

THE GLITTERATI MILE

MOMENTS WITH INTENTION.
SPACES THAT SPEAK.
DETAILS THAT ENDURE.

THIS IS TRUE LUXURY.



KALPATARU

Reframing
LOKHANDWALA

THE PAST PERFECTED. THE FUTURE DESIRED.



Celebrating the Milestone of 55 Years,
KALPATARU LIMITED

Listed at NSE, 1st July 2025



Artist's Impression

Details that make a
home timeless

Kalpataru Prive, Altamont Road

Lokhandwala has long shimmered at the edge of Mumbai's cultural constellation

Glamour here was never a foreign import; it was an indigenous inheritance. Lokhandwala became the stage for many firsts — cafés that introduced the city to its coffee culture, early international names that gave it a cosmopolitan edge, and studios where ambition and artistry intertwined.

It did not rely on gleaming façades to announce its presence. Its character emerged from the everyday theatre of life — auditions beside ateliers, conversations over coffees that sparked collaborations, evenings where culture and community overlapped with ease.

It was a glamour that felt lived rather than manufactured.

But time has a way of redirecting the city's gaze.

With infrastructure re-drawing patterns of movement and luxury being redefined as intentional rather than excessive, Lokhandwala no longer lingers at the edge of attention it stands firmly at the centre.



WHERE MUMBAI TURNS ITS GAZE

At this moment of renewal, the neighbourhood steps forward with assurance. Strengthened by connectivity, elevated by design, and refined by a more curated idea of lifestyle, it claims its place as a destination in its own right.

No longer a secret whispered in passing, it speaks with clarity — of legacy that endures, of evolution that inspires, of calm and culture existing in rare balance.

Here, the city's discerning gaze does not simply glance; it lingers.



SHOT ON LOCATION



High Street Retail

Lokhandwala complex is a home to designer ateliers and cult homegrown labels transform mundane errands into couture promenades.

Educational Institutions

From RIMS, Ryan, and CP Goenka to Ecole Mondiale and Oberoi International, Lokhandwala ensures education remains within easy, seamless reach for modern families. Other known schools in close proximity include - Stellar World School, Utpal Shanghvi global school, JBCN Oshiwara.

Born in around the

1980s

Lokhandwala is now Mumbai's most coveted cosmopolitan enclave — a confluence of ambition, allure, and aesthetic savoir faire.



THE GAZE WORTHY

Recreation & Fitness

From landscaped jogger's trails to Celebration Sports Club, leisure takes many forms here. And always, a sea-breeze away: **Versova Beach**.

Shopping and Entertainment

PVR Citi Mall, Crystal Point, Fun Republic, and Infinity Mall — all within close proximity, keeping shopping and leisure effortlessly at hand.

The Glamour Quotient

For decades, Lokhandwala has quietly drawn artists, creators, and storytellers. It's where work and wonder live side by side — home to studios, production houses, and lives behind the limelight.



Fine Dining & Cafés

Caffeine-fuelled rendezvous. Star-studded bistros. Evenings that blur into soirées. Lokhandwala's cafés are less coffee shops, more cultural salons.



- Yash Raj Films
- Balaji Production House
- Reliance Entertainment Studios Pvt. Ltd



Spiritual Spaces

A sanctum where serenity meets spectacle — devotion finds voice in exquisitely maintained shrines:

- Shiv Shivam Temple
- Digambar Jain Mandir
- Swami Samarth Temple
- Gurdwara Sri Guru Singh Sabha
- Shri Vallabhnidhi Trust (Haveli)
- ISKCON Temple

Lokhandwala

The Greenest of the Western Suburbs

Introducing: The Backroad Mangroves

Who knew Lokhandwala was concealing an oasis beneath its glittering veneer — a hush of nature that tempers the city's crescendo. A rare urban marvel that wraps the backroad in serenity, offering a moment of breath amidst Mumbai's relentless tempo.



