokhandwala Circle - 2 min
D N Nagar Metro Station - 7 min
Versova Metro Station - 7 min
Western Express Highway - 12 min
International Airport (T2) - 20 min

HOSPITALS



Axis Multispecialty Hospital - 3 min
Kokilaben Dhirubhai Ambani Hospital - 5 min
Bellevue Multispeciality Hospital - 7 min

CULINARY DELIGHTS



Baoji Asian Home - 3 min
Blue Tokai Coffee Roasters - 4 min
The Little Door - 3 min
Tim Hortons - 3 min
Juliette - 4 min
Yazu - 4 min
Foo - 5 min
Indigo Deli - 5 min
The Homemade Café - 5 min
Era - 7 min
The Tanjore Tiffin Room - 8 min

SPIRITUAL SPACES



Swami Samarth Temple - 1 min
Shiv Shivam Temple - 2 min
Digambar Jain Mandir - 2 min
Gurdwara Sri Guru Singh Sabha - 6 min
Shri Vallabhnidhi Trust (Haveli) - 12 min
ISKCON Temple - 14 min

EDUCATION



- RIMS International School - 1 min
- Ryan Global School - 2 min
- CP Goenka International School - 3 min
- Ashok Academy - 4 min
- JBCN School - 4 min
- Jankidevi Public School - 4 min
- Billabong High International School - 5 min
- Ecole Mondiale World School- 8 min
- Oberoi International School - 9 min
- Stellar World School - 8 min
- Utpal Shanghvi Global School - 14 min

SHOPPING



- Lokhandwala Complex - 1 min
- Infiniti Mall - 3 min
- PVR Citi Mall - 3 min
- Fun Republic Mall - 3 min
- Crystal Point Mall - 4 min

PARKS, ARTS & CULTURE



- Lokhandwala Garden - 2 min
- Cult Lokhandwala - 3 min
- Joggers Park - 4 min
- Celebration Sports Club - 6 min
- Cricfit Cricket Academy - 7 min
- Versova Beach - 10 min
- Andheri Sports Complex - 10 min
- The Club Mumbai - 10 min

ENTERTAINMENT STUDIOS



- Yash Raj Films - 4 min
- Balaji Telefilms Limited - 4 min
- Reliance Entertainment Studios - 4 min

LOKHANDWALA, THE GREENEST OF THE WESTERN SUBURBS



Backroad Mangroves

A rare urban marvel wrapping the backroad in serenity — offering a quiet breath amidst Mumbai's relentless tempo.

The Lokhandwala Garden

More than a patch of green — a living refuge within the urban sprawl, where shaded paths invite the neighbourhood to pause.

Tree-Lined Avenues

Shaded by a canopy of rain trees, these avenues move not with haste but with hush — more promenade than passage, inviting you to slow, linger, and belong.

The Green Mosaic

A network of open spaces that define Lokhandwala's green character:

- * Nana Nani Park
- * Joggers Park
- * Lokhandwala Lake Road



KEEPING UP WITH THE PULSE OF LOKHANDWALA



Lokhandwala has always been known for its charisma.

Now, it finds itself at the very heart of Mumbai's transformation. As the city's next wave of infrastructure unfolds, this neighbourhood evolves from admired to truly accessible — from tucked-away to future-ready.

Kalpataru Vian stands poised at the nexus of mobility, lifestyle, and promise.

It isn't just well-connected — it's beautifully connected.

Major upcoming infrastructure developments:

- Versova Bhayander Coastal Road
- Versova-Bandra Sea Link
- Juhu Bridge
- Jogeshwari Vikhroli Flyover
- Metro Line 6





B A NEW
ARCHITECTURAL
BENCHMARK





Artist's Impression

Kalpataru Vian's façade is a statement of composed elegance and material beauty. Inspired by the natural geology of Mumbai — from the warm hues of red earth and beach sand to the deep greys of basalt and the lush green of the mangroves — the palette evokes

a grounded elegance rarely seen in the city's skyline.

Calm, modern, and enduring — a design language that introduces timeless sophistication to the neighbourhood.

