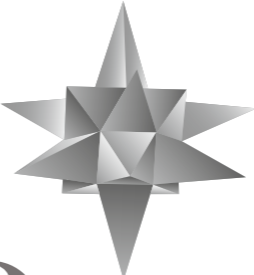


KALPATARU

sparkle

Bandra (E)

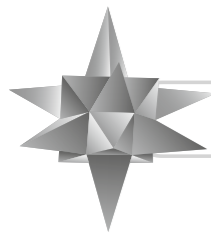






KALPATARU  
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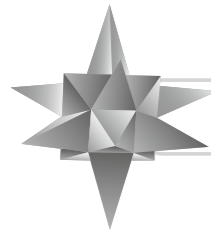
KALPATARU  
sparkle



## PROJECT HIGHLIGHTS

- Strategically located near Kalanagar, Bandra - East
- Contemporary designed multi-storeyed towers
- Designed with emphasis on natural lighting and optimum cross ventilation
- Grand air-conditioned entrance lobby with premium finishes
- Spacious and luxurious 3 BHK, 4 BHK and 5.5 BHK residences (Servant's room in 4 BHK & 5.5 BHK residences)
- Clubhouse with a world class gymnasium and state-of-the-art equipment
- Large swimming pool and toddlers' pool with spacious pool decks
- Landscaped terrace designed on each tower
- Landscaped garden with children's play area designed by international architects
- 4-tier advanced and integrated safety and security system



