

WHEN THE BEST MINDS
COME TOGETHER,
THE BEST
OPPORTUNITY
PRESENTS ITSELF.

LAUNCH CODE
EXPANSIA

THANE (W)



Representative image!

PRE-LAUNCHING A HOME THAT **BESTS YOUR EXPECTATIONS**

They say good things come to those who wait. At Kalpataru, we believe it's the best things. Introducing Launch Code Expansia, 1, 2 & 3 BHK homes in the heart of Thane for people that think and live alike. Spread across acres of green with breathtaking views of the Grand Central Park, these beautifully-designed living spaces come equipped with world-class amenities that offer you the highest standards of living. Dotted across the property are pockets of spaces specially-made for you to do everything you love. Be it following the stars from your private balcony or bringing your A game to the courts down below; watching the kids grow up with nature, or simply spending time with a community you love, Launch Code Expansia is a paradise nestled among the verdant greens of a township that is going to be full of experiences. Here's the home you were waiting for.



"OVER THE YEARS, WE HAVE WORKED TOWARDS CREATING AN INDELIBLE IMPRESSION ON THE THANE SKYLINE WITH OUR VARIOUS PROJECTS.

THIS HAS BEEN MADE POSSIBLE THROUGH STRONG CUSTOMER FOCUS, USE OF CUTTING-EDGE TECHNOLOGIES, BEST PRACTICES AND ETHICS.

THIS IS WHAT MAKES US KALPATARU."

Mofatraj P Munot

Chairman & Co-Founder,
Kalpataru Group

"WE WANT TO GIVE THANE A SELF-CONTAINED, BUSTLING, THRIVING NEIGHBOURHOOD THAT WILL SET WORLD-CLASS BENCHMARKS.

OUR VISION IS TO BUILD A FUTURE-READY TOWNSHIP WITH AESTHETIC AND EDGY DESIGNS THAT ARE MODERN, AND MOST IMPORTANTLY, FUNCTIONAL."

Parag M Munot

Managing Director,
Kalpataru Group



THANE'S MOST-AWAITED PROPERTY BUILT BY THE **BEST MINDS IN THE BUSINESS**

When one of the most sought-after real estate developers, master planners, the best architects, landscape designers, and consultants from across the world all come together to build something, you can be rest assured it's everything and more that you could have wanted in a development and your home.

+ +
Aedas

+ +
Master Planner, Singapore


HB DESIGN
Architect, Singapore


tierra
Landscape Designer, Singapore

ARUP
Structural Consultant, Hong Kong

Unilever, Jakarta



The River, Bangkok



Changi Airport, Singapore

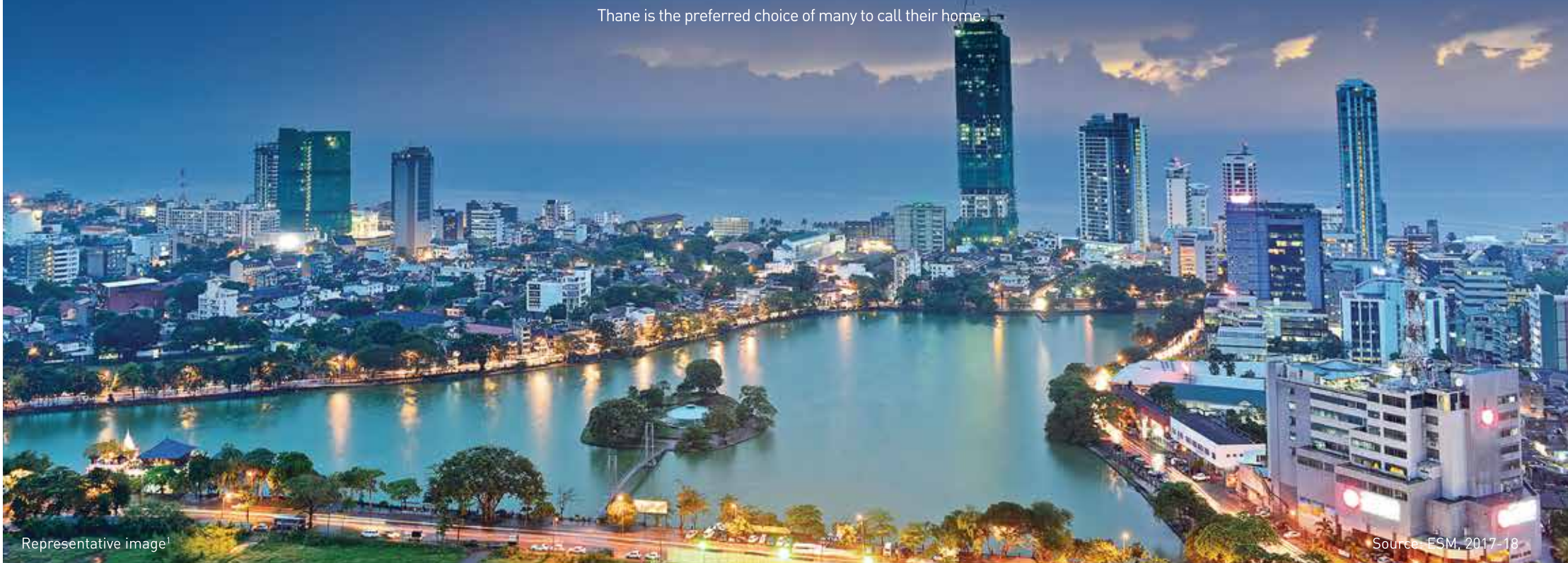


MahaNakhon, Bangkok



A SMART CITY THAT'S FAST BECOMING THE BEST PLACE TO LIVE

From a peaceful suburb lining the Yeoor Hills and Sanjay Gandhi National Park, Thane today is a Smart City in the making. Increasingly cosmopolitan in nature, it is witnessing the boom of a vibrant economy that is fast becoming a preferred residential locale, a booming retail destination, and a sought-after IT hub home to the 3rd largest³ number of private IT parks. Making Thane the 2nd largest³ contributor to the state economy after Mumbai. With **33 lakes⁴**, **15 gardens⁴** and a **32 km creek⁴** that is its lifeline, and a rising urban skyline, Thane is the preferred choice of many to call their home.



Representative image¹

Source: FSM, 2017-18

A CITY THAT PROMISES ONLY THE BEST IN INFRASTRUCTURE

Thane offers the space to plan infrastructure that will ensure convenience all around. Plans on a scale so massive that they are guaranteed to put Thane on India's map. It is one of the few cities in India that can boast of an excellent network of roads and highways, and a rail network from where one can commute to any part of the city without hassle. With the proposed metro and monorail connectivity set to ensure that the rest of Mumbai are only a hop, skip and jump away.