Each detail is crafted with purpose:

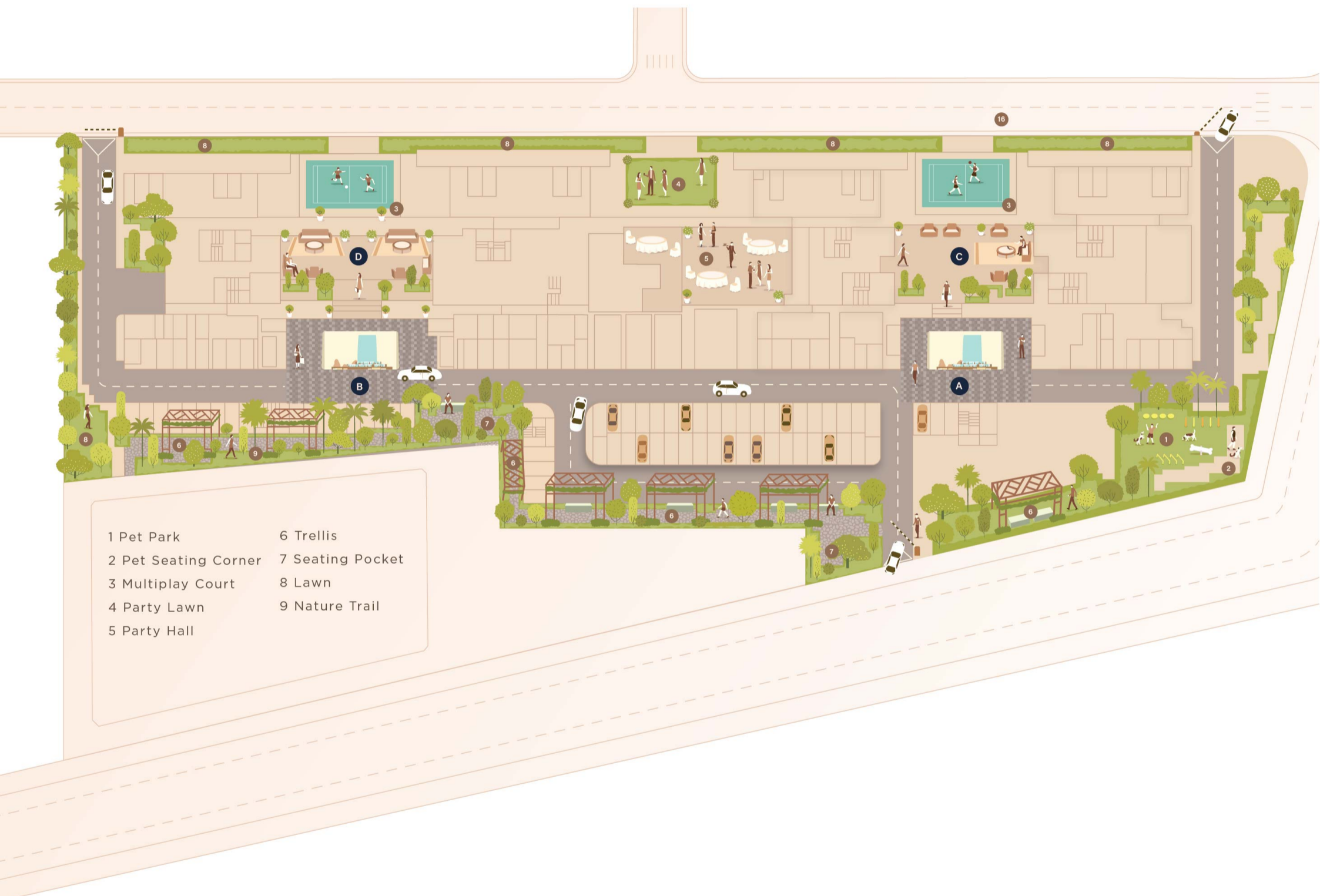
Sculpted ventilation louvers form a refined crown

Aluminium-clad side walls in warm, light-reflective tones

Corner ventilation shafts seamlessly integrated into the tower's form

MASTERPLAN

A Tower 1 Drop Off | B Tower 2 Drop Off | C Lobby- Wing A&B | D Lobby- Wing C&D



- 1 Pet Park
- 2 Pet Seating Corner
- 3 Multiplay Court
- 4 Party Lawn
- 5 Party Hall
- 6 Trellis
- 7 Seating Pocket
- 8 Lawn
- 9 Nature Trail

At Kalpataru Vian, the masterplan is drawn not just with precision, but with empathy for how life unfolds. All residential towers rise from an elevated eco-deck, gently lifting the community above the city's bustle — creating natural zones of calm, gathering, and green expanse.