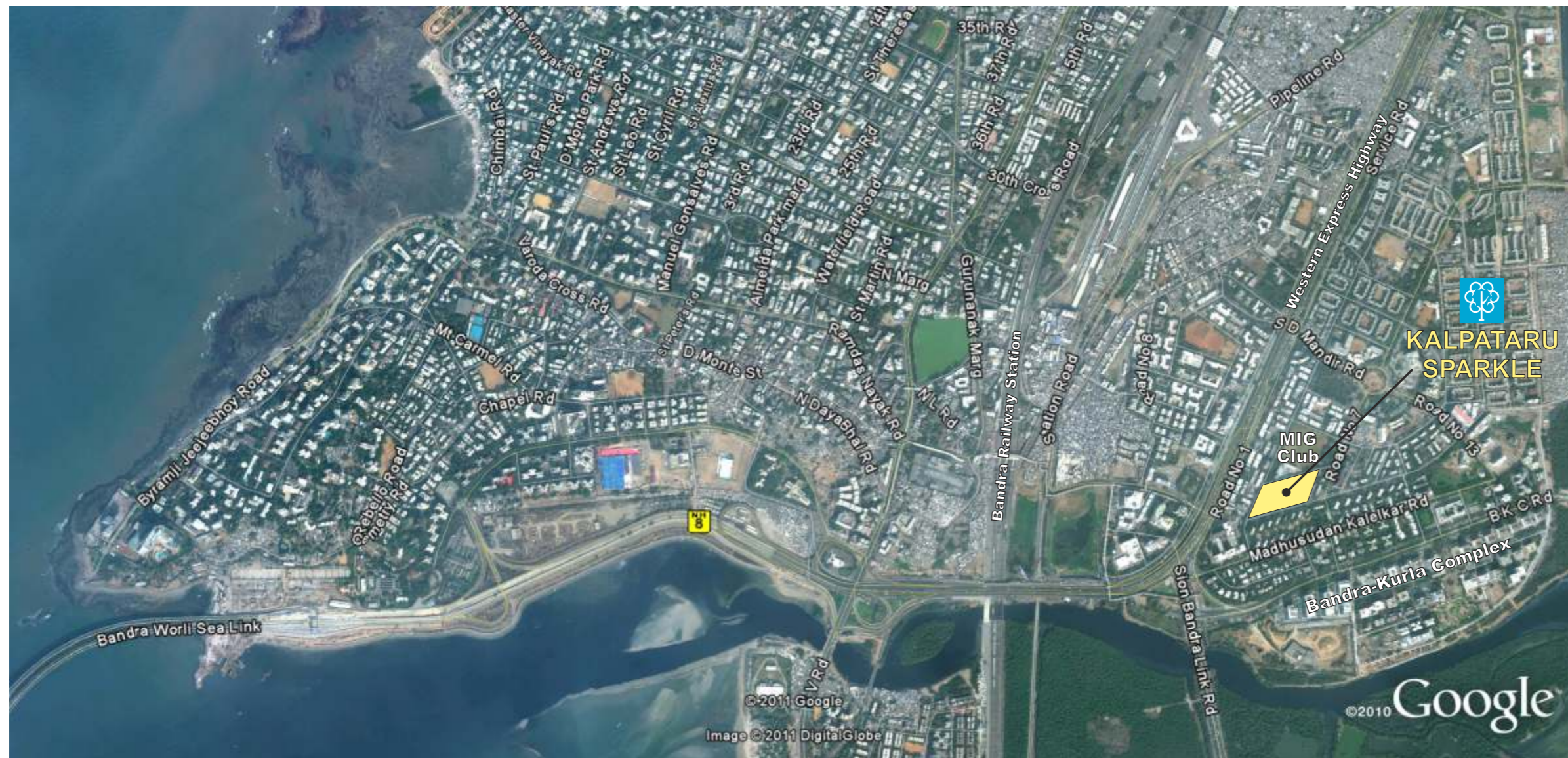


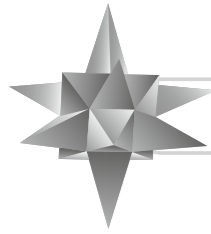
## LOCATION HIGHLIGHTS

Kalpataru Sparkle located near Kalanagar, Bandra (E) enjoys excellent connectivity combined with social infrastructure that is hard to match. It is easily accessible from the Western Express Highway and the CBD of Bandra-Kurla Complex. Its close proximity to the Bandra-Worli Sea Link further adds to this location by shortening travel time to South Mumbai. The Mumbai University, Dhirubhai Ambani International School and the American International School are the select few educational institutions in the area. Some of the top healthcare centres like the Asian Heart Institute, the Lilavati Hospital are also in close proximity. The MIG Club and MCA Club are great options for recreation in the area. Five star business hotels like the Trident and Grand Hyatt are also within easy access.

### Location Highlights:

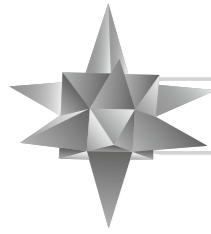
- 1 km from Bandra-Kurla complex
- 2.2 km from Bandra-Worli Sea Link
- 5.75 km from domestic airport
- 1.2 km from Bandra railway station
- Leading schools, colleges, hospitals, banks, 5-star hotels & recreation centres within 2-3 km radius





