

# IMMENSA®

THANE (W)

EVERYTHING UNDER THE SUN



## 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.

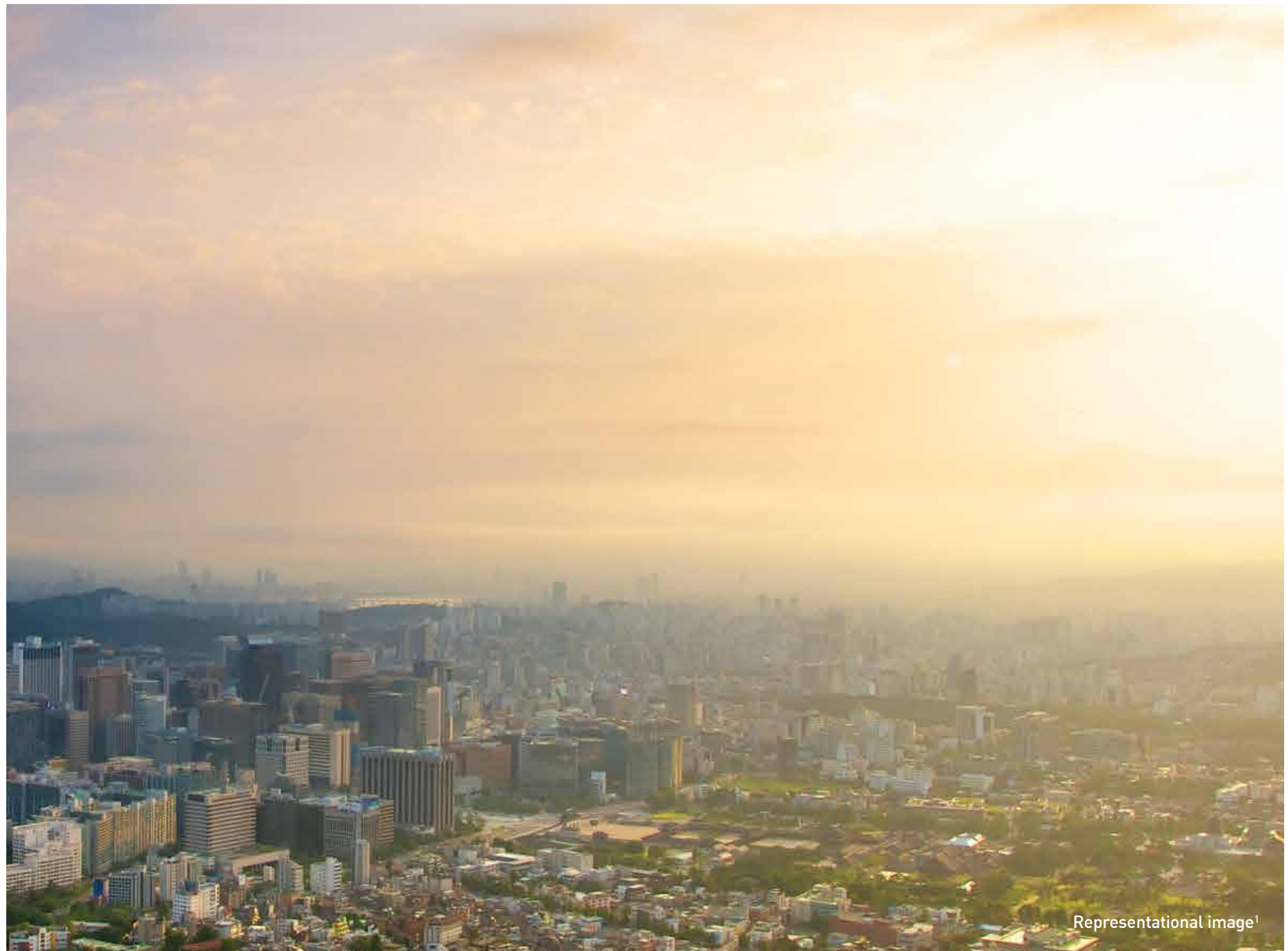
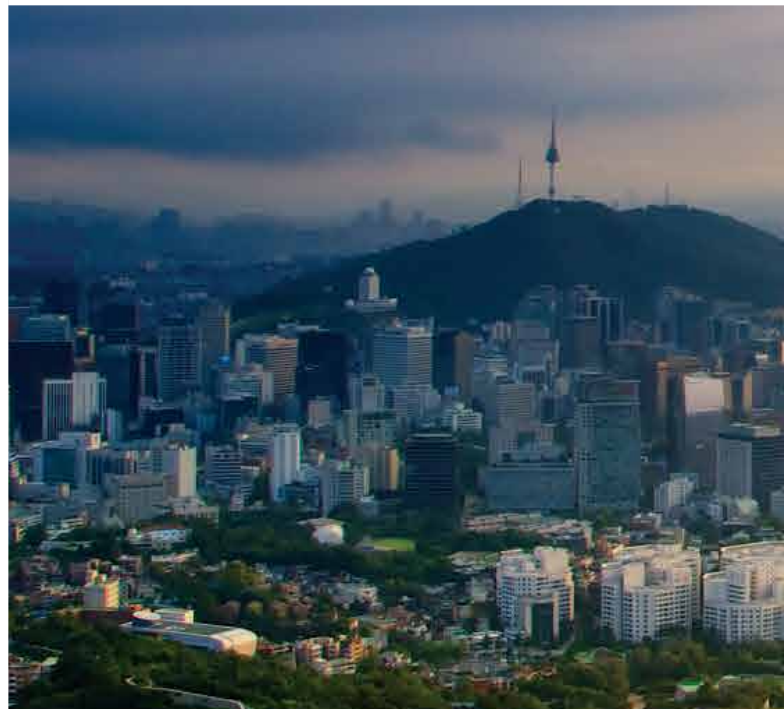