Vehicular movement is thoughtfully minimised at surface level, letting gardens, walkways, and open skies take the lead. Amenity spaces are strategically placed — some for sweeping city views, others for tucked-away moments of pause and privacy.

ECO DECK



A, B, C, D: Lift Lobby

Indoor Amenities

- 1 Learning Center
- 2 Dance Studio
- 3 Music Studio
- 4 GYM
- 5 Pool Deck Lounge
- 6 Indoor Cafe
- 7 Yoga Room
- 8 Pilates Room
- 9 Martial Arts Room
- 10 Esports Lounge
- 11 Hobby DIY Room
- 12 Creche & Indoor Kids Play Area
- 13 Outdoor Kids Play Area

14 Performing Arts Centre & Exhibition Space

- 15 Indoor Games Room
- 16 Co-Working Lounge
- 17 Reading Lounge/Library
- 18 Social/Community Lounge

Clubhouse Amenities

- 19 Salon
- 20 Spa
- 21 Party Hall

Landscape Amenities

- 22 Swimming Pool & Jacuzzi
- 23 Kids' Pool & Fun Pool
- 24 Pool Deck
- 25 Palm Terrace
- 26 Observatory Deck
- 27 Lawn & Pavilion
- 28 Amphitheater
- 29 Party Lawn
- 30 Seating Area
- 31 Outdoor Dining Area
- 32 Multipurpose Lawn
- 33 Interactive Lounge
- 34 Garden Lounger
- 35 Calm Garden

The Eco Deck level brings together a thoughtfully curated mix of indoor and outdoor amenities designed for everyday leisure and rejuvenation. Outdoor spaces feature a lap pool with a jacuzzi and a kids' pool, a palm-lined terrace, and a serene observation deck that wraps around the pool. The clubhouse extends into a vibrant party lawn with an amphitheater, barbecue zone, and picnic area—ideal for social gatherings and celebrations.

Residents enjoy a tranquil setting with a multipurpose lawn and garden loungers overlooking the mangroves, along with a private garden complete with an outdoor pavilion and calm, shaded reading corners for quiet moments of retreat.



P A GRAND
PRELUDE
TO THE LIFE INSIDE





Arriving home here is an experience.

A composed entry sequence slows the pace,
turning every arrival into a moment of quiet theatre.

At Kalpataru Vian, arrivals are designed with intent —
layered textures, generous proportions, and warm finishes
that welcome, not just function.

A stage for arrival, not a sidewalk.

- Central cascade water feature
- Ceremonial patterned flooring
- Dedicated lush and welcoming planters
- Warm metallic finishes with ambient lighting



THE WORLD, FULL OF YOU



Some homes are designed for show.

Yours is designed for self — a quiet, expansive reflection of who you are when no one's watching.

Every residence at Kalpataru Vian is more than just generous in space it's a stage for your taste, your story.

The art you collect, the scent that lingers, the fabric that moves with morning light — they don't define the space. The space defines them.



Because when everything else is curated to impress, this is where you simply belong.

- Imported Marble flooring in living and dining
- Full-length aluminum sliding windows
- Fire-rated main door with premium veneer finish

THE SOUND OF SLEEP

It's not just silence. It's the rustle of your favourite throw.

The triumph in your child's laugh after a late-night win at Jenga.

The final sip of chamomile tea, warm in your hands before sleep takes over.

It's the language of home — intimate, familiar, deeply yours.



At Kalpataru Vian, we've tuned every detail to hold space for moments like these — the rituals that mark the end of a day and the beginning of rest.

- Private balcony* in the master bedroom
- Imported marble flooring for a seamless finish
- Walk-in wardrobe designed for exclusivity
- In-room workstations across all bedrooms





Representational Image

AND JUST LIKE THAT... THE WARDROBE GOT A PERSONALITY

Legends say walk-in wardrobes* are where love stories begin — preferably with a pair of Louis Vuittons.

More than a wardrobe, less than a museum (but only just).

It's where the Rolex rests in its velvet tray, the Tiffany's box tucks into its drawer, and the Hermès finds its rightful pedestal.