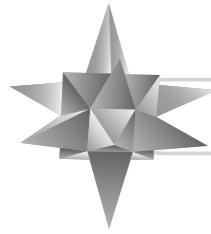
# LOCATION MAP





AERIAL VIEW



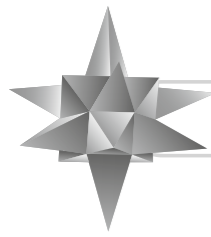


# LAYOUT PLAN



Indicative complex layout subject to approval





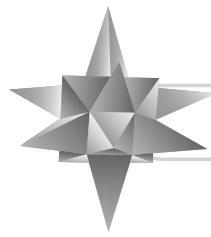
# FLOOR PLAN - WING A - TYPICAL

MIG Club Facing



Garden Facing





# FLOOR PLAN - WING A - 5 1/2 BHK Apartment

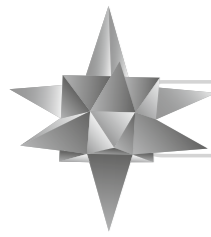
MIG Club Facing



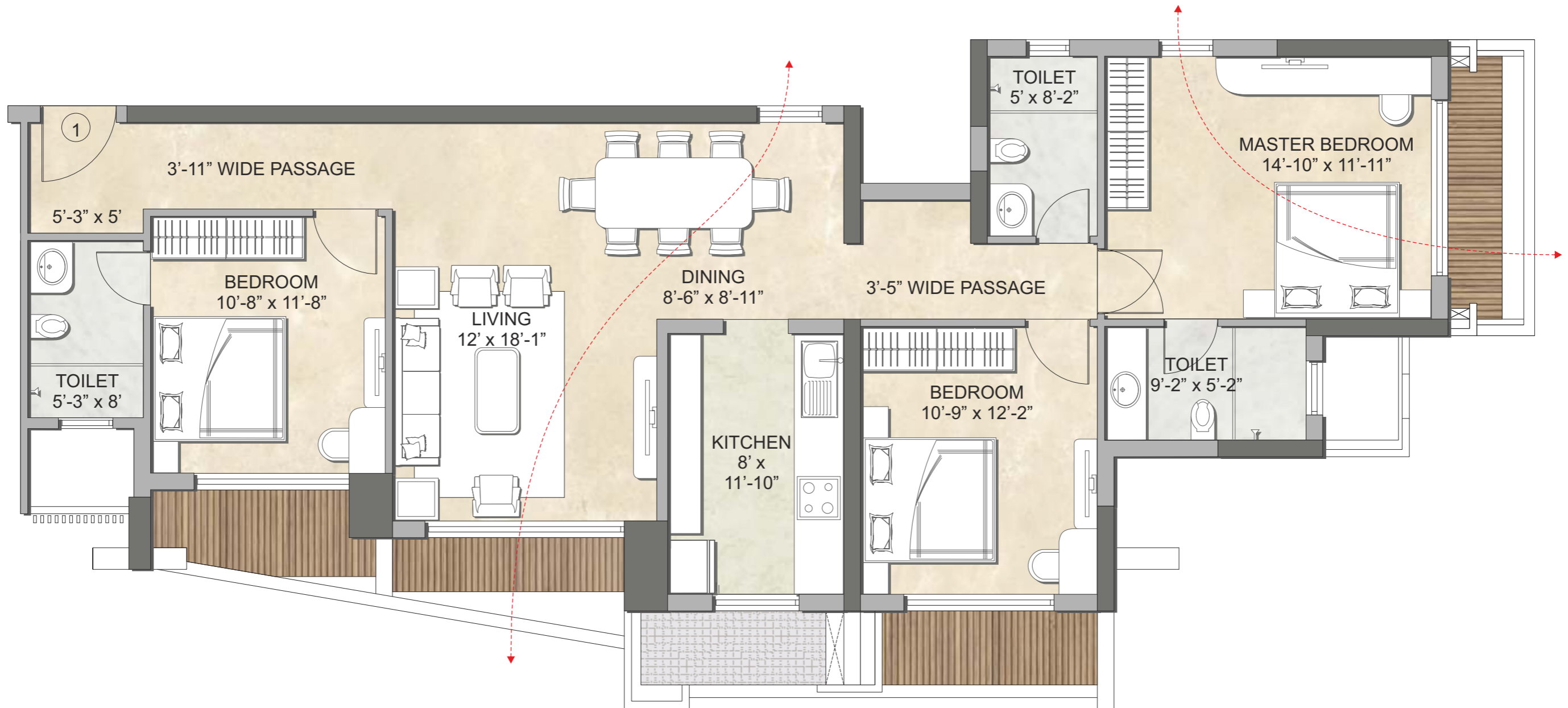
Garden Facing