Representational image<sup>1</sup>



### THE ASTRONOMICAL RISE OF A SERENE SUBURB.

Nestled amidst the serenading Sahyadris, Thane was just a sleepy suburb. But, over the years, owing to several infrastructure projects, Thane's road and rail connectivity has been greatly enhanced. From an erstwhile industrial town to a preferred residential destination, to the most sought after IT hub in the suburbs, Thane's transformation is truly a remarkable one.



Representational image<sup>1</sup>



**CONVENIENCES ALL AROUND.**

**SCHOOLS**

- CP Goenka International School
- Sulochanadevi Singhanian 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

Source<sup>5</sup>



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

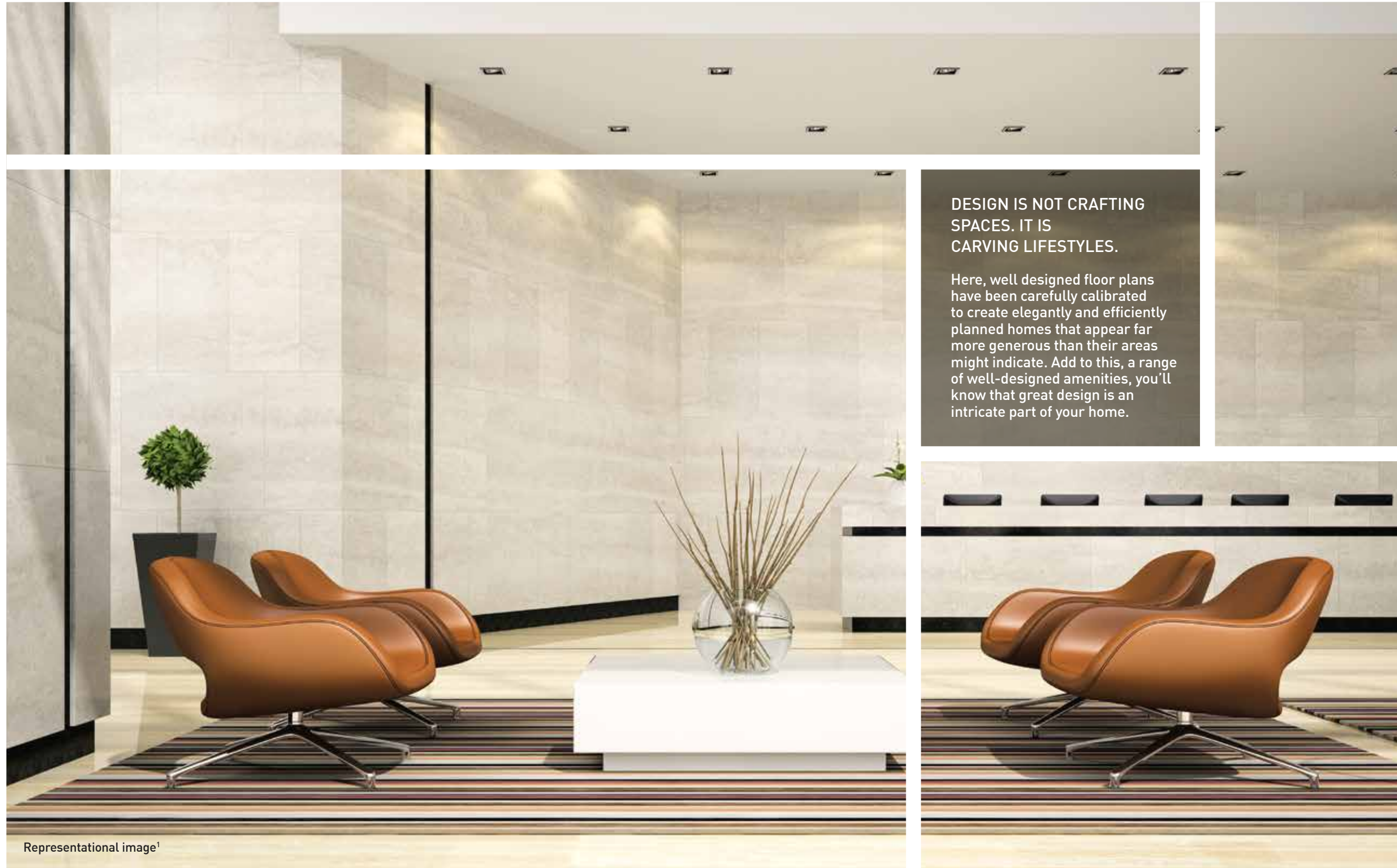
Here, life offers you an array of options to choose from. These 1, 2 & 3 BHK homes offer a Sky Park, Sky Community, swimming pools, outdoor sports areas, and indoor games. That's why, life here is an assortment of everything good.