- Dedicated space for an intimate powder room
- Smart lighting scenarios with simple, modern switch systems

THE REAL PLAYFULNESS HAPPENS IN THE KITCHEN





The cookie dough sticks to elbows and countertops. The avocado toast is slightly on fire — again. Fresh blueberries vanish into little fists before they hit the plate. And somewhere in all this chaos, two tiny chefs are plotting the perfect breakfast-in-bed surprise for their parents' anniversary. Because this is where the love actually comes together — warm, messy, and made from scratch.

- Equipped with PNG line and heat detector
- Provision for double-door refrigerator*
- Provision for dishwasher
- Dedicated utility space with washer + dryer provision
- Exhaust fan and water purifier provision



A CONSTELLATION
OF EVERYDAY
INDULGENCES



WHERE LIFE SPILLS OUT GENTLY



Between the sky above and the earth below, there is a level where life feels unfiltered. Children run barefoot across lawns. A jogger circles back — not to beat time, but to meet it. Somewhere, laughter follows a splash. And under a tree, someone finds a moment just to breathe. The Eco Deck at Kalpataru Vian isn't an amenity.

It's a scene. A chapter. A pause.

It's where nature meets nurture, and leisure becomes a way of being.

THE DRIBBLE.THE SPLASH. THE BARK.

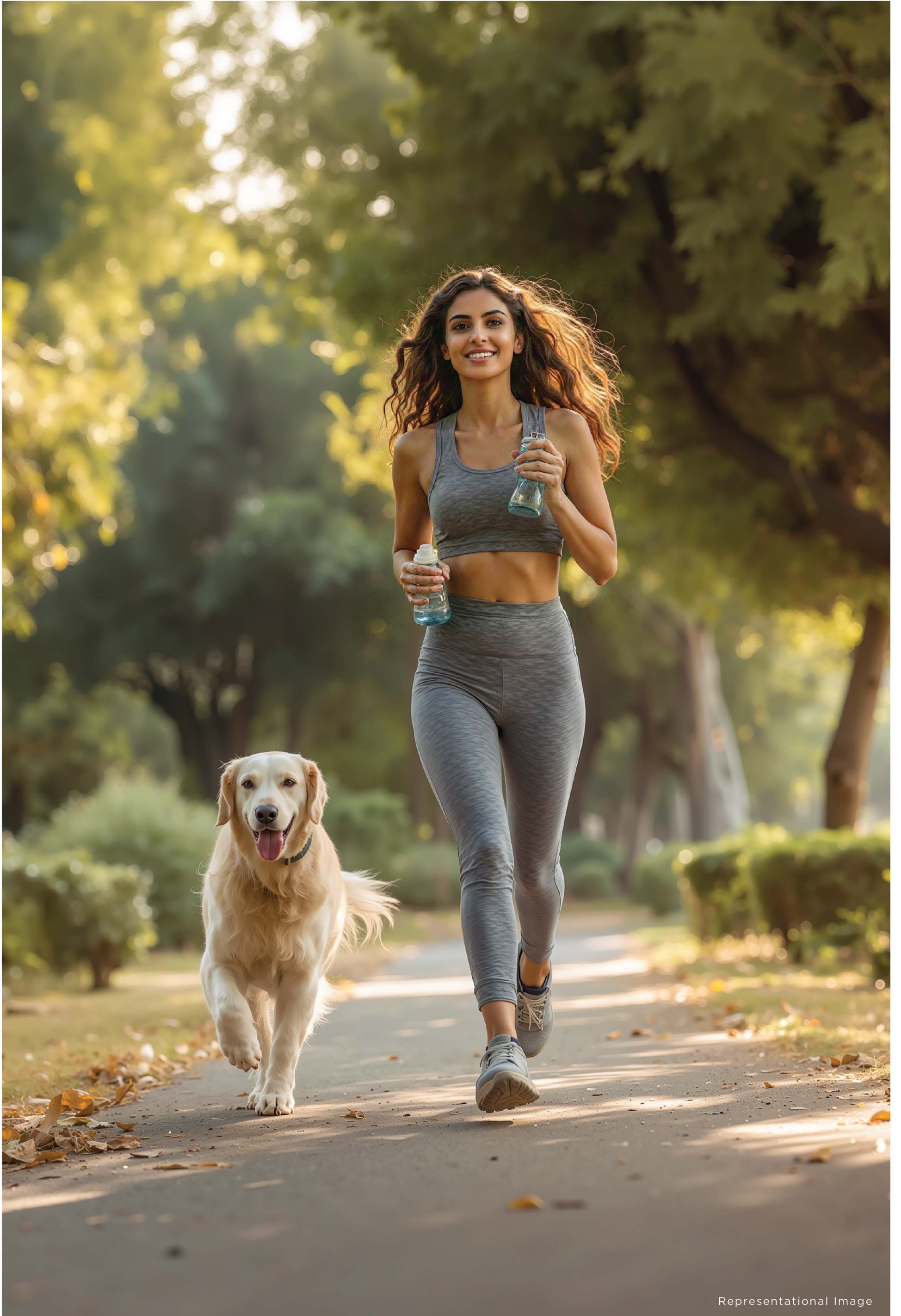
On the eco deck, movement becomes memory.