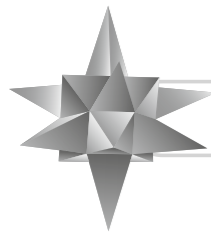




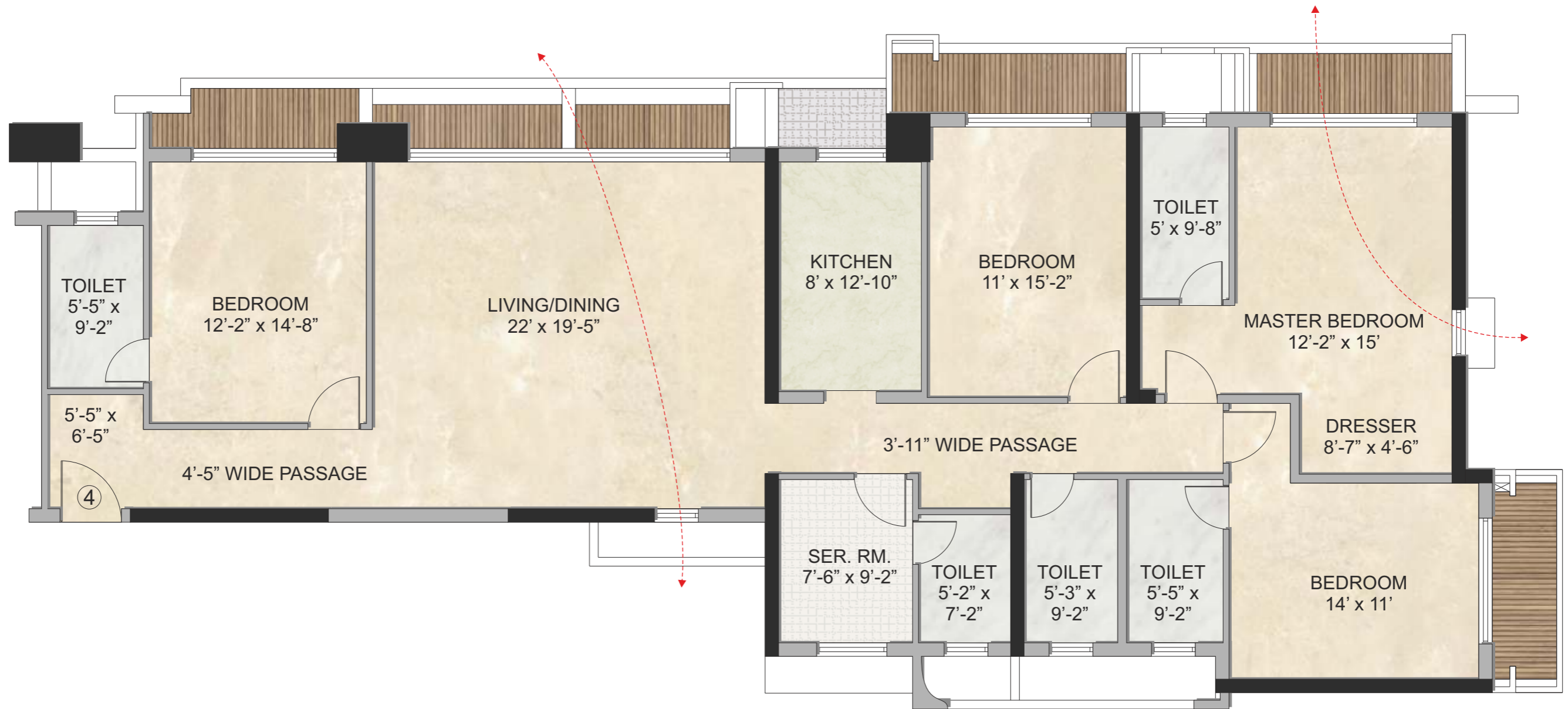
# APARTMENT PLAN - WING A - 3 BHK



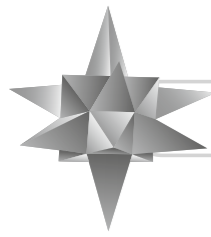
←---→ Cross Ventilation



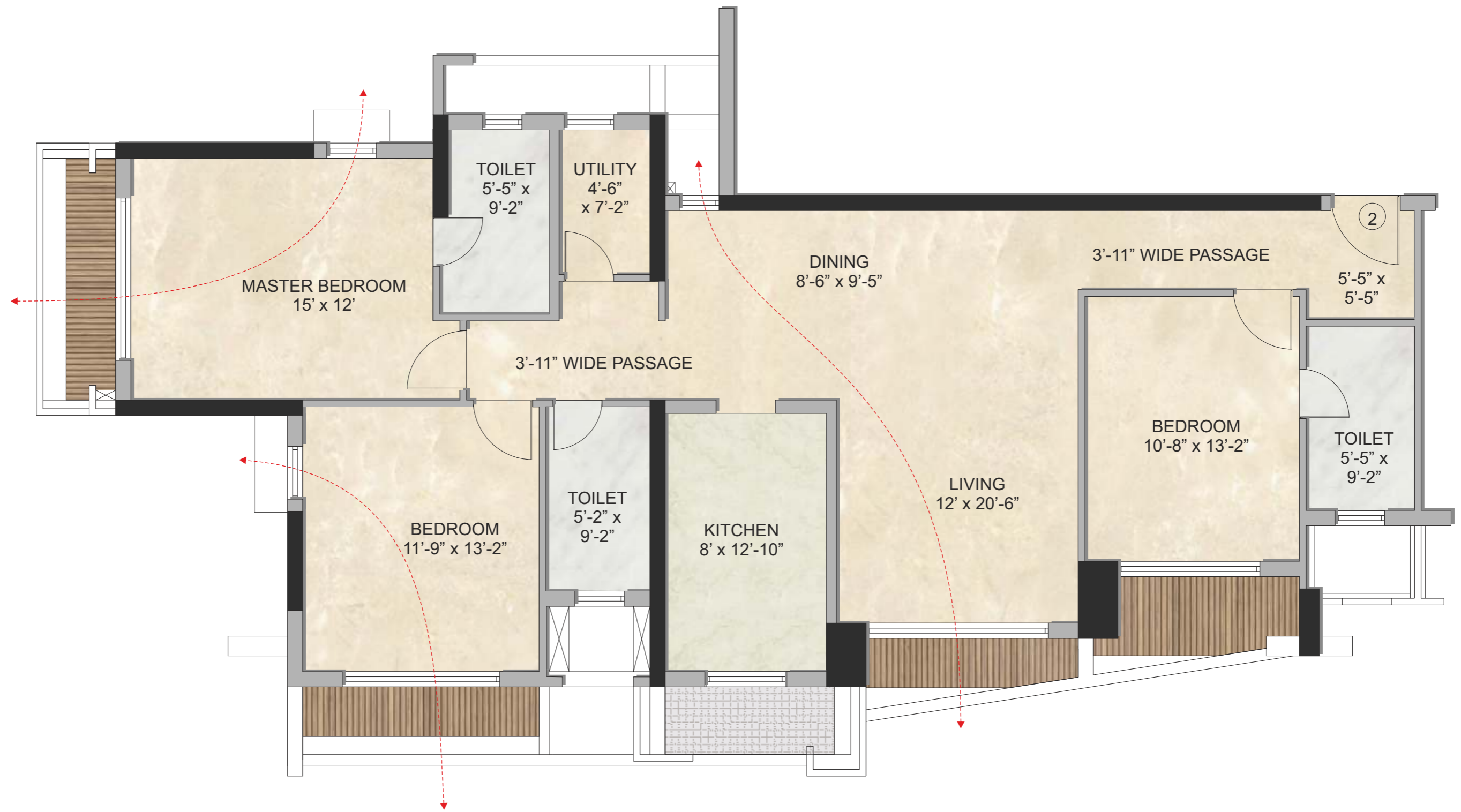