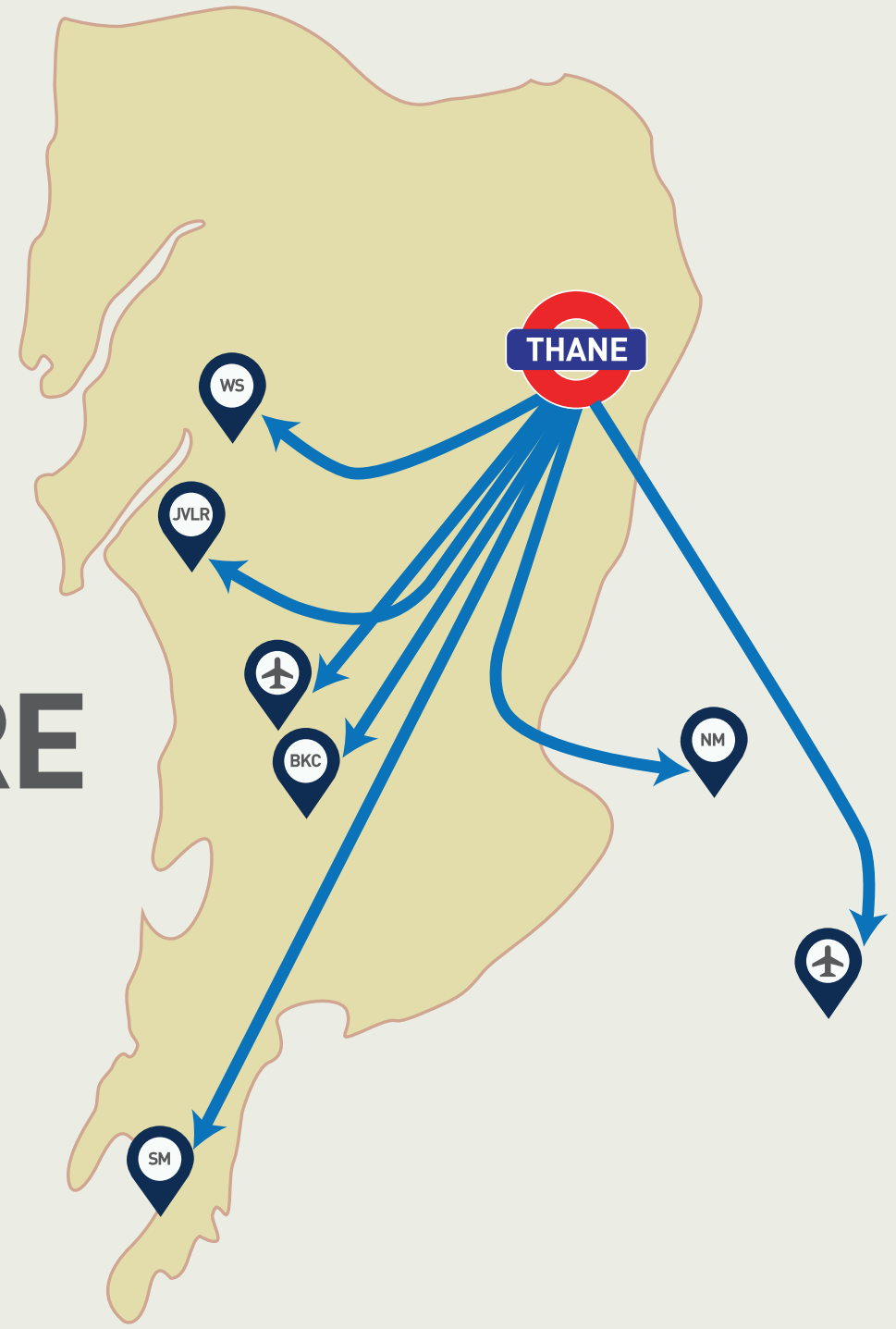


- Proposed investment of ₹6,630 Cr⁵
- Proposed 15 km Thane-Borivali tunnel road⁶
- 32 km-long Wadala-Kasarvadavali metro rail line⁷
- Proposed Thane-Bhiwandi-Kalyan monorail corridor⁸

Map is not to scale; only for pictorial depiction.

THE BEST CONNECTIVITY AND SOCIAL INFRASTRUCTURE WITHIN YOUR REACH

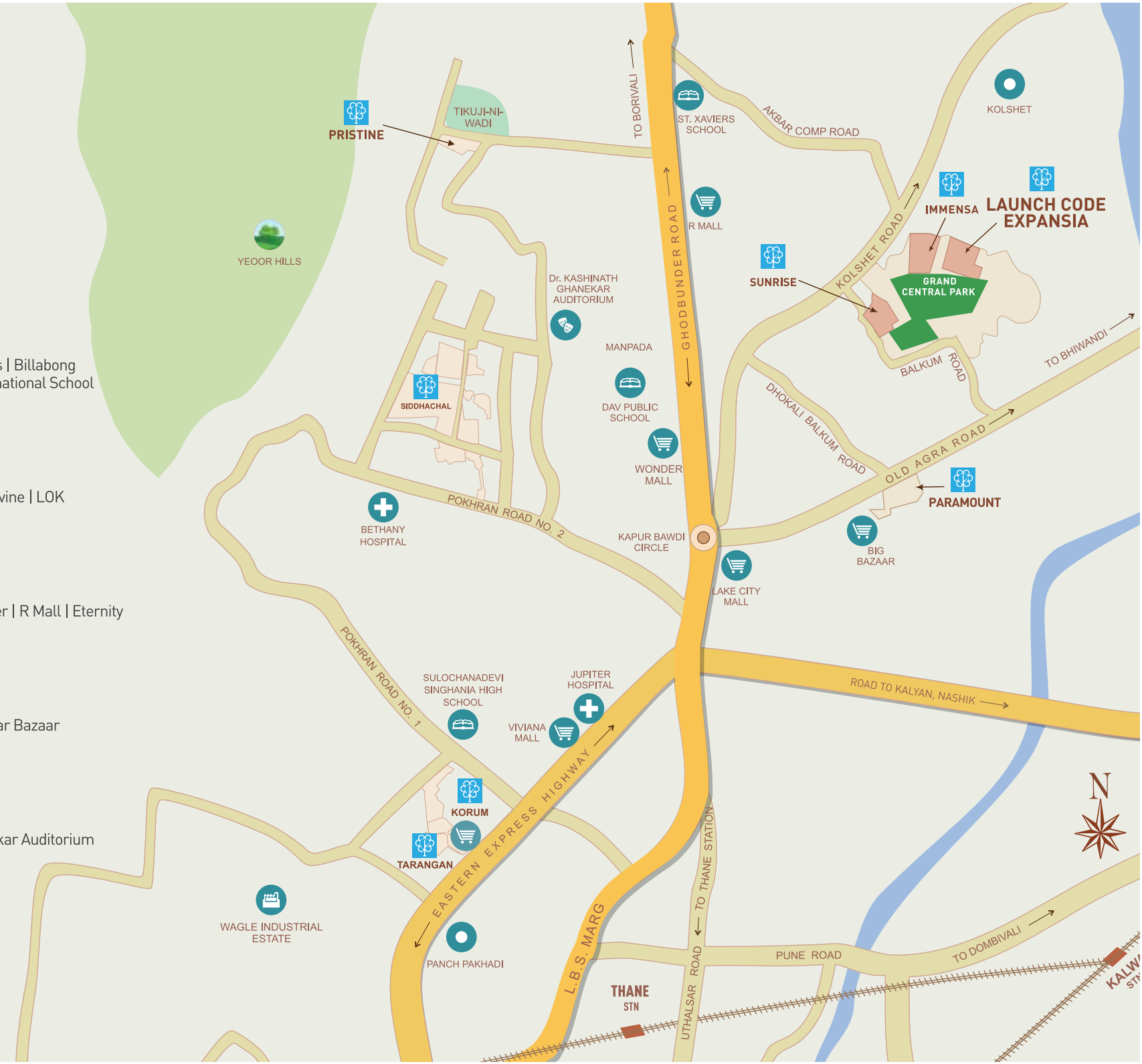
- WS (Western Suburbs)** - 30 min via Ghodbunder Road
- International Airport** - 55 min via JVL (Jogeshwari Vikroli Link Road)
- BKC (Bandra-Kurla Complex)** - 40 min via SCLR (Santacruz-Chembur Link Road)
- SM (South Mumbai)** - 35 min CST station / 52 min via Eastern Freeway
- NM (Navi Mumbai)** - 30 min via Thane Belapur Road
- Proposed New International Airport** - 30 min via Kharghar Station / 50 min via Thane Belapur Road



Source ^{9a}

- SCHOOLS**
St Johns | Vasant Vihar | Holy Cross | Billabong
MH High School | CP Goenka International School
- HOSPITALS**
Jupiter | Hiranandani | Lifecare | Divine | LOK
- MALLS**
Korum | Viviana | Lake City | Wonder | R Mall | Eternity
- SUPERMARKETS**
Big Bazaar | D Mart | Hypercity | Star Bazaar
- ARTS & CULTURE**
Kala Bhavan | Dr Kashinath Ghanekar Auditorium
Gadkari Rangayatan

Source ^{9b}



FROM THE PEOPLE BEHIND THANE'S BEST REAL ESTATE LAUNCHES

**SUN
RISE**
Thane (W)



IMMENSEA
THANE (W)



If there is one developer that has continuously set new benchmarks and changed the skyline of Thane, it is Kalpataru. The numbers speak for themselves. And so do the thousands of happy families that today call a Kalpataru property their home.

3.7
million sq. ft
developed and
handed over

4.5
million sq. ft
under development

15
million sq. ft of
planned development

Properties that have become towering figures in the Thane skyline. The overwhelming response, record walk-ins and fast sell-out rate was the perfect testimony to a growing legacy.