The rhythmic bounce of a pickleball, the splash of joy in the kids' pool, the rustle of leaves as someone races past on a jog.

Playful barks echo from the pet park, giggles rise from the play area – and everywhere, life flows under open skies.

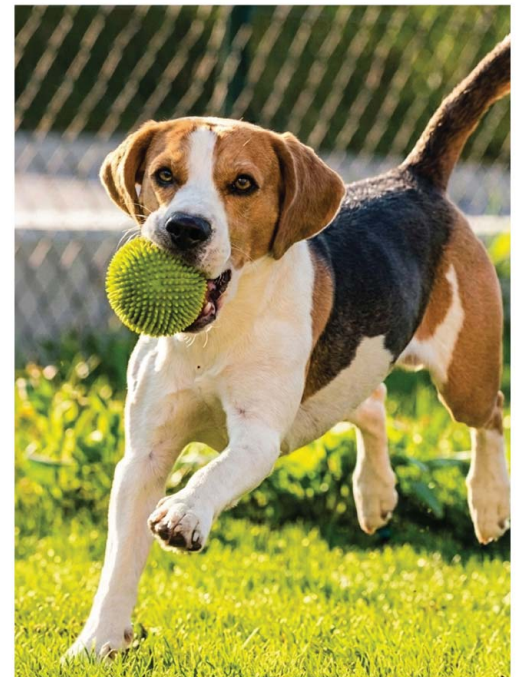


Representational Image





- Swimming pool and Kids' pool
- Jacuzzi
- Walking/jogging tracks
- Pickleball/badminton courts
- Kids' play area
- Pet park
- Pet seating corner
- Party lawn
- Barbeque/picnic area
- Outdoor seating
- Interactivelounge





Shot on Kalpataru Property

OF CLINKS, CANDLES, AND CONVERSATIONS.

Step inside, and the mood shifts.