# APARTMENT PLAN - WING C - 4 BHK



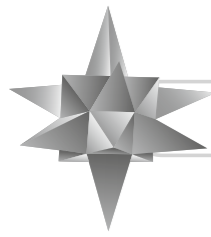
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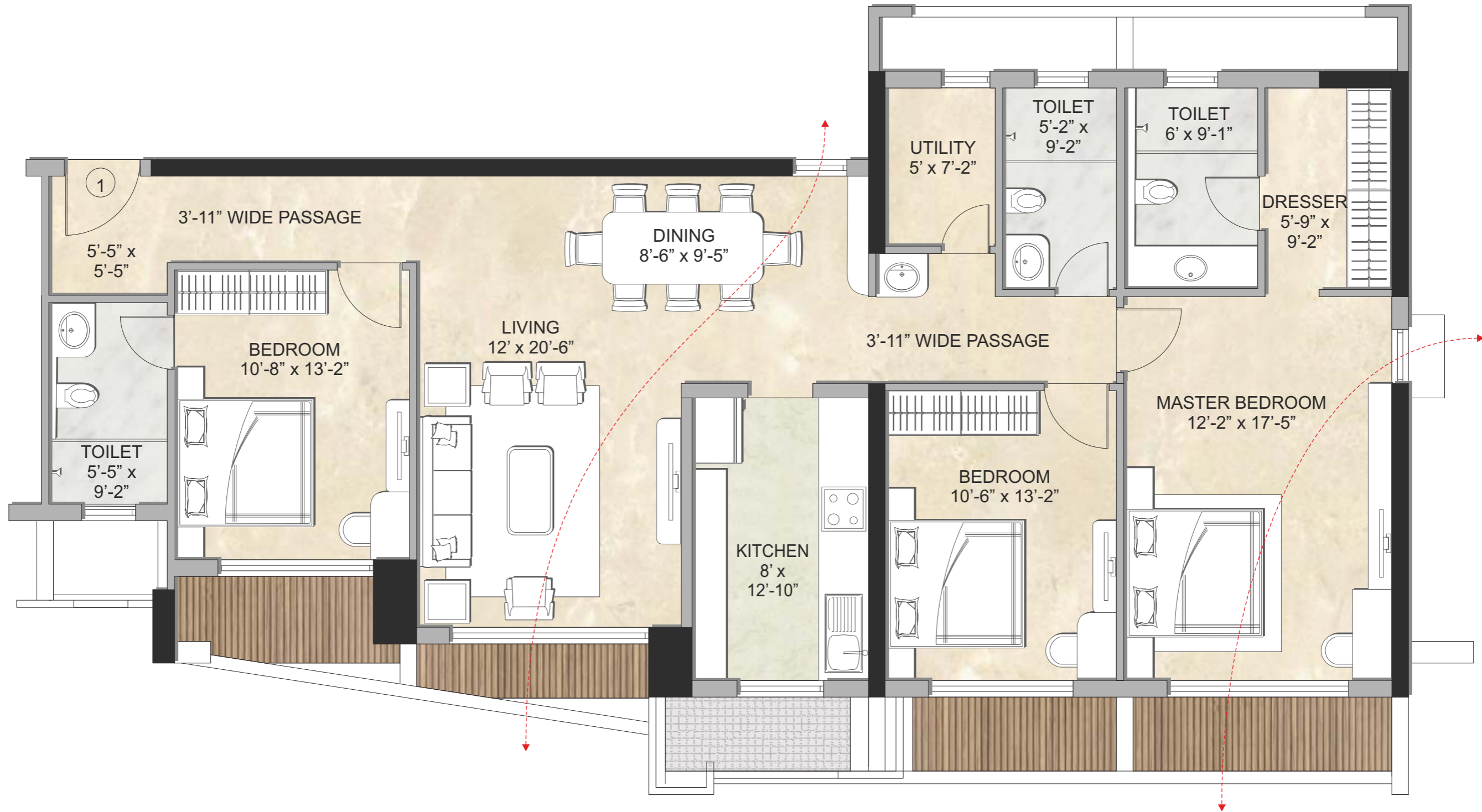
# APARTMENT PLAN - WING C - 3 BHK WITH UTILITY