2013 - the dawn of a new opportunity - Sunrise

2016 - homes with everything under the sun - Immensa

2016 - homes as pristine as the views they offered - Pristine

2017 - a thoughtfully-designed living experience - Paramount

And now, Kalpataru brings you the next big opportunity of 2018.

Pristine
AT KALPATARU HILLS



PARAMOUNT
THANE (W)



THE BEST THING ABOUT OUR DEVELOPMENT? **EVERYTHING.**

At Launch Code Expansia, life comes with the best of everything. From the opulently-designed entrance lobbies to fabulous balconies that offer a unique world-view. Every tower is optimally placed to allow for natural lighting and cross-ventilation while ensuring you get your own private space with the most gorgeous views. While the innovative layout, modelled along the lines of the Gateway of India and St Marks Square, Italy, makes space for a central square perfect for coming together. The best part, here there's something for everyone.

WORLD-CLASS AMENITIES THAT ARE TO BE BEST EXPERIENCED

Outdoor amenities

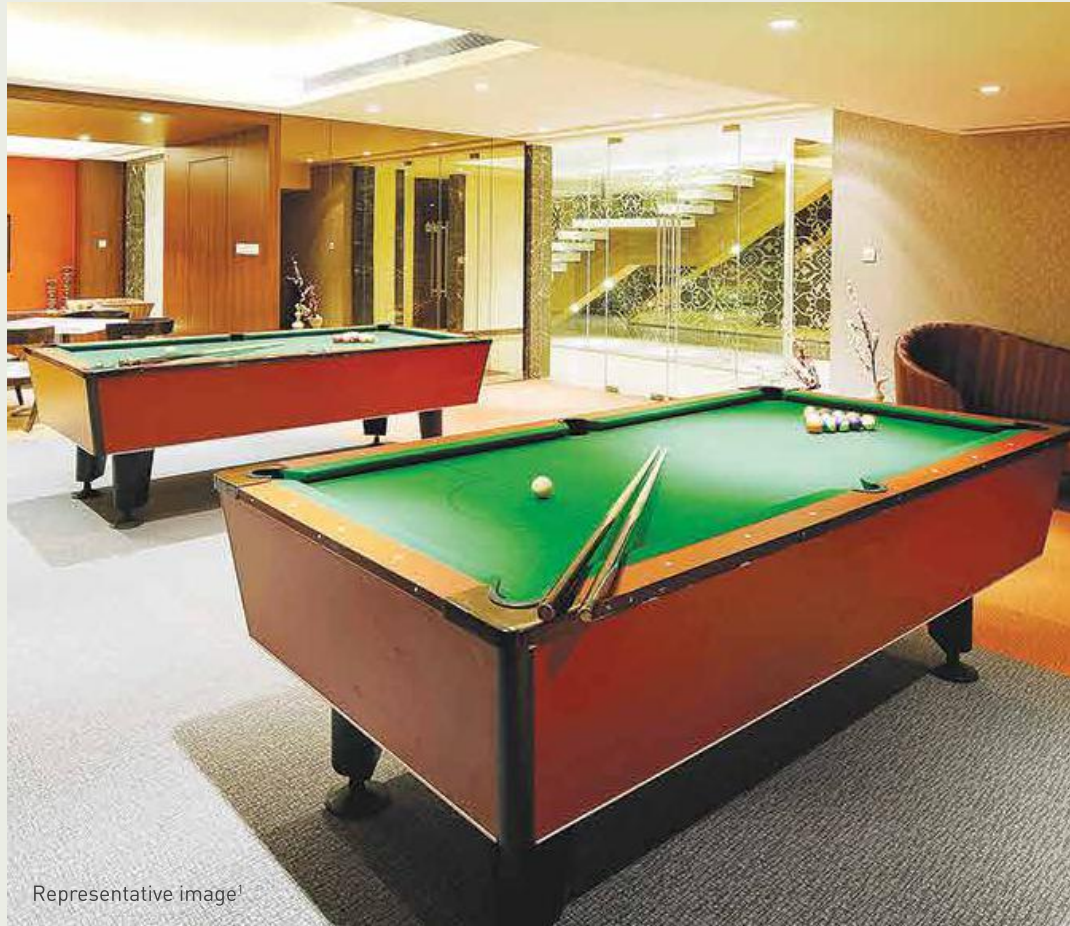
Club facilities | Swimming pool with pool decks | Toddler's pool | Poolside cabana | Pool lounge | Children's play area | Maze garden | Function hall | Viewing decks



Representative image¹

Multiple activity room

Lounge | Pool table | Table tennis, carrom, foosball, chess | Video games & entertainment room | Dartboard | Reception lounge | Function hall | Music room | Children's activity area



Representative image¹

Indoor facilities

Gym with various fitness zones | Spa | Squash court



Representative image¹

Safety & Security

CCTV surveillance in designated common areas | Public address system
Video door-phone with intrusion alarm system | Intercom facility at apartment entrance



Representative image¹



Representative image¹

THE BEST WORKOUT ONE CAN GET IS RIGHT HERE

One of the best things about the development is the unique sports zone made available to all that will soon become the birthplace of athletes and champions. But no pressure, because here there's a whole lot of fun to be had outdoors. Whether you are stretching your legs with a run or indulging in a friendly game across the many courts.

Common township amenities:

Racket Club - badminton courts, squash courts & tennis courts | Box cricket | Jogging path | Outdoor fitness station



Representative image¹



Representative image¹

INDULGE AT ONE OF THE BEST RETAIL SPACES IN THANE

High street retail comes to your doorstep at Launch Code Expansia with a one-of-its-kind space overlooking the Grand Central Park that offers the best of the world to you. And when you're done shopping, dine out at one of the amazing Alfresco cafes lining the street that offer cuisines suited to your global taste.

A DEVELOPMENT OVERLOOKING THE **GRAND CENTRAL PARK** INSPIRED BY THE BEST IN THE WORLD

While Launch Code Expansia is nestled among the verdant greens of a township, it is also home to the world-class Grand Central Park spread over approximately 20 acres. Soon to be Thane's pride, it is an innovative urban space inspired by some of the finest parks of the world like Central Park in New York, Hyde Park in London and Gardens by the Bay in Singapore. A sanctuary that welcomes all with open arms into its leafy wonderland where there's something for everyone to do and experience. Be it the children's play area zone, the lakeside promenade and amphitheatre, the thematic gardens or the sports and activity zone, the Grand Central Park is a place where nature and cultural activities converge as a new standard of living.

Grand Central Park is an initiative of Thane Municipal Corporation developed by Kalpataru group
Artist's impression of the Grand Central Park



1P1

1 BHK
PRIME1

1P2

1BHK
PRIME -2

2 S1

2 BHK
SMART-1

2S 1A

2BHK
SMART -1A

2P1

2 BHK
PRIME -1

3P1

3BHK
PREMIUM -1

3P3

3BHK
PREMIUM -3

3 SP2

3 BHK SUPER
PREMIUM -2

SCHEMATIC KEY PLAN



NOT TO SCALE

DISCLAIMER: ALL THE APARTMENT TYPE ARE SHOWN AS PER TYPICAL LAYOUT ONLY.

TOWER D

APARTMENT PLAN

TOWER D - TYPICAL FLOOR PLAN



1ST TO 2ND, 4TH TO 6TH, 8TH TO 11TH, 13TH TO 16TH,
18TH TO 21ST, 23RD TO 26TH & 28TH FLOOR

Conditions apply#
Not to scale.

TOWER D - REFUGE FLOOR PLAN



3RD, 12TH AND 27TH FLOOR

Conditions apply#
Not to scale.

TOWER D - REFUGE FLOOR PLAN



7TH AND 22ND FLOOR

Conditions apply#
Not to scale.

TOWER D - REFUGE FLOOR PLAN



17TH FLOOR

Conditions apply#
Not to scale.

TOWER D - FLOOR PLAN



29TH FLOOR

Conditions apply#
Not to scale.