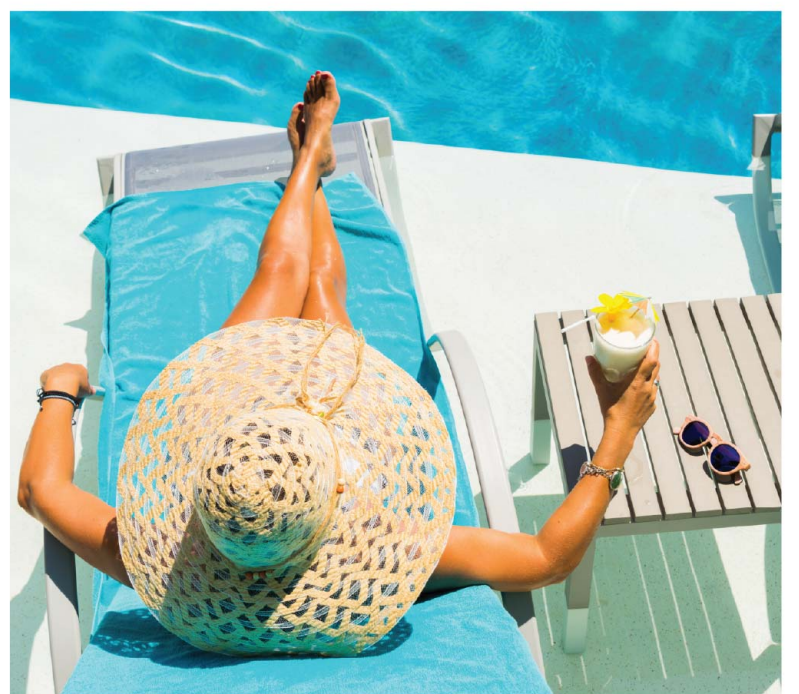
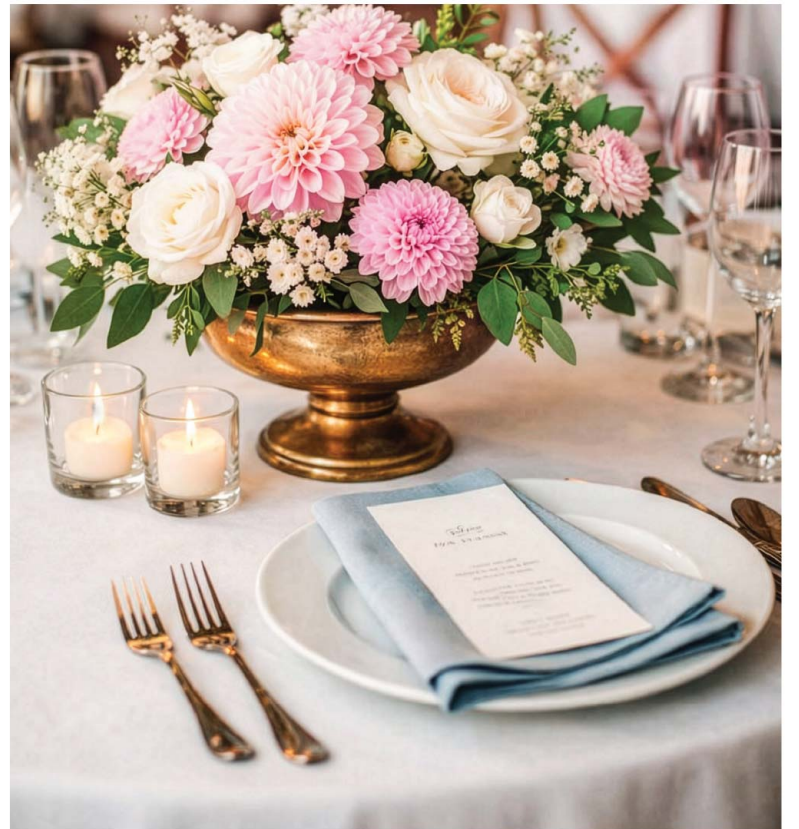
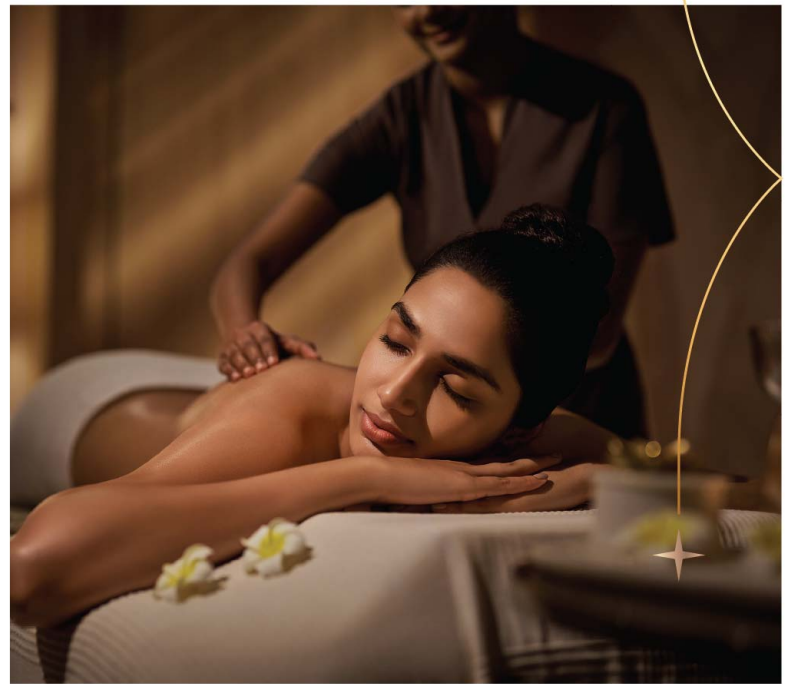
There's the hum of a foosball rivalry. The clink of tea cups in the lounge.

Light debates over headlines. A celebration in full swing, candles flickering on a cake.

This is where routine feels like ritual — where movement, play, and pause find their rhythm indoors.