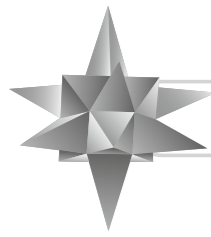
←---→ Cross Ventilation



# APARTMENT PLAN - WING C - 3 BHK WITH UTILITY & DRESSER

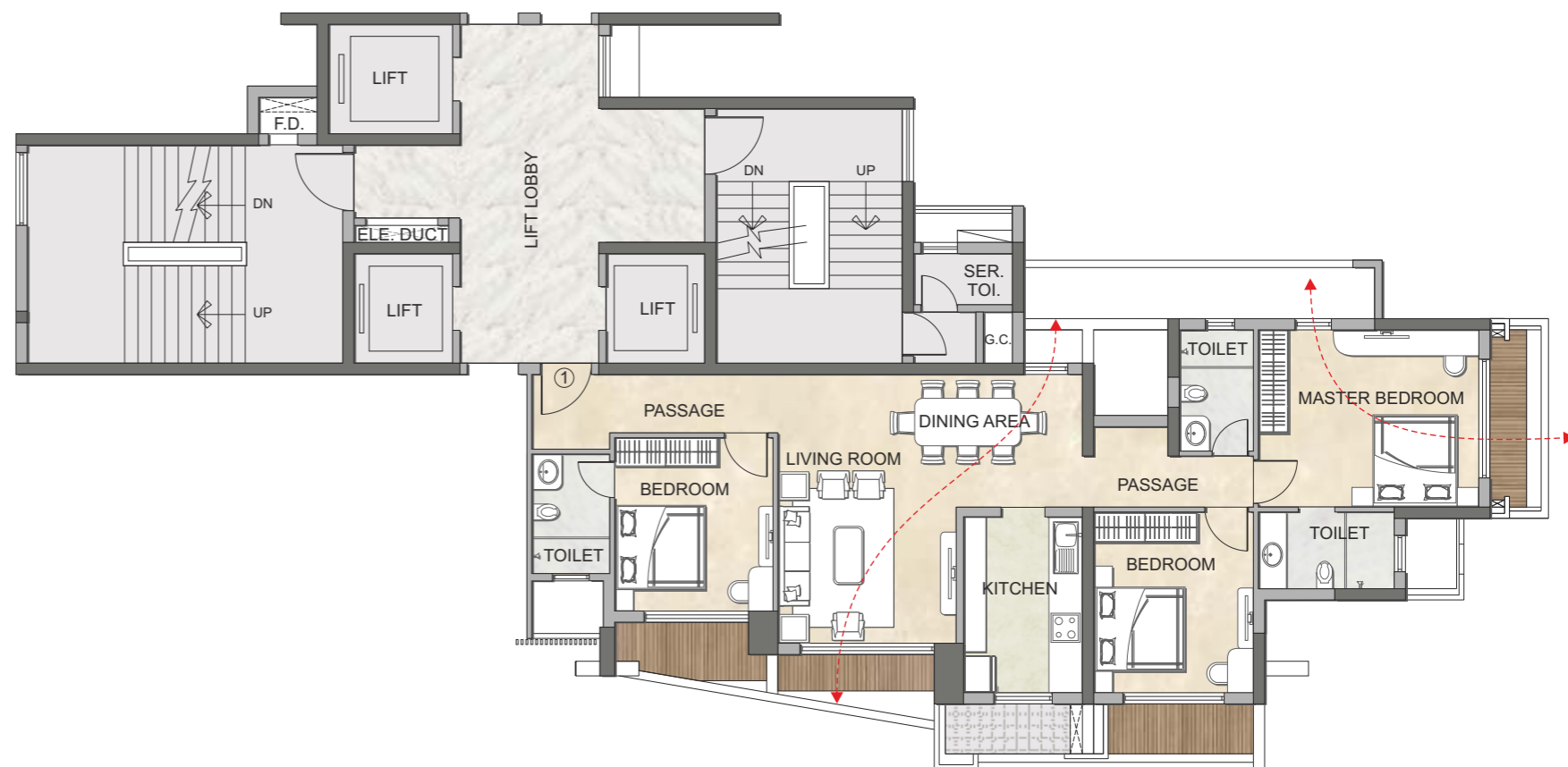


←---→ Cross Ventilation



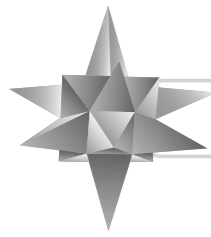
## FLOOR PLAN FEATURES

- 2 staircases and spacious floor lobby with ample natural light & ventilation
- Separate duct for electrical wirings, low voltage duct, fire duct & garbage chute
- 3 elevators including a service elevator with ARD (Automatic Rescue Device)
- Washroom for domestic help at each floor mid-landing
- The main door of each apartment has a fire-fighting capacity of 30 minutes
- Wide windows for ample natural light & ventilation in all the rooms
- Kitchen adjoins the dining area for easy access
- Apartments have been planned to ensure utmost privacy in the bedrooms
- Cross ventilation in master bedroom
- Segregated dry & wet areas in bathrooms
- Dual type flush valve for water conservation
- Branded chrome plated bathroom fixtures & electrical switches
- MCB installed for individual rooms and for the entire apartment to ensure dual layer electrical safety



←---→ Cross Ventilation





## AMENITIES

### General Amenities

- High speed elevators including service elevator with Auto Rescue Device (ARD)
- 4 level car parking
- Power back-up for elevator and key utility areas
- Rain water harvesting and Sewage Water Recycling Plant (SWRP)
- Garbage chute for easy disposal of waste
- Washroom facility for domestic help at each mid-landing
- Driver's area and car calling facility

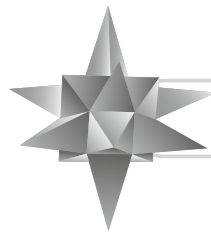
### Apartment Features

- Designed with emphasis on natural lighting and optimum cross ventilation
- Additional spaces designed for pooja area / store room / other utility
- Imported marble flooring adorning the apartment
- Laminate finished entrance door and paint finished internal doors
- Synchronised light at the main door
- Internal walls finished in acrylic paint
- Anodised aluminium sliding windows
- Top notch electrical switches

### Kitchen Features

- Well designed imported modular kitchen equipped with hob, chimney, exhaust fan, refrigerator and microwave oven
- Quartz based marble flooring
- Quartz based marble platform and dado above the platforms
- Service platform in quartz based marble
- Twin bowl scratch resistant stainless steel sink & drain board
- Water supply in kitchen from central RO water plant
- Piped gas connection





## AMENITIES

### Bathroom Features

- Imported marble flooring
- Imported marble dado
- Shower panel in master bathroom and glass partition in all bathrooms
- 3 fixture bathroom embellished with the finest imported bath and sanitary fitments
- Hot & cold water mixer in washbasins
- Naturally ventilated with an exhaust fan
- Storage water heater

### Safety & Security Features

- Seismic resistant structure
- 24 hour surveillance by CCTV covering designated common areas including children's play area
- Advanced fire fighting systems
- Sprinkler system & mechanical ventilation to the basement
- Public address system
- Video door phone and integrated intrusion alarm system
- Secured kitchen equipped with CNG, LPG & heat / smoke detector