# LAYOUT PLAN



Conditions apply<sup>5</sup>



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.

Representational image<sup>1</sup>

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



**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.



Representational image¹





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 impression<sup>2</sup>

• 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 image<sup>1</sup>

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

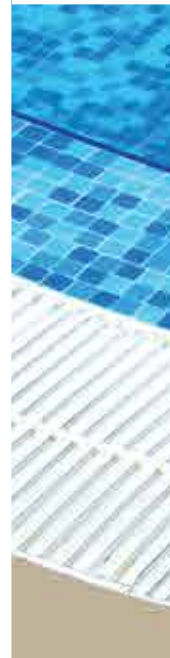
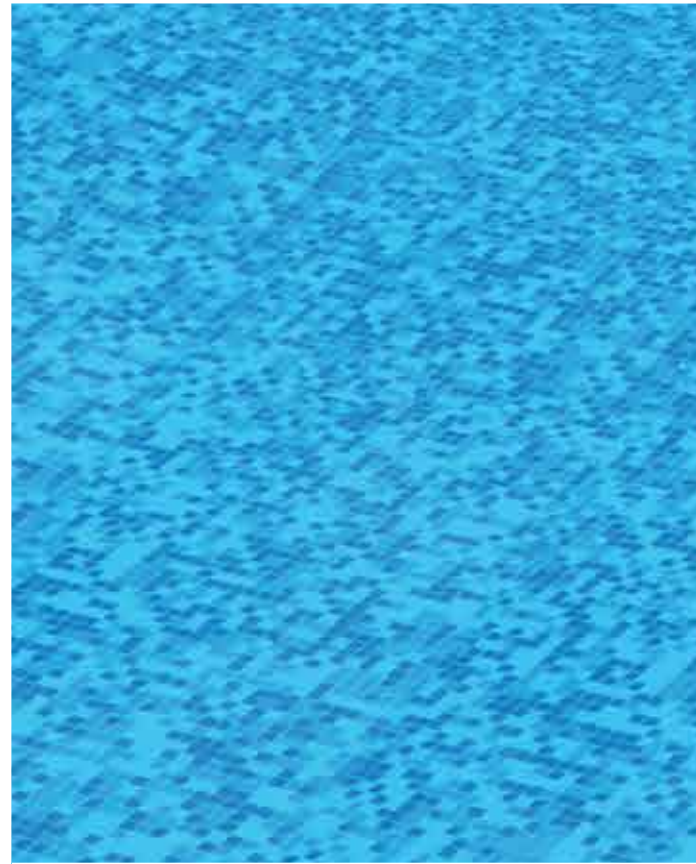


SOMETIMES, MATCHES ARE LOST. BUT FRIENDS ARE ALWAYS WON OVER.