- Party hall
- Banquet hall
- Spa and salon
- Games room
- Gym
- Café
- Yoga room
- Pool deck lounge
- Learning center
- Pilates room



- Dance studio
- Music studio
- Martial arts
- Art gallery/ Exhibition center
- Reading Lounge/Library





WHERE
LANDSCAPE
GATHER GRACE





NaMo Grand Central Park, Thane



LANDSCAPE ARCHITECT'S VISION

The project envisions a private sanctuary within the city – a place surrounded by lush gardens, where indoor and outdoor spaces are thoughtfully integrated. Here, nature and daily life coexist harmoniously, cultivating a calm, personal atmosphere that truly feels like home. It is this vision that introduces the concept of Naturebound Home – a place of harmony between people and nature, where urban living feels just like home. This landscape design transforms constraints into opportunities – enhancing usability, fostering community interaction, and creating a unique identity.

- Predapond Bandityanond, L49



NATURE'S WAY OF SAYING: YOU'VE ARRIVED



Shot on Kalpataru Property



A landscape that doesn't just decorate — it defines.

At Kalpataru Vian, the outdoors are shaped by Moduscape — an evolved design language that blends modular geometry with natural serenity.

The result? A layered, flexible environment where every pathway, platform, and planter is placed with purpose.

It's nature, reimagined as lifestyle — adapting, elevating, and quietly impressing.

- Calm garden
- Garden lounge
- Observatory deck
- Amphitheatre
- Multi-purpose lawns



SKY DECK: EXPERIENCE ABOVE IT ALL



Perched high above the city and framed by panoramic mangrove views, the Sky Deck is an elevated sanctuary where life unfolds at a gentler pace. A thoughtfully curated setting where wellness, leisure, work, and community come together in effortless harmony.

Verdant lawns, warm timber decks, elegant lounges, and open-air dining spaces create an atmosphere that invites both connection and contemplation. Gather with friends against a backdrop of endless greenery, discover quiet moments of reflection, or simply soak in the serenity of a view that stretches beyond the horizon.

Here, nature shapes every experience. And every day rises above the ordinary.





Shot on Kalpataru Property



C ELEGANCE WITH A
ONSCIENCE

At Kalpataru Vian, we believe sustainability isn't a checklist – it's a way of living that quietly shapes how you feel, move, and breathe at home.

Here, green thinking doesn't shout. It flows, gently but purposefully – through light, air, water, and the very bones of the architecture.

Every choice in this community whispers of care – for you, and for the planet you call home.

Key Sustainable Design Interventions

- Rainwater harvesting systems to responsibly replenish groundwater resources
- Solar photovoltaic panels supporting power requirements for select common areas
- Provision for EV charging stations at designated locations to encourage electric mobility
- Energy-efficient LED lighting in common areas, supported by astronomical timers and high-efficiency pump motors
- Design optimised for maximum daylight and natural ventilation to enhance indoor comfort
- Low-flow plumbing fixtures to reduce water consumption without compromising performance
- Low-VOC paints used to promote healthier indoor air quality

Noise Analysis

- Strategic placement of basement and podium parking ramps, along with tower drop-off zones, adjacent the BMC road to mitigate noise impact from the adjacent metro line.
- Dense landscaped buffer along the ground-floor compound wall to enhance privacy and serve as a natural acoustic barrier.



F PROJECT
EATURES



COMPLEX AND BUILDING AMENITIES

- Imported marble flooring in entrance lobby
- Air conditioning in designated common areas
- DG backup for elevator and designated common areas
- Elevators including auto rescue device (ARD)
- Separate fire lift with fire-check lobby
- 6 levels of car-parking in basements and podium levels
- Barrier-free complex design
- Piped gas

SECURITY & SAFETY FEATURES

- Building/s designed for earthquake loads as per applicable I.S. code
- CCTV surveillance at designated common areas & lifts
- Multi-tier security & firefighting system
- Public address system in designated common areas
- Lightning protection system
- PNG cum heat detector in kitchen
- Sprinkler system & mechanical ventilation in the basement
- Human access control systems
- Vehicle access control system for parking area
- Video door phone and intercom facility at apartment entrance
- Fire alarm system in designated common areas