The Lokhandwala Garden

The Lokhandwala Garden is more than a patch of green — it's a living, breathing refuge in the urban sprawl, a shaded interlude where the neighbourhood finds its pause.

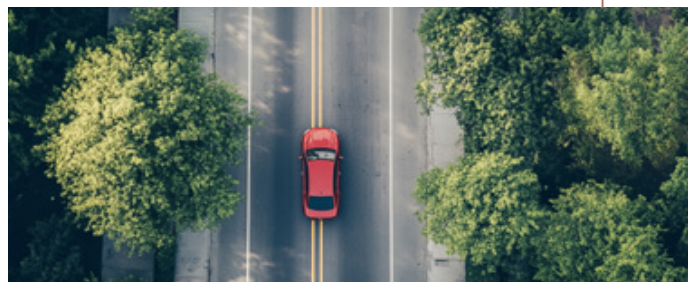
Tree-Lined Avenues

The Lokhandwala backroad, shaded by a canopy of rain trees, moves not with haste, but with hush. More promenade than passage, it invites you to slow down — to listen, linger, and belong.

The Green Mosaic

Lokhandwala's landscape extends well beyond its backroad, unfolding into rare urban sanctuaries that lend the suburb its verdant character:

- Nana Nani Park
- Joggers Park
- Lokhandwala Lake Road



CONNECTIVITY

AND

UPCOMING INFRA

Lokhandwala's current connectivity to major landmarks

- D N Nagar metro station – 7 min
- Versova metro station – 7 min
- Juhu circle – 9 min
- SV road – 10 min
- WEH – 12 min
- JVLR – 12 min
- International airport T2 – 20 min
- Domestic airport T1 - 25 min

Upcoming Infra to Boost Connectivity & Investments

Versova-Bandra Sea link stretching from the Bandra to Nana Nani Park (near versova) will connect **Lokhandwala** to **SoBo** and BKC in just **15 mins**.



Versova Bhayandar Coastal Road

Stretch from **Versova towards to Malad**, Kandivali, Borivali, Dahisar, and up to Bhayandar in just **20 mins**.



Metro Connectivity

Metro Line 6 (Lokhandwala to Vikhroli)
Metro line 1 (Versova – DN Nagar - Ghatkopar)

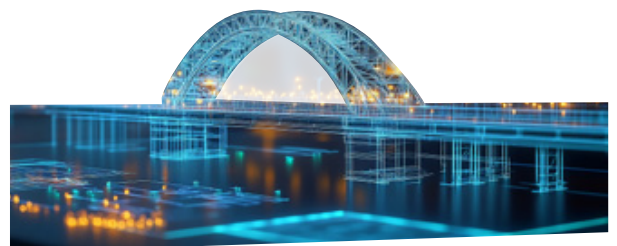
Reduced Travel Time

Juhu Bridge will smoothen traffic flow between Juhu, Andheri, and Versova, offering alternate access for Lokhandwala's southern routes.

Jogeshwari Vikhroli flyover on Metro Line 6 to reduce travel time to Powai, SEEPZ, Vikhroli.

Price Appreciation

With multiple infrastructure upgrades on the horizon, the corridor is poised for a remarkable **15–20%*** appreciation in property values – promising strong capital growth for early investors.



Envisioning the Connectivity Landscape

Right from Versova Bandra Sea Link to Juhu Bridge, and Coastal Road Phase 2 the connectivity landscape is about to change.



KALPATARU GROUP:

CREATING LANDMARKS

SINCE _____

1969



SHOT AT KALPATARU AVANA, LOWER PAREL

From Mumbai's first genuine skyscrapers to landmark luxury projects over the last 5 decades, the Kalpataru Group has been at the forefront of positive changes in the Indian real estate landscape.

Our projects have raised the standards in modern living and transformed India's urban residential landscape forever. Our greatest success however, is in the smiles and satisfaction of thousands of families who have chosen a Kalpataru Group project as their home.