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.

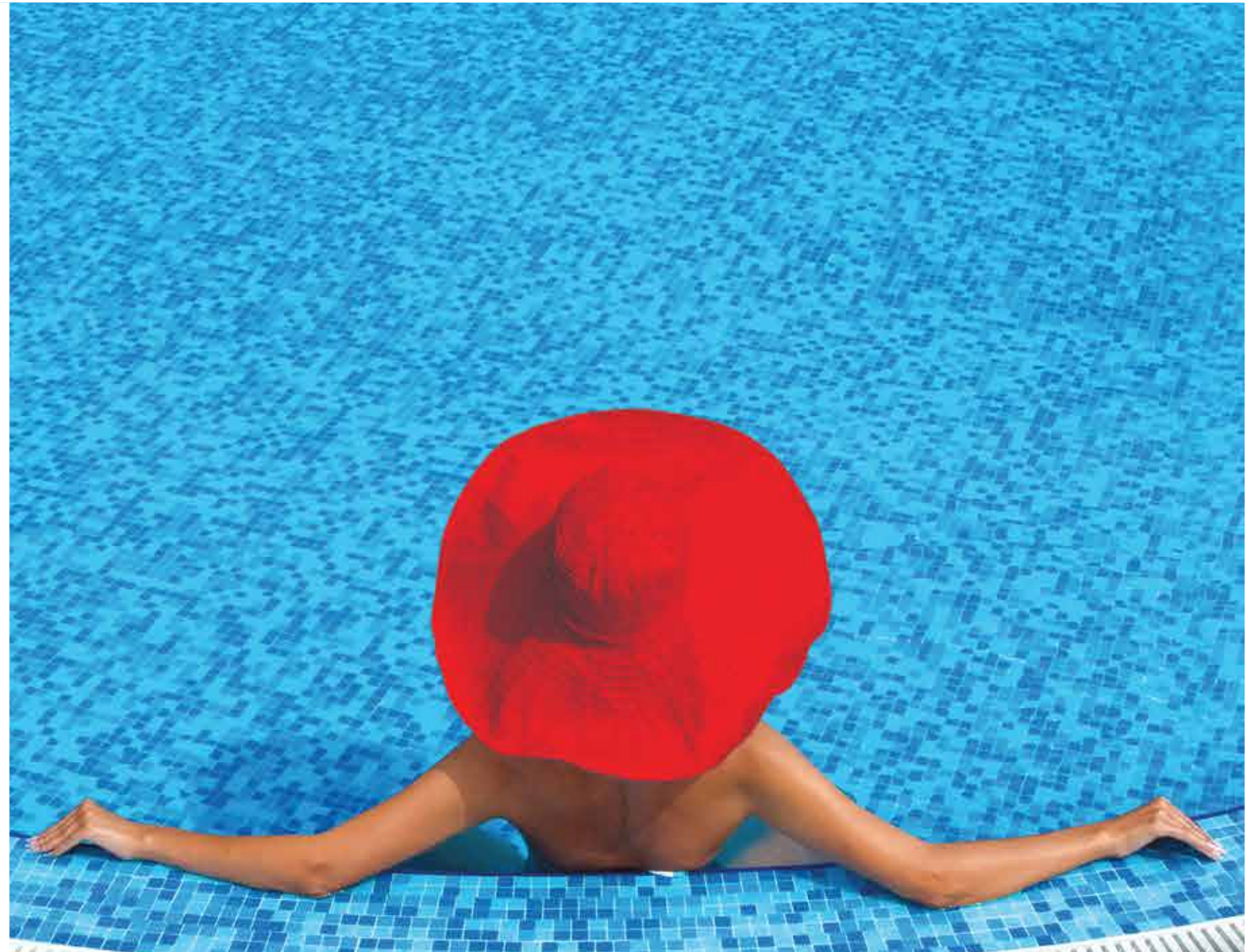
Representational image!

- 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 image<sup>1</sup>

- Multiple pools including Jacuzzi and kids' pool



**HERE, MEMORIES MAKE  
THE BEST SOUVENIRS.**

When landscaped greens mingle  
with the beauty of open spaces,  
you'll experience pure bliss.  
Here, you can enjoy a quiet  
moment all by yourself or play  
a game of tag with your kids and  
relive your childhood memories.