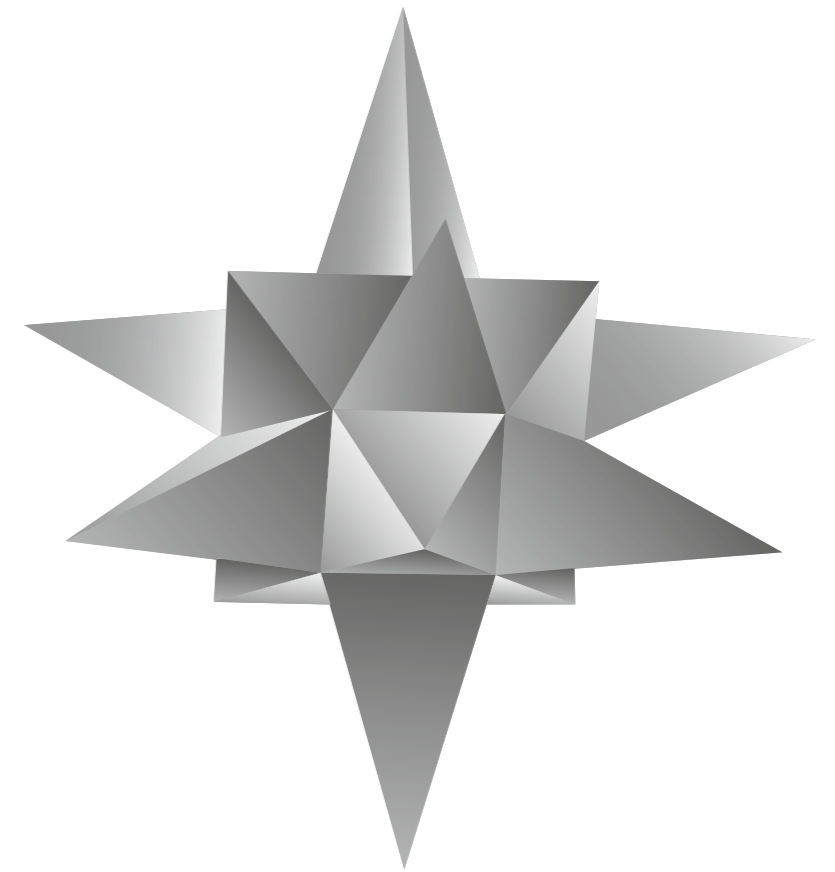
### Technology Features

- Master bedroom equipped with multimedia panel
- Scalable Home Automation System

### Leisure Features

- Clubhouse with a world class gymnasium and state-of-the-art equipment
- Large swimming pool and toddlers' pool with spacious pool decks
- Relaxing spa with steam & massage room
- Multi-function party lounge
- Indoor games area
- Landscaped garden with children's play area designed by international architects
- Peaceful alcove for senior folks





**Developers :** Kalpataru Enterprises

**Site Address :** Kalpataru Sparkle, Off Western Express Highway, next to MIG club, Gandhinagar, Bandra (E), Mumbai 400 051.

**Head Office :** 101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai 400 055. **Tel :** +91 22 3064 3065, **Fax :** +91 22 3064 3131

**Email :** sales@kalpataru.com, **Visit :** www.kalpataru.com

The above amenities are indicative, based on the construction of the building as is proposed at present and it is issued in good faith, subject to the approval of the authorities or in the interest of the continuing improvement and development of the Complex, the Promoters/Developers reserve the right to alter the layout, plans, specifications or features without prior notice or obligation. The details contained in the leaflets/brochures or any other printed material, are only indicative and artistic imagination, may not be exact or accurate, and the same does not form either the basis or part of the offer or contract. Guidelines are enforced for not allowing grills, flower pots etc. to be fixed outside windows or any changes to be made in external elevations. This property is secured with Standard Chartered Bank. The No objection Certificate / Permission would be provided, if required.

Kalpataru Limited is proposing, subject to market conditions and other considerations, to make a public issue of securities and has filed a Draft Red Herring Prospectus ("DRHP") with the Securities and Exchange Board of India (SEBI). The DRHP is available on the website of SEBI at [www.sebi.gov.in](http://www.sebi.gov.in) and the respective websites of the Book Running Lead Managers at [www.morganstanley.com/indiaofferdocuments](http://www.morganstanley.com/indiaofferdocuments), [www.online.citibank.co.in/rhtm/citigroupglobalscreen1.htm](http://www.online.citibank.co.in/rhtm/citigroupglobalscreen1.htm), [www.ingacapital.com](http://www.ingacapital.com), [www.icicisecurities.com](http://www.icicisecurities.com), [www.nomura.com/asia/services/capital\\_raising/equity.shtml](http://www.nomura.com/asia/services/capital_raising/equity.shtml), [www.idfccapital.com](http://www.idfccapital.com). Investors should note that investment in equity shares involves a high degree of risk and for details relating to the same, see 'Risk Factors' in the aforementioned offer documents. This communication is not for publication or distribution to persons in the United States, and is not an offer for sale within the United States of any equity shares or any other security of Kalpataru Limited. Securities of Kalpataru Limited, including its equity shares, may not be offered or sold in the United States absent registration under U.S. securities laws or unless exempt from registration under such laws.