BATHROOM FEATURES

- Imported marble flooring in all toilets*
- Imported marble dado up to door height in master toilets
- Vitrified tiles for dado up to door height in other toilets
- Full glass partition with door in master toilet
- Tile insert floor drain in all toilets
- Premium sanitary and CP fittings
- Hot & cold water mixer in shower area & washbasins**
- Marble countertops for wash basins
- Storage water heater & exhaust fan in all toilets

* Servant's toilet has Tiled flooring and Dado

** Servant's toilet will not have mixer in washbasin

APARTMENT FEATURES

- Imported marble flooring for living, dining and passage area
- Imported marble flooring for all bedrooms
- Gypsum-finished internal walls with low VOC (Volatile Organic Compound) acrylic paint
- Balconies with skid-resistant vitrified tiles and glass railing
- Provision of Split AC connections in living room and all bedrooms
- Full-length aluminum sliding windows with internal glass railing
- Provision of magnetic mosquito net at the windows
- Fire rated main door with veneer finish
- Internal doors with laminate finish
- Premium brand switches
- Video door phone with intercom facility
- Smart lock on the main door
- Lighting scenario smart switches in living-dining area and all bedrooms

KITCHEN FEATURES

- Marble-look vitrified flooring in kitchen
- Quartz / FBS platform
- Quartz / FBS dado above platform
- Stainless steel sink with drain board
- Kitchen equipped with PNG / heat detector
- Exhaust fan and provision for water purifier
- Provision for dishwasher
- Provision for washing machine and dryer in utility
- Piped gas facility
- Provision for double door fridge to be made in kitchen for 4 BHK, 4.5 BHK and large 3 BHK units



A RARE
LEGACY

NOW SHAPING
LOKHANDWALA

MORE THAN

56

YEARS OF
BUILDING TRUST

OVER

32.74

LAKH SQ. M.
OF DELIVERED AREA

PRESENCE IN

12

CITIES

MORE THAN

125

PROJECTS DELIVERED

OVER

26,500

HAPPY FAMILIES





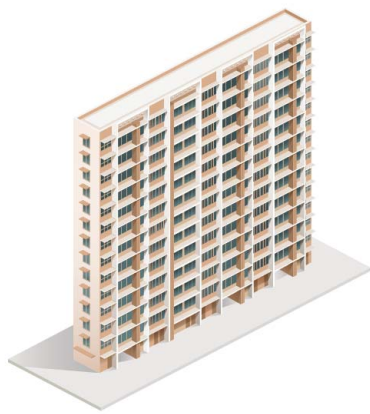
KALPATARU HEIGHTS
CENTRAL MUMBAI
1999



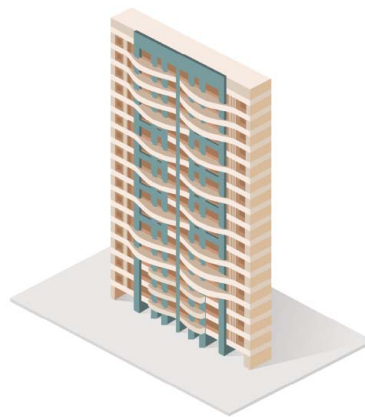
KALPATARU REGALIA
GOREGAON WEST
2004



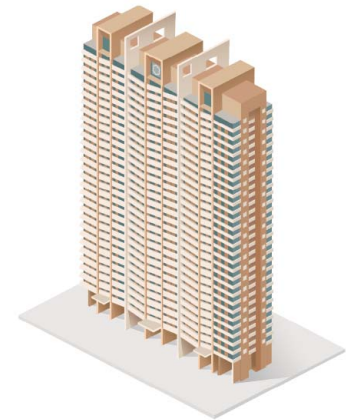
KALPATARU PINNACLE
GOREGAON WEST
2014



KALPATARU YASHODHAN
ANDHERI (W)
2017



KALPATARU ESTATE
JVL R
2008



KALPATARU GARDEN
KANDIVALI
2012



KALPATARU SOLITAIRE
JUHU
2017



KALPATARU SPARKLE
BANDRA
2018



MahaRERA reg. no. **PR1180002600863**
maharera.maharashtra.gov.in



The Project "Kalpataru Vian" is registered with MahaRERA as "Kalpataru Hrushikesh" under registration no. PR1180002600863.
Details available at: <http://maharera.mahaonline.gov.in>.

Site Address: Kalpataru Vian, Back road, Lokhandwala Complex, Andheri West, Mumbai, Maharashtra 400053

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