THOUGHTFUL LAND PLANNING

We maximise open spaces through intelligent land parcel optimisation, offering residents more green zones, breathing room, and an elevated quality of life.



INTELLIGENT LAYOUTS

Kalpataru homes are designed with a deep understanding of urban living needs—minimising wastage, integrating utility areas efficiently, ensuring privacy through transitional passages, and incorporating well-proportioned living and dining spaces to enhance everyday functionality.



DESIGN-LED VIEW & LIGHT PLANNING

Our towers are strategically positioned to ensure that the maximum number of apartments enjoy commanding views, while every residence is designed for maximum privacy. With detailed sun-path and shadow analysis, we optimise natural light, enhance energy efficiency, and ensure year-round comfort.

WHERE

DESIGN

MEETS FORESIGHT



IGBC GOLD CERTIFIED PROJECTS

Our developments are aligned with green building norms and future-ready certifications, reflecting our commitment to sustainability, health, and global benchmarks of excellence.



CUSTOMER-FIRST THINKING

Our homes are designed around unspoken customer needs—prioritising comfort, efficiency, privacy, and everyday ease, all seamlessly woven into the blueprint.

Every Kalpataru Home

is an orchestration of foresight and detail. Land parcels are shaped to foster community and breathing spaces; towers are placed to frame light and views; sustainability is benchmarked to the highest standards. Above all, each residence is designed not merely to be lived in, but to be cherished as a lasting legacy.



SHOT ON LOCATION

The Western Suburbs bear testimony to Kalpataru's legacy of delivery — residences that have redefined neighbourhoods and elevated everyday living. From thoughtfully reimagined landmarks to contemporary lifestyle addresses, each project demonstrates how design and foresight translate into lasting value.

KALPATARU YASHODHAN, ANDHERI

A landmark transformation of a 45+ year-old building into an award-winning residential tower.
Mid-Day Real Estate Icon Award 2017.

DELIVERED LUXURY

IN THE

Western Suburbs



SHOT ON LOCATION

KALPATARU SOLITAIRE, JUHU

A former plot reinvented into one of Juhu's most exclusive residences.
Times Realty Icon + Golden Bricks Interior Design Award Price.



All images are for representational purposes only.

THE
FUTURE *FINE LIVING*
OF _____
IN LOKHANDWALA





Intelligent Layouts

Lifestyle, today, is no longer defined by indulgence alone — it's about intentionality. In a neighbourhood where convenience and culture harmonize effortlessly, the idea of everyday living could soon evolve to something more curated, more considered, more complete.



Luxe Expanses

Lokhandwala has always inspired aspiration, but its skyline has long awaited a new chapter. A shift is emerging in the way people envision their space, where homes are not just functional layouts, but expressions of comfort, openness, and identity. This locale may well be poised for something that reimagines spatial generosity.



Verdant Vistas

Something Lokhandwala has never truly offered before — uninterrupted, uplifting views. From glimpses of distant skylines to lush green pockets tucked away from the bustle, these are the kinds of perspectives that make everyday moments feel cinematic. In some corners, it already feels like the view itself could become your muse.



KALPA-TARU®

The details, images, layouts, plans, specifications and graphical representation shown or mentioned are purely indicative and for general information only. This project is currently not registered under the Real Estate (Regulation and Development) Act, 2016 (RERA). As such, the information does not constitute a legal offer or advertisement under RERA norms and is subject to change without notice. Prospective buyers are requested to independently verify all aspects of the project including area, amenities, services, terms of sale, payment schedules, approvals and RERA registration status with the promoter's authorized sales team before making any purchase decision.

Until such time the project is duly registered with the appropriate RERA authority, any reliance on the information contained herein shall be solely at the buyer's own risk and consequence. The promoter expressly disclaims any liability for inaccuracies, changes, delays, or consequences arising from reliance on such information.

All visuals, renders, and representations are artist's impressions only and may not reflect the actual final project. The promoter reserves the right to make modifications as required by competent authorities or for construction contingencies.