Representational image<sup>1</sup>



• 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 image<sup>1</sup>

- Indoor games room



**EVEN A PEEP THROUGH THE KEYHOLE WILL LEAVE YOU WANTING FOR MORE.**

More than a home, these lavish apartments are a congruence of space and style. As elegant as it is intimate, here's a home that has been ingeniously designed to let in the perfect amount of light and ventilation into your home, so, all you have to do is fill it with good memories.



Representational image<sup>1</sup>

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



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

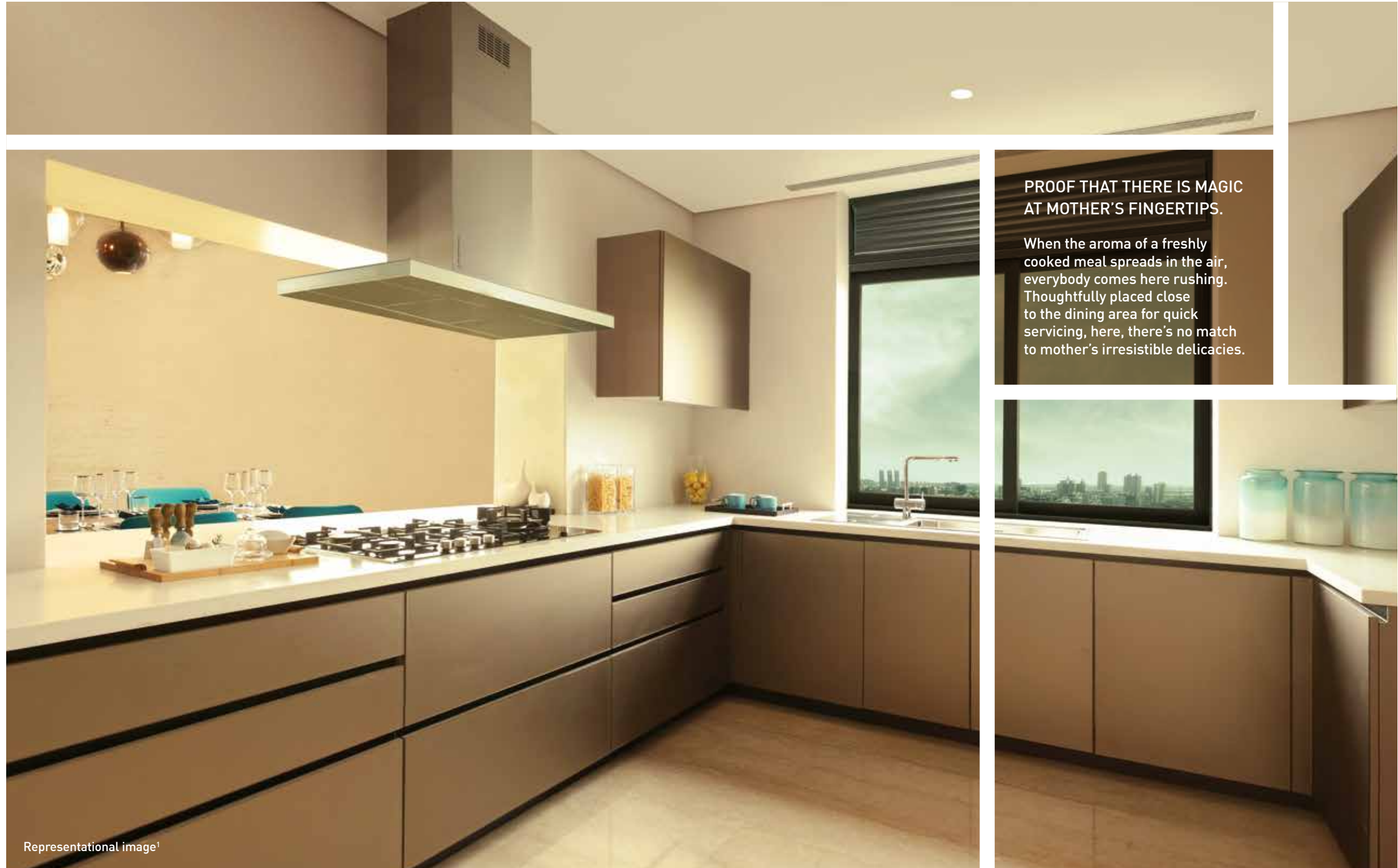
These cosy spaces are the perfect retreats to unwind. Crash straight away after a tiring day, or laze around reading your favourite book, or enjoy a candid conversation; the lavish bedroom is perfect for your every mood.