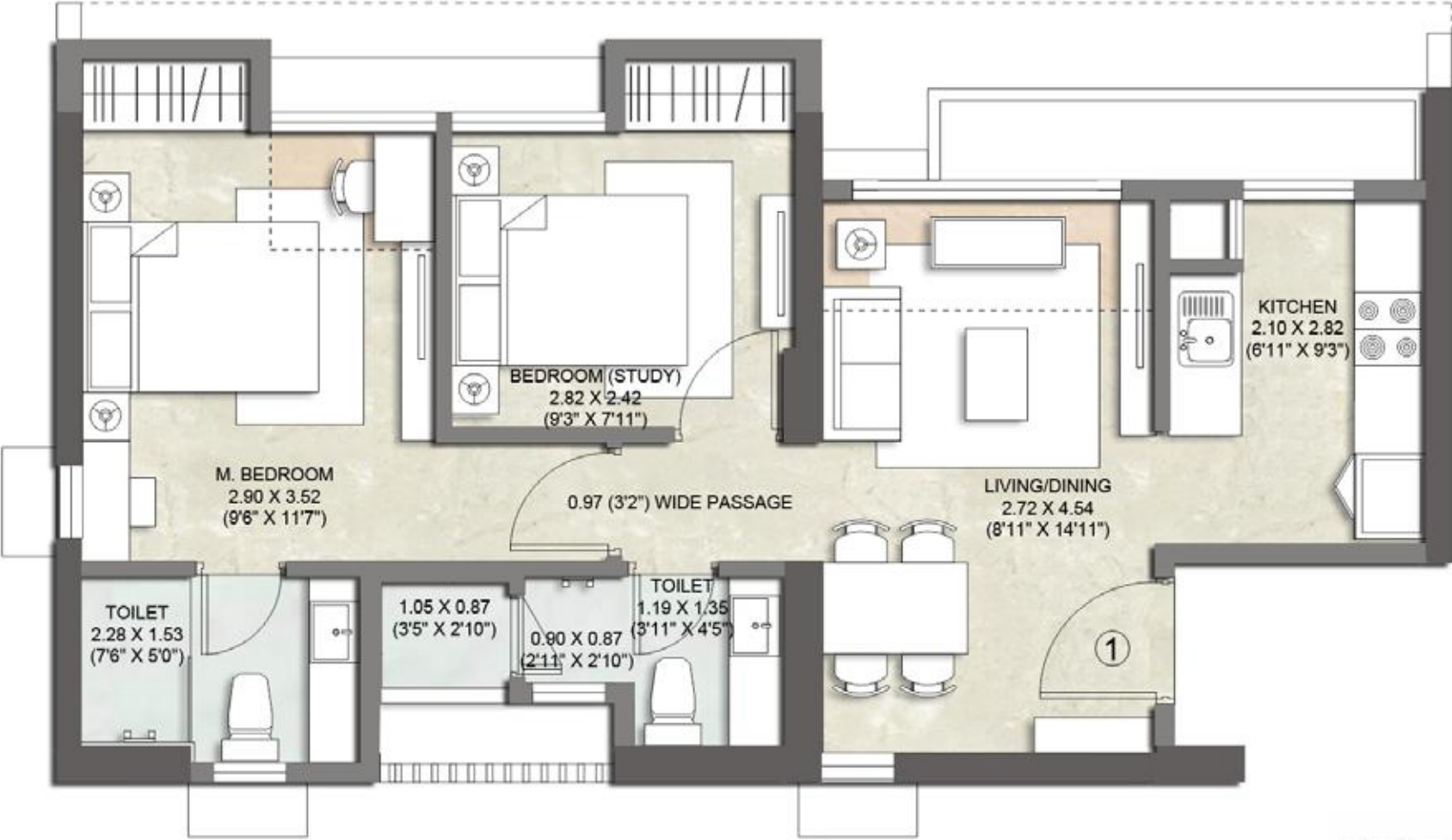
TOWER D - FLOOR PLAN



30TH FLOOR

Conditions apply#
Not to scale.

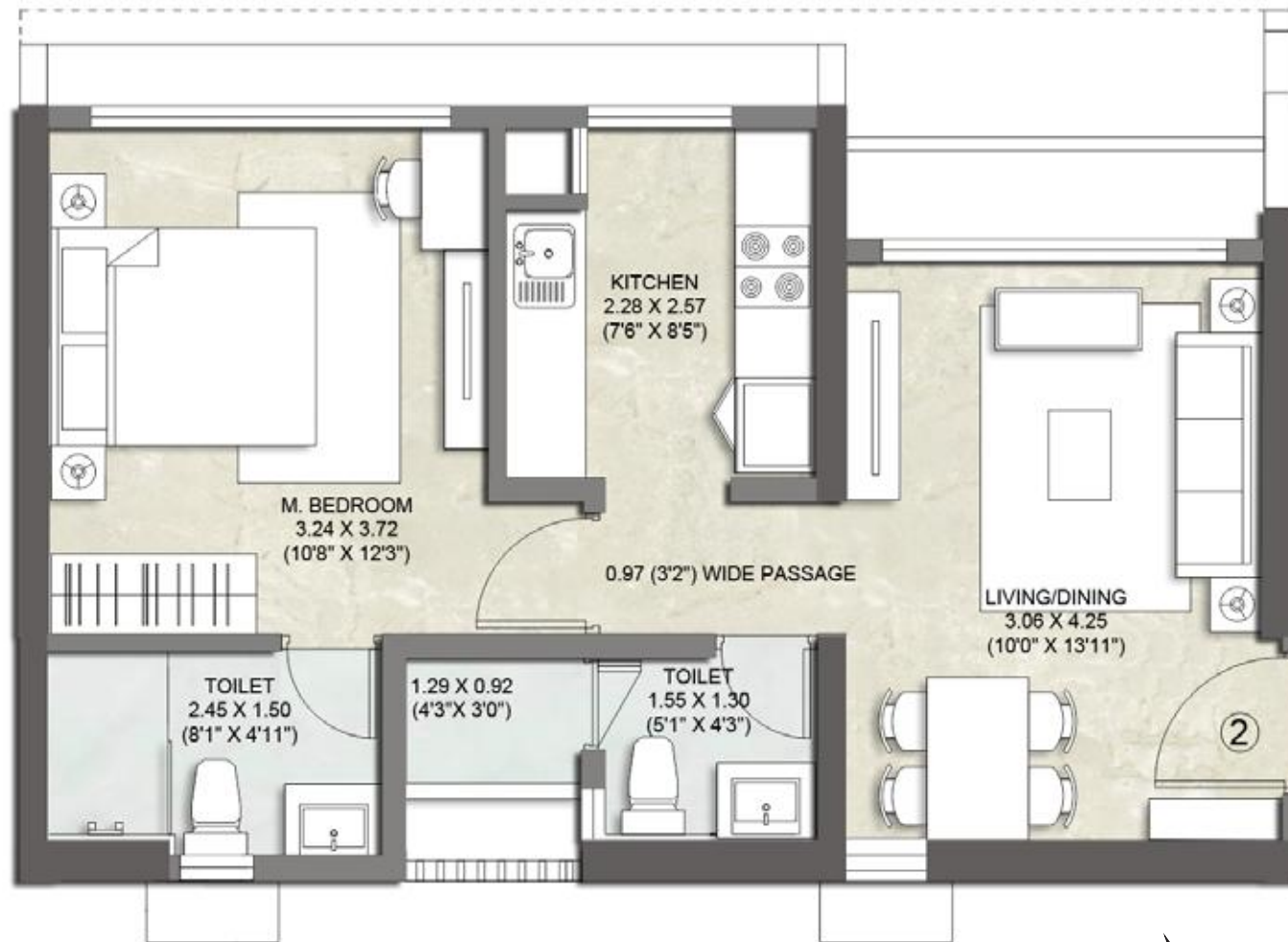
TOWER D - APARTMENT NO. 1



2BHK - SMART 1

Conditions apply^
Not To Scale.
(1 M = 3.28 FT)

TOWER D - APARTMENT NO. 2

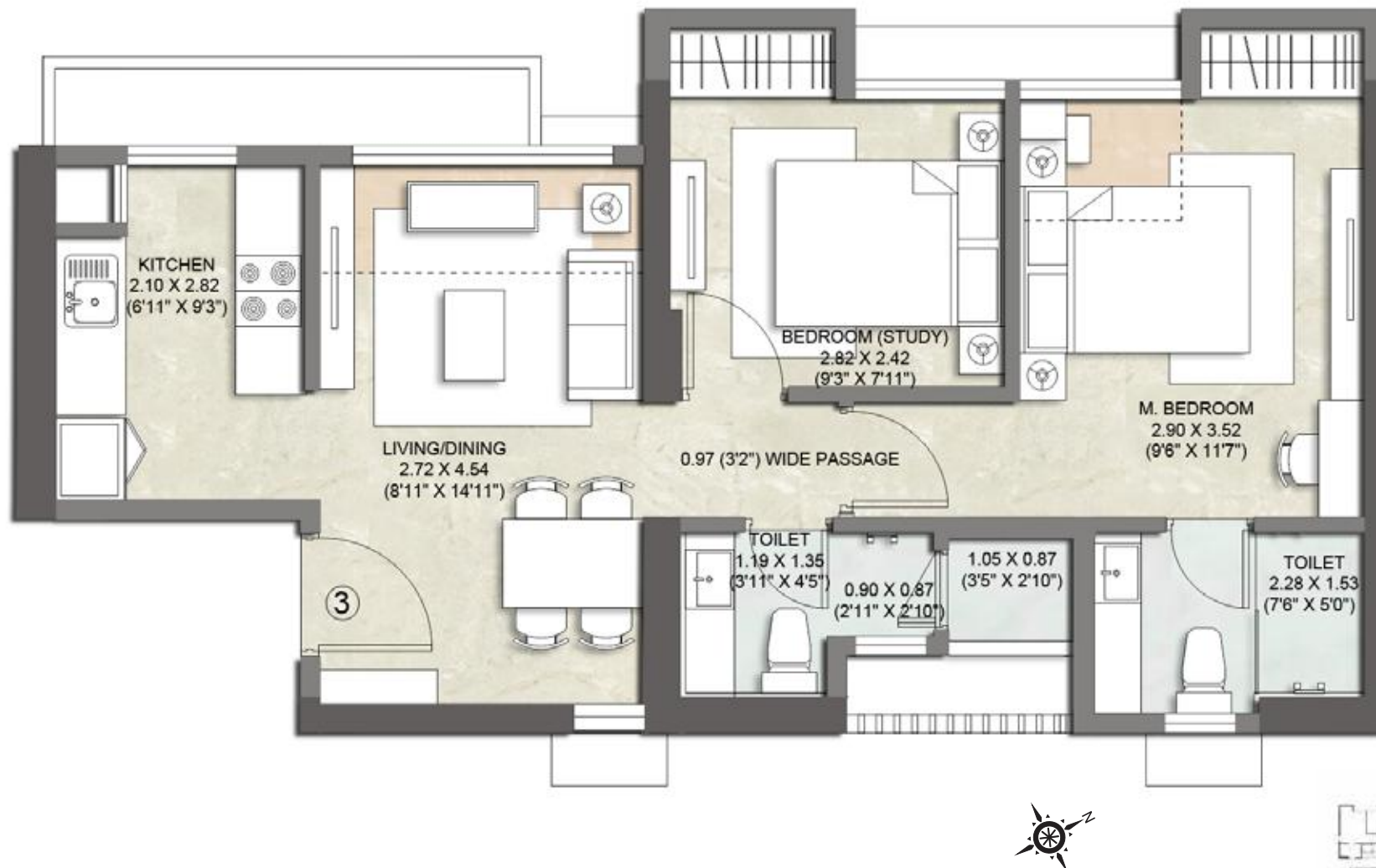


1BHK - PRIME 2

Conditions apply^
Not To Scale.
(1 M = 3.28 FT)



TOWER D - APARTMENT NO. 3



2BHK - SMART 1

Conditions apply^
Not To Scale.
(1 M = 3.28 FT)

TOWER D - APARTMENT NO. 4



3BHK - SUPER PREMIUM 2

Conditions apply^
Not To Scale.
(1 M = 3.28 FT)

TOWER D - APARTMENT NO. 5



3BHK - SUPER PREMIUM 2

Conditions apply^
Not To Scale.
[1 M = 3.28 FT]



TOWER E

APARTMENT PLAN

TOWER E - TYPICAL FLOOR PLAN



1ST TO 2ND, 4TH TO 6TH, 8TH TO 11TH, 13TH TO 16TH,
18TH TO 21ST, 23RD TO 26TH & 28TH FLOOR

Conditions apply#
Not to scale.

TOWER E - REFUGE FLOOR PLAN



3RD AND 17TH FLOOR

Conditions apply#
Not to scale.

TOWER E - REFUGE FLOOR PLAN



7TH AND 22ND FLOOR

Conditions apply#
Not to scale.

TOWER E - REFUGE FLOOR PLAN



12TH AND 27TH FLOOR

Conditions apply#
Not to scale.

TOWER E - REFUGE FLOOR PLAN



29TH FLOOR

Conditions apply#
Not to scale.

TOWER E - REFUGE FLOOR PLAN



30TH FLOOR

Conditions apply#
Not to scale.

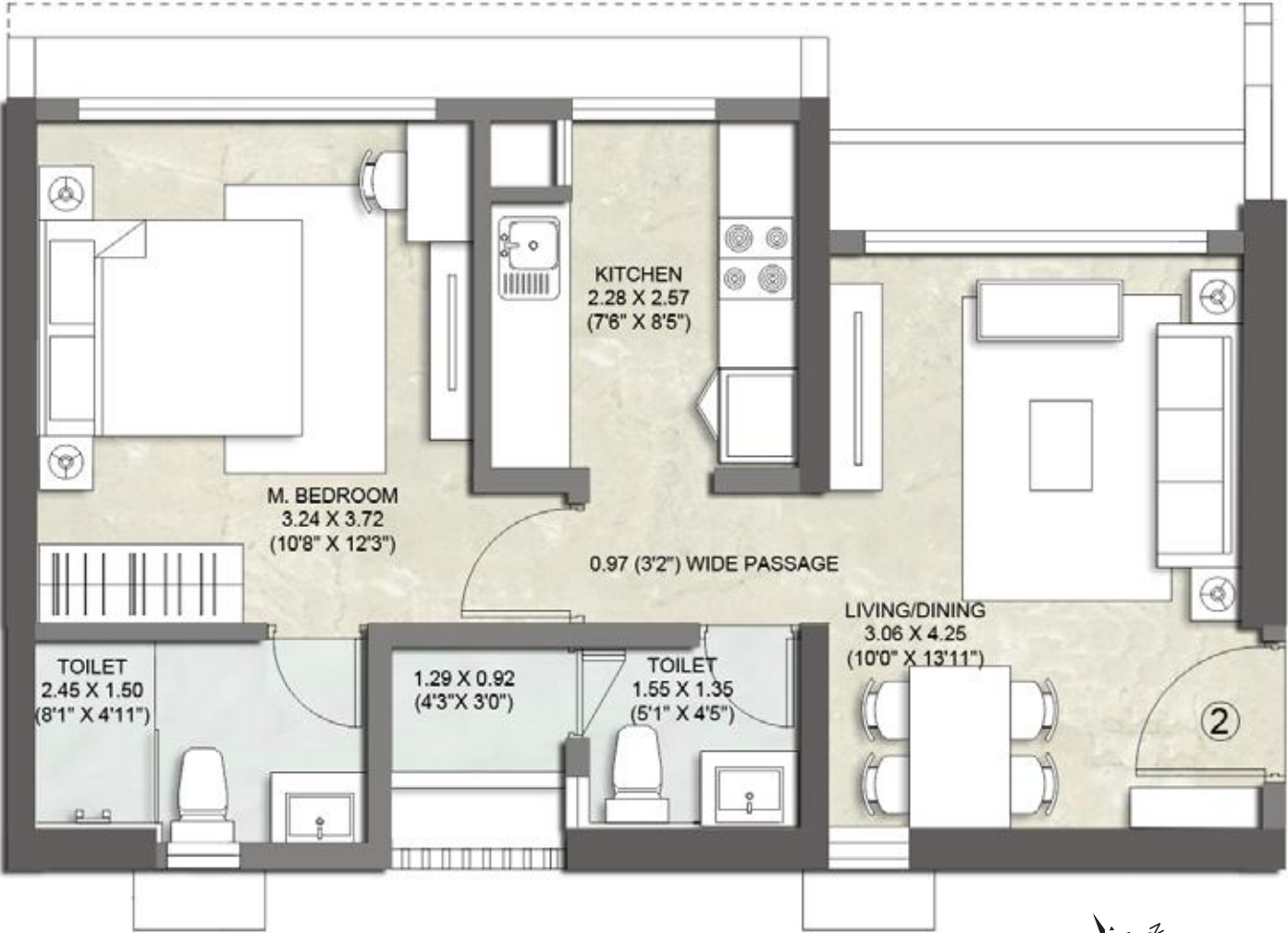
TOWER E - APARTMENT NO. 1



2BHK - SMART 1

Conditions apply^
Not To Scale.
(1 M = 3.28 FT)