Representational image<sup>1</sup>

• Vitrified/marble flooring as applicable<sup>6</sup> • Thoughtfully designed bedrooms



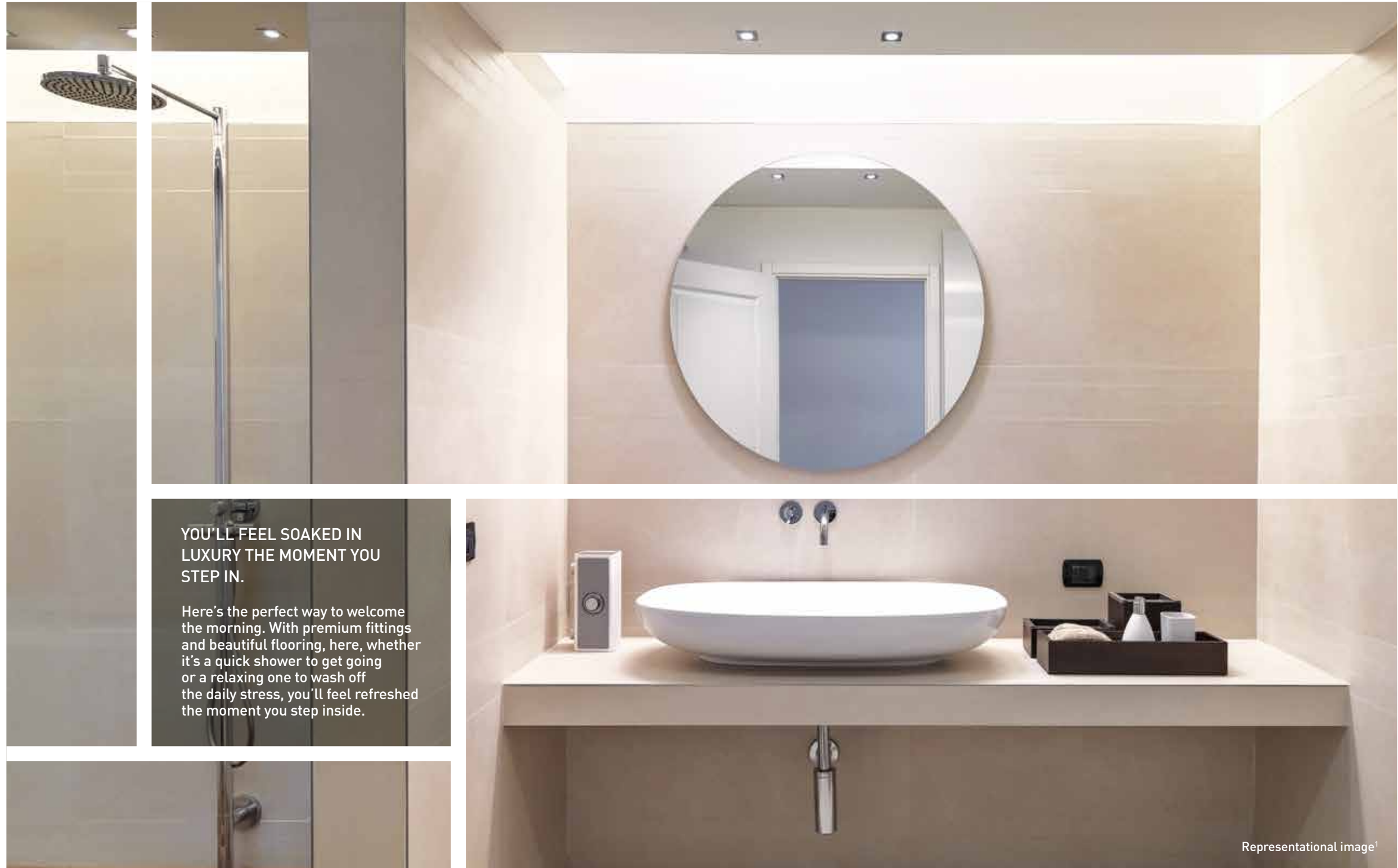


**PROOF THAT THERE IS MAGIC AT MOTHER'S FINGERTIPS.**

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.