TOWER E - APARTMENT NO. 2



1BHK - PRIME 2

Conditions apply^
Not To Scale.
(1 M = 3.28 FT)

TOWER E - APARTMENT NO. 3



2BHK - SMART 1

Conditions apply^
Not To Scale.
(1 M = 3.28 FT)

TOWER E - APARTMENT NO. 4



3BHK - PREMIUM 1

Conditions apply^
Not To Scale.
(1 M = 3.28 FT)

TOWER E - APARTMENT NO. 5



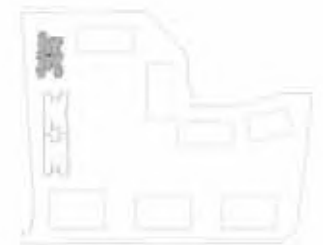
3BHK - PREMIUM 1

Conditions apply^
Not To Scale.
(1 M = 3.28 FT)

TOWER F

APARTMENT PLAN

TOWER F - TYPICAL FLOOR PLAN



1ST TO 2ND, 4TH TO 6TH, 8TH TO 11TH, 13TH TO 16TH,
18TH TO 21ST, 23RD TO 26TH & 28TH FLOOR

Conditions apply#
Not to scale.

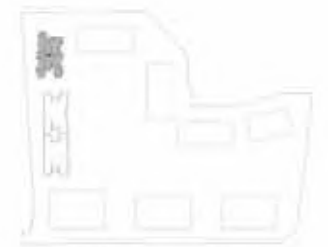
TOWER F - REFUGE FLOOR PLAN



3RD FLOOR

Conditions apply#
Not to scale.

TOWER F - REFUGE FLOOR PLAN



7TH AND 17TH FLOOR

Conditions apply#
Not to scale.

TOWER F - REFUGE FLOOR PLAN



12TH AND 22ND FLOOR

Conditions apply#
Not to scale.

TOWER F - REFUGE FLOOR PLAN



27TH FLOOR

Conditions apply#
Not to scale.

TOWER F - FLOOR PLAN



29TH FLOOR

Conditions apply#
Not to scale.

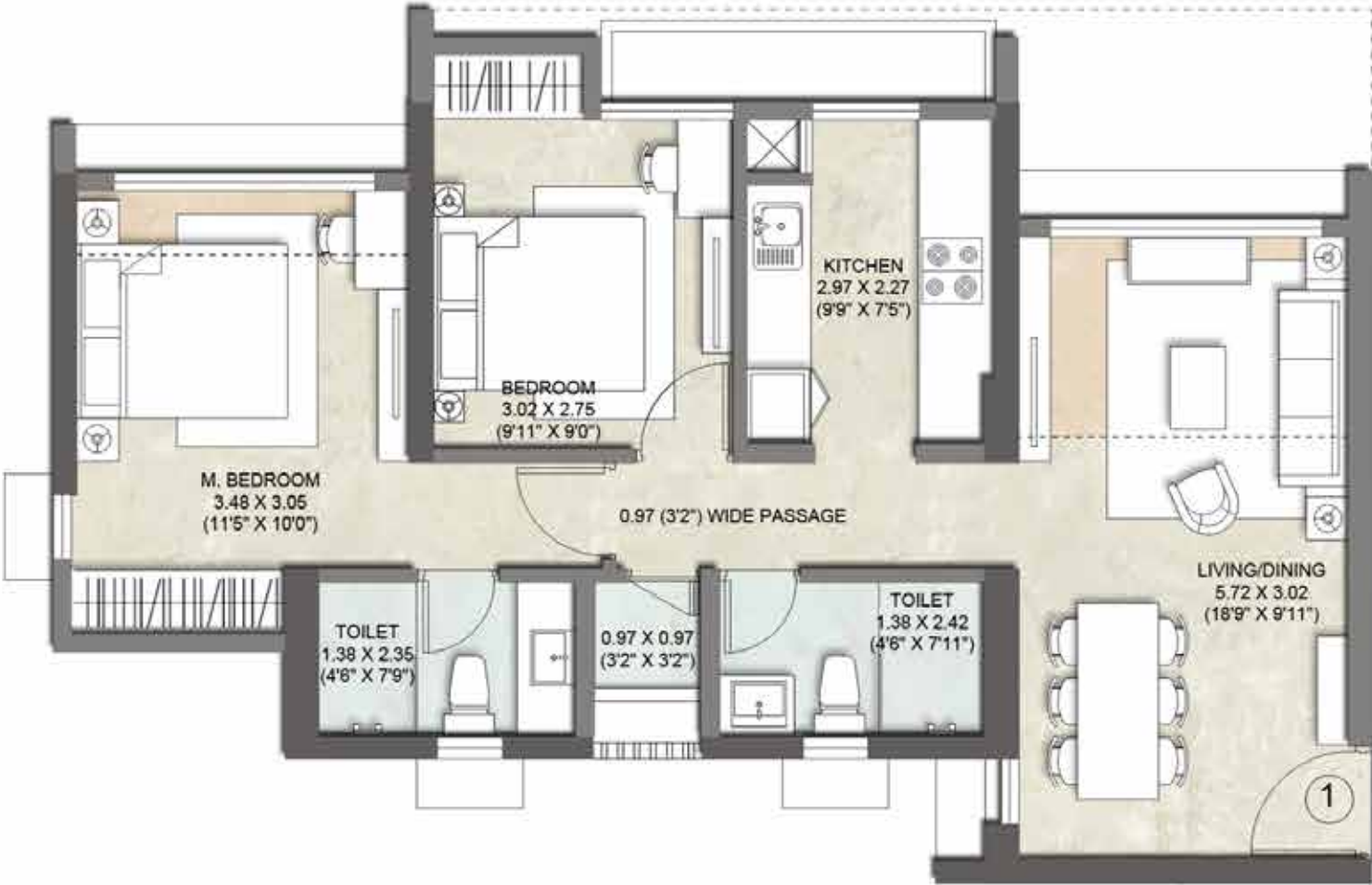
TOWER F - FLOOR PLAN



30TH FLOOR

Conditions apply#
Not to scale.

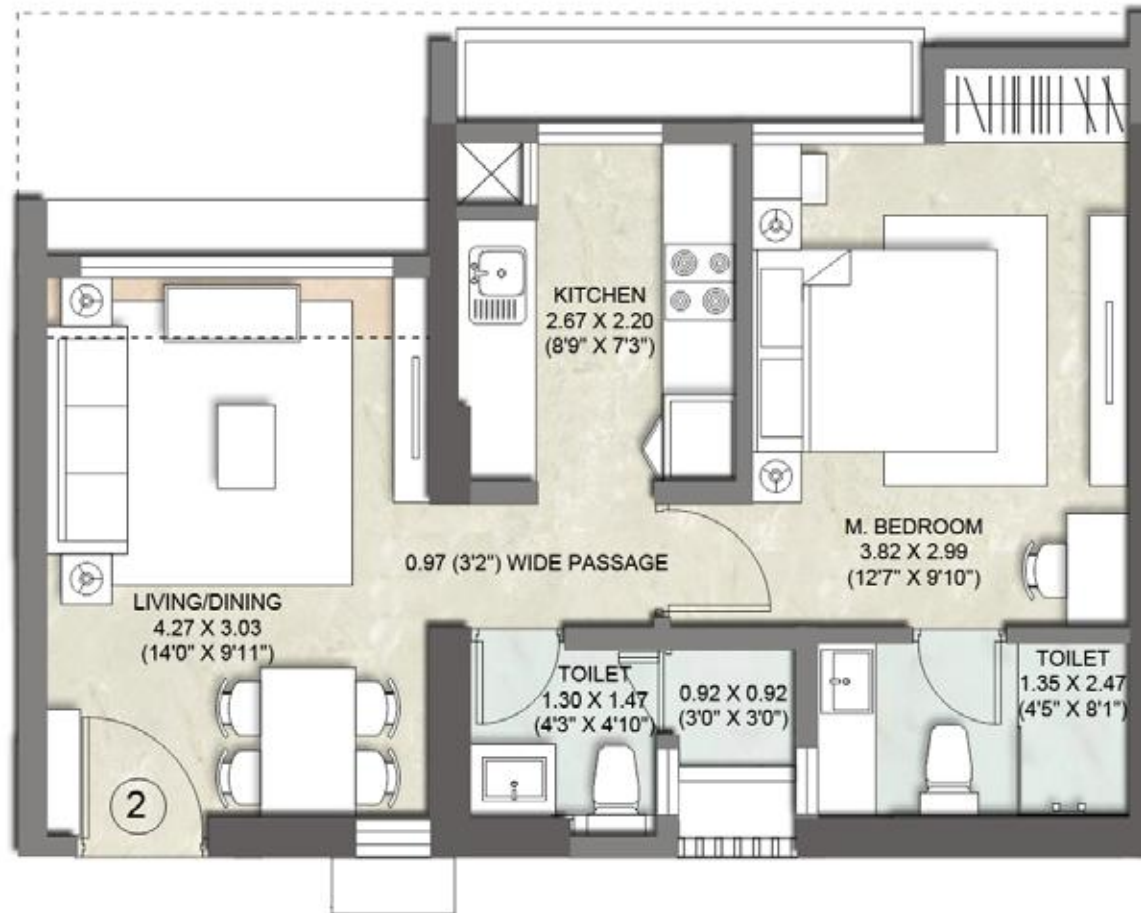
TOWER F - APARTMENT NO. 1



2BHK - PRIME 1

Conditions apply^
Not To Scale.
(1 M = 3.28 FT)

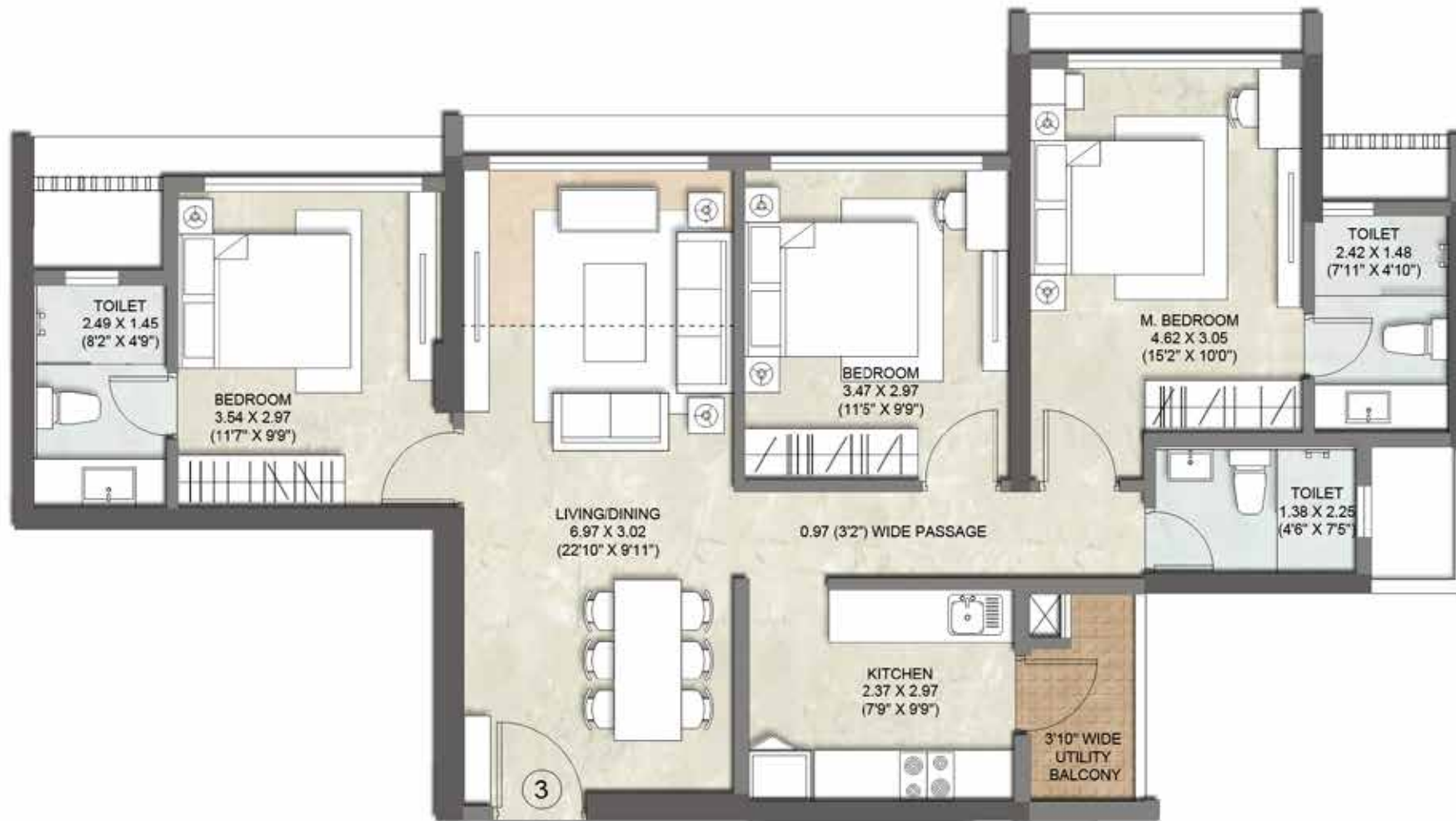
TOWER F - APARTMENT NO. 2



1BHK - PRIME 1

Conditions apply^
Not To Scale.
(1 M = 3.28 FT)

TOWER F - APARTMENT NO. 3



3BHK - PREMIUM 3

Conditions apply^
Not To Scale.
(1 M = 3.28 FT)



TOWER F - APARTMENT NO. 4



2BHK - SMART 1A

Conditions apply^
Not To Scale.
(1 M = 3.28 FT)