Representational image<sup>1</sup>

- 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 image<sup>1</sup>

• Tiled/marble flooring as applicable<sup>6</sup> • Premium sanitary fittings and CP fittings

THE ONLY TIME YOU'LL BE SCARED IS WHEN YOUR KIDS JUMP OUT OF THE CLOSET UNANNOUNCED.

With CCTV surveillance in designated utility areas and a video door-phone with integrated intrusion alarm system, you can forget about worrying about the safety and security of your loved ones.



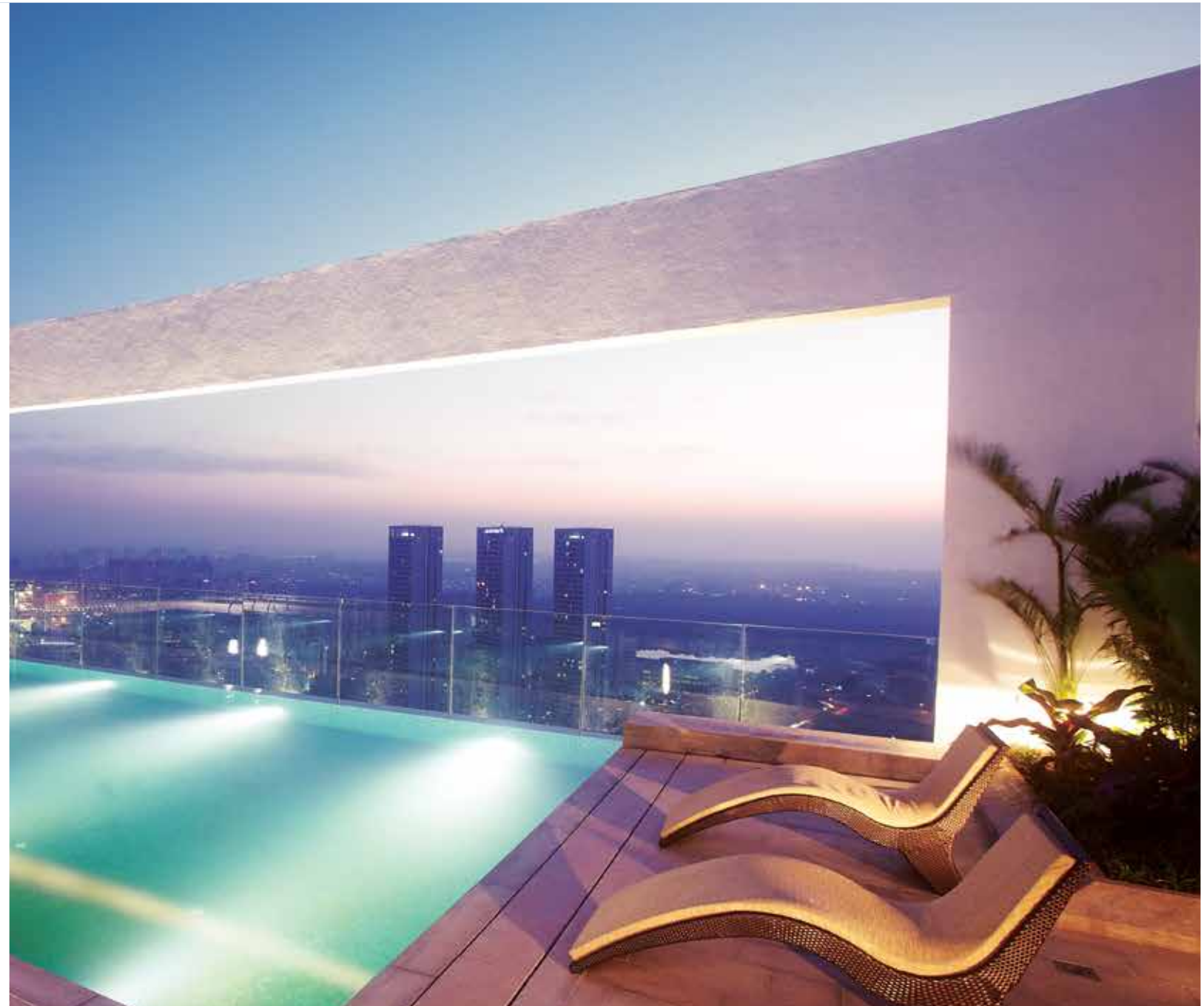
Representational image<sup>1</sup>

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

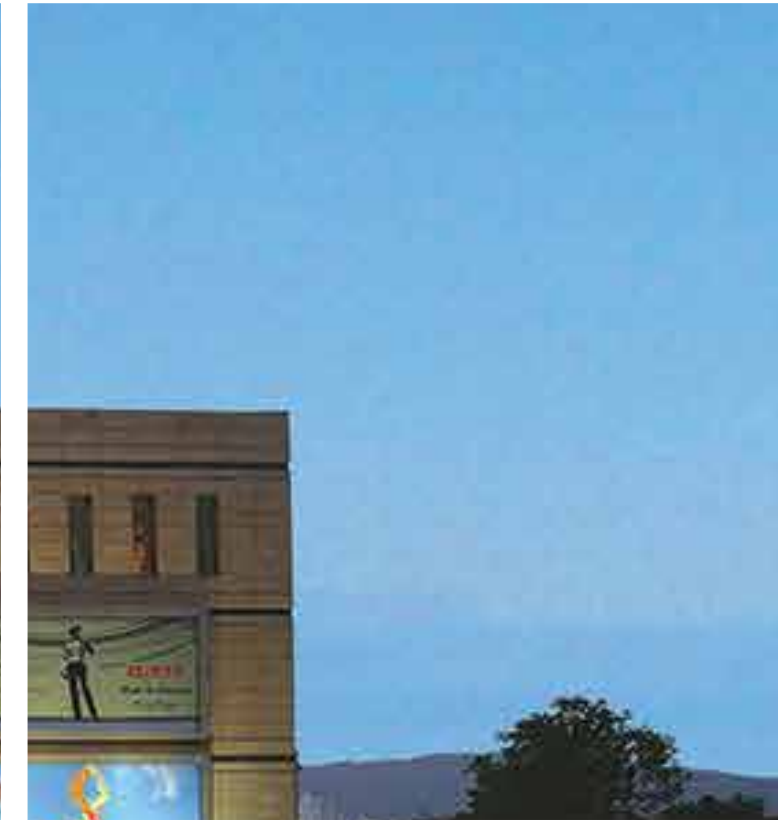


**COME HOME TO A LEGACY.  
COME HOME TO KALPATARU.**

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.

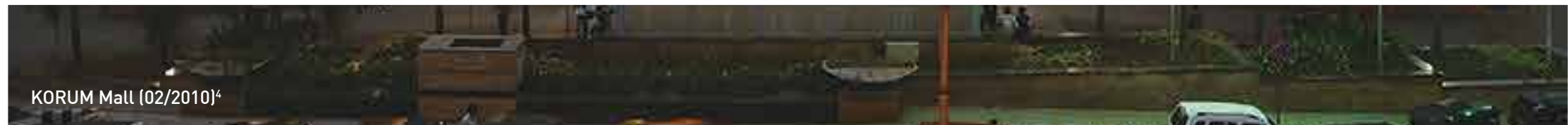


Infinity Rooftop Pool at Kalpataru Pinnacle (09/2015)<sup>4</sup>



**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.



KORUM Mall (02/2010)⁴

## LEISURE AMENITIES



Lounge at Kalpataru Serenity

12/2014



Reception Lobby at Kalpataru Harmony

07/2014

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

02/2011



Mini-theatre at Kalpataru Aura

10/2012

All images above are actual images<sup>4</sup>

## 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 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

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<sup>4</sup>

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



**Kalpataru Square**  
Property Awards 2011



**Kalpataru Limited**  
The Realty Plus Excellence Awards 2011



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# AMENITIES<sup>7</sup>

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## 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

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### 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

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### 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**

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## **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

## **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



**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) - P51700000927; Wing C (Hazel) - P51700001040; Wing D (Alpine) - P51700000732; Wing E (Ixora) - P51700000924; Wing F (Palm) - P51700001278; Wing G (Cedar) - P51700001083; Wing H (Maple) - P51700001310**  
available on <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 Elevation & Clubhouse are strictly for representational purposes only. The render/s used are an artist's impression of possible appearance and is 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. <sup>3</sup>The actual image(s)/view(s) have been modified/enhanced for display and creative purposes.

<sup>4</sup>Google Maps as on 07/2017. <sup>5</sup>Refer amenity list for more details. <sup>6</sup>Warranty/Guarantee of the 3rd party product/amenity is subject to the concerned supplier's/manufacturer's corresponding warranty/guarantee terms and conditions. <sup>7</sup>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.

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