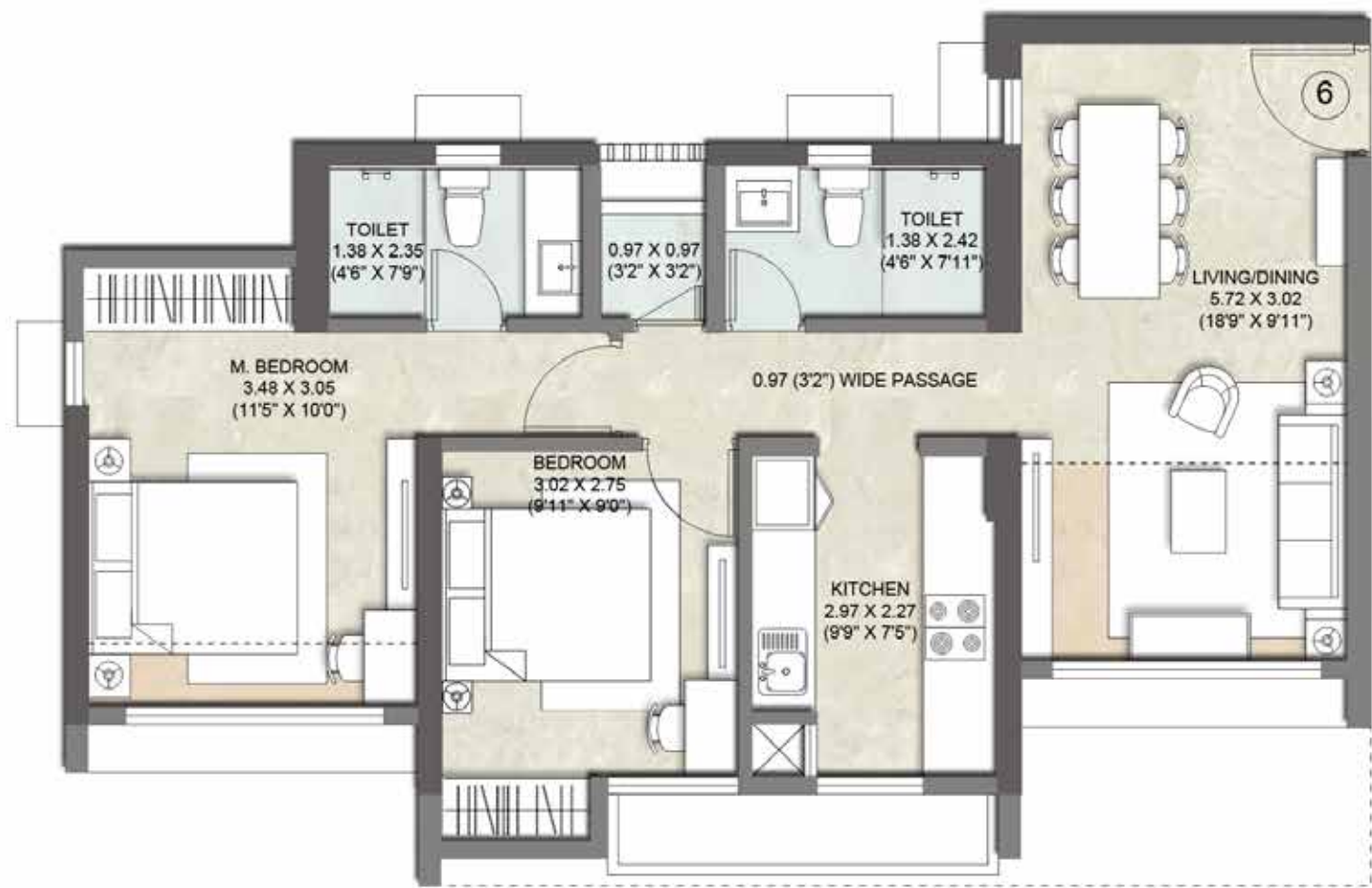
TOWER F - APARTMENT NO. 5



1BHK - PRIME 1

Conditions apply^
Not To Scale.
(1 M = 3.28 FT)

TOWER F - APARTMENT NO. 6



2BHK - PRIME 1

Conditions apply^
Not To Scale.
(1 M = 3.28 FT)

AMENITIES[#]

PROJECT HIGHLIGHTS

- Contemporary design multi-storeyed wings
- Well-designed entrance experience
- Exclusive entrance lobby enhanced with premium finishes
- Multi-tier safety and security system
- Elegantly-designed club facilities
- Gymnasium with state-of-the-art equipment
- Landscaped and pedestrian-friendly eco-deck level
- Swimming pools with pool deck

COMPLEX & BUILDING AMENITIES

- Elevators with Auto Rescue Device (ARD)
- D.G. power backup for designated common areas
- Rainwater harvesting and sewage treatment plant (STP)
- Separate drop-off for each wing
- Solar heating system for water heating and / or lighting

SAFETY & SECURITY 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 & heat / smoke detector

LEISURE AMENITIES

- Gym with various fitness zones
- Spa
- Squash court
- Fitness centre and multiple activity room including lounge, pool table, table tennis, carrom, foosball, chess, video games and entertainment room, board games, dartboard, reception lounge, function hall, music room and children's activity area
- Pool lounge
- Swimming pool with pool deck
- Family pool
- Toddler's pool
- Poolside cabana
- Function hall
- Viewing decks
- Children's play area
- Maze garden

APARTMENT AMENITIES for Wing D, E & F

APARTMENT FEATURES

- Vitrified tile flooring adorning the apartment
- Laminate finished doors
- Gypsum finished Internal walls with low Volatile Organic Compound (VOC) paint
- Aluminium sliding window
- Video door phone and integrated intrusion alarm system
- Balcony with skid resistant tile flooring and MS railing*

KITCHEN FEATURES

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

BATHROOM FEATURES

- Vitrified tile flooring with designer tile dado up to door height in all bathrooms
- Premium sanitary and CP fittings
- Hot & cold water mixer in master bathroom
- Exhaust fan
- Storage water heater^

THE LEGACY OF A PIONEER. BUILDING THE VERY BEST.

For over 49 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 14th level

2009



KALPATARU AURA
GHATKOPAR

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

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

2016



KALPATARU SPARKLE
BANDRA

Awarded the Residential Project of the Year
by the Construction Week
India Awards (2017)

CONSISTENTLY RECOGNISED FOR DELIVERING THE BEST



Kalpataru Jade Residences
Realty Plus
Excellence Awards 2018



Kalpataru Avana
Asia Pacific Property
Award 2017



Amoda Reserve
The Realty Plus Excellence
Awards 2017



Kalpataru Limited
The Construction Week
Architect and Builder
Awards 2016



Kalpataru Avana
Asia-Pacific Property
Award 2016



Kalpataru Limited
Navabharat Realty Business
Achievers Awards 2016



Kalpataru Avana
The Times Real Estate
Icon Award 2016



Mr. Parag Munot
Construction Week
Awards 2015



Kalpataru Riverside
The Realty Plus Excellence
Awards 2014



Kalpataru Aura
Construction World
Architect & Builder Awards 2014



Kalpataru Pinnacle
CNBC Awaaz Real Estate
Awards 2014



Mr. Mofatraj P. Munot
NDTV Property
Awards 2014



Kalpataru Group
7th Construction World
Architect & Builder
Awards 2012



Kalpataru Aura
Asia-Pacific Property
Awards 2012



Kalpataru Limited
The Realty Plus Excellence
Awards 2012



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Email: sales@kalpataru.com | **Website:** www.kalpataru.com

MAHARERA Regn. No P51700016308 Sector 5 - Wing D, E & F (Launch Code Expansia) For details, please also visit at <https://mahareraahaonline.gov.in/>

Disclosure: All specifications, images, plans, designs, facilities, amenities, dimensions, elevations, any other information contained herein are in respect of the project Launch Code Expansia. The same may be subject to changes/revisions/alterations in accordance with the approvals, orders, directions and/or regulations of the concerned/relevant authorities and/or for compliance with laws/regulation in force from time to time. In view of the above, and in line with our customer policies, we may change/alter the above in consonance with approvals, orders, directions, applicable laws, regulations, etc. Unless otherwise stated, all the images, visuals, materials and information contained herein are purely creative/artistic concepts and may not be actual representation of the product and/or any amenities. None of the above may be construed to form any basis of, and/or serve as an inducement or invitation for payment of any advance and/or deposit, to be made by a prospective customer under the relevant provisions of law or otherwise. Solely the amenities/specifications, features mentioned in the agreement for sale (if any) shall be final. [Refer: <https://maharera.mahaonline.gov.in/>]. For private circulation only. This property is secured with Axis Trustee Services Ltd. and Housing Development Finance Corporation Limited. The No Objection Certificate would be issued at the relevant time, if required.

¹Image is not an actual project image and is strictly for representational purposes only. ²Artist's impression (not actual) of the Immensa Elevation, Paramount Clubhouse and the Grand Central Park are strictly for representational purposes only. The render/s used are an artist's impression of possible appearance and are 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. Grand Central Park is an initiative of the Thane Municipal Corporation developed by Kalpataru group. ³ESM, 2017-18. ⁴<https://thanecity.gov.in/page.php?id=22>. ⁵http://thanecity.gov.in/uploadpdf/TMC_SCP_GOM_201512101450102667.pdf. ⁶<http://www.asianage.com/metros/mumbai/091017/borivali-thane-tunnelling-work-may-start-in-six-months.html>. ⁷<https://mmrda.maharashtra.gov.in/metro-line-4>. ⁸<https://mmrda.maharashtra.gov.in/thane-bhiwandi-kalyan-monorail>. ⁹Google maps as on march-2018. Distance travelling time by car are in normal traffic condition. Map is not to scale; only for pictorial depiction. ¹⁰Google Maps as on 07/2017. ¹¹Warranty/Guarantee of the 3rd party product/amenity is subject to the concerned supplier's/manufacturer's corresponding warranty/guarantee terms and conditions. ¹²Applicable to 3BHKs. ¹³not provided in powder toilet. ¹⁴Depiction 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/> ¹⁵Not 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. ¹⁶Not 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. ¹⁷Depiction 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/> Conditions apply. Communication Version: 01.0.18.05.