



KALPATARU
VIRTUS

Your office is more than
a seat you occupy from 9 to 5.

It tells a story.
Of your dreams and ambitions,
perseverance and excellence.
It is a celebration of milestones conquered
and triumphs achieved.
A beacon that illuminates
your well-deserved success.
And showcases your stature along with it.

Presenting signautre office spaces designed
for those who have achieved success.
But are not quite done yet.



KALPATARU
VIRTUS

A REFLECTION *of* YOUR SUCCESS.

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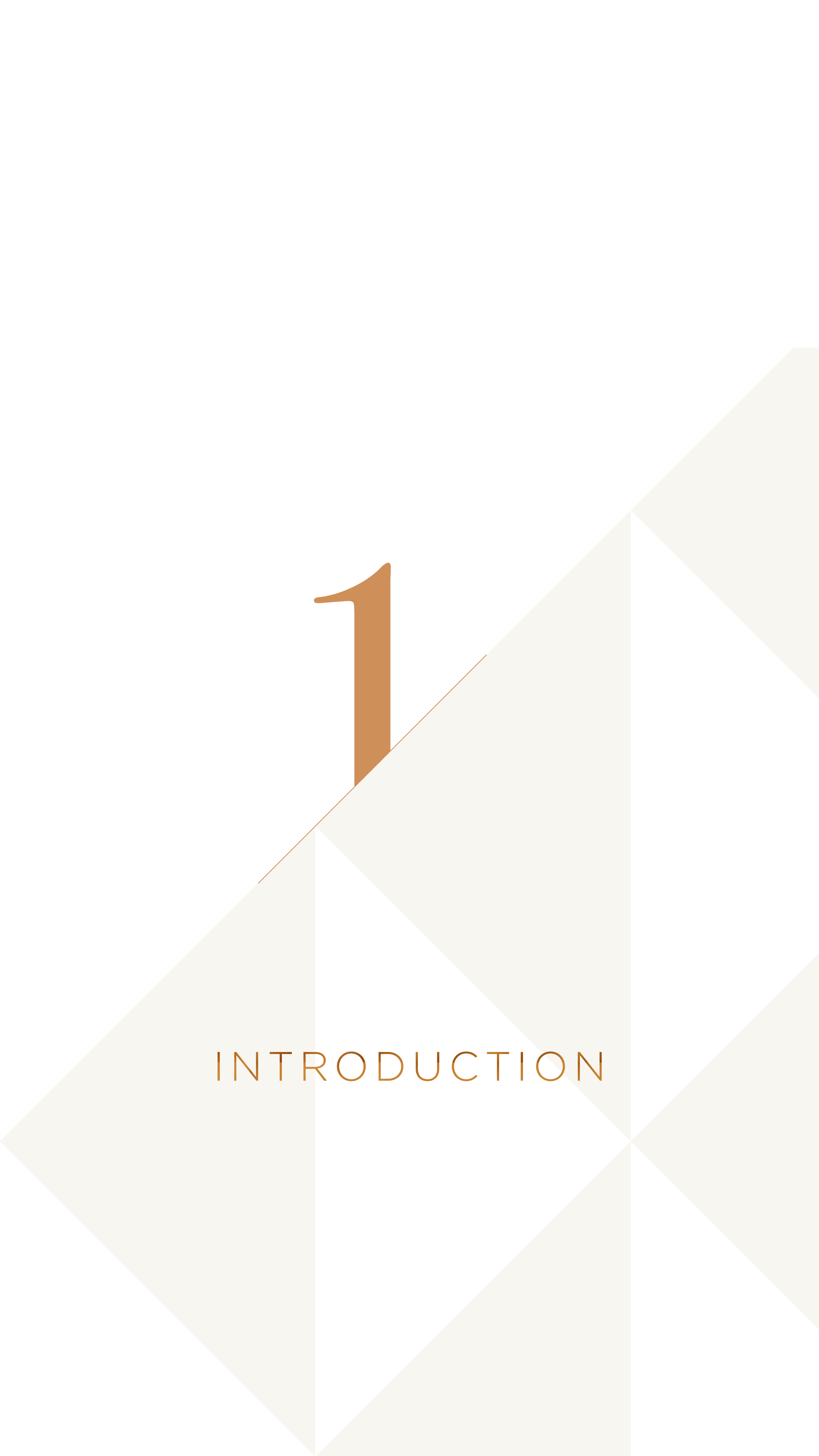
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1

INTRODUCTION

A LANDMARK DEDICATED TO ACHIEVING BUSINESS GOALS. AND SURPASSING THEM.

Presenting Kalpataru Virtus, a symbol of success thoughtfully planned to continue your ascent. Featuring a majestic facade designed to impress clients and elevate your image. Inside, signature offices offer open layouts for better productivity and enhanced customer satisfaction. In addition, the advantage of multi-modal connectivity ensures that your clients and new business opportunities are easily accessible.



LANDMARK FEATURES

1.12 acres of freehold land | 20 office floors | 10-level parking podium
Customisable office spaces with attached pantry & washroom

The background features a large, stylized number '2' in a brown color. The background is composed of several overlapping geometric shapes, including triangles and rectangles, in shades of light beige and cream. The overall design is minimalist and modern.

2

LOCATION





Representational Image

A LOCATION ELEVATED BY BUSINESSES THAT HAVE ACHIEVED SUCCESS.

Jogeshwari - Vikhroli Link Road (JVLR) welcomes one of its most iconic commercial landmarks yet. Positioned perfectly at the Gandhi Nagar Junction and in proximity to Powai stands Kalpataru Virtus. Easily accessible by road and rail, and soon by metro, these exclusive office spaces will open a new corridor of power for businesses that empower thousands.

LOCATION FEATURES

Direct access from JVLR | A high-visibility site | Close to major highways
Last mile connectivity with the upcoming metro line right outside the project

NEARBY LANDMARK LOCATIONS:

Vikhroli - 0 km | Powai - 0.3 km | Kanjurmarg - 1 km | Ghatkopar - 5 km
Mulund - 6 km | Andheri - 9 km | Thane - 9 km | BKC - 10 km



Representational Image

EXCELLENT CONNECTIVITY. FOR YOUR BUSINESS TO BE AS WELL-CONNECTED AS YOU ARE.

In the business world, success is often achieved by being in the right place at the right time. And it is furthered by making the right connections. Which is why, Kalpataru Virtus stands strategically at the Gandhi Nagar Junction to offer excellent connectivity to other prominent corporate houses and neighbourhoods by road, rail and metro.

LANDMARK DISTANCES

Jogeshwari Vikhroli Link Road - 0 km | LBS Road - 0.1 km
Kanjurmarg (W) Metro Station - 0.1 km (Line 6 & Line 4 Interchange)
Kanjurmarg Railway Station - 0.8 km | Eastern Express Highway - 1.5 km
Vikhroli Railway Station - 1.8 km | Airoli Connector - 9.1 km
Upcoming Goregaon-Mulund Link Road - 9.7 km | Eastern Freeway - 12.1 km
Mumbai International Airport - 14.2 km | Domestic Airport - 14.3 km

JUST THE SOCIAL INFRASTRUCTURE YOU NEED FOR THE BUSINESS OF LIVING.

There's more to life than work. Which is why, Kalpataru Virtus is set in the midst of some of the finest social and life infrastructure that Powai can provide. Including centres for entertainment, retail therapy and health.



HOSPITALS

- Powai Polyclinic & Hospital - **1.3 km**
- Dr L. H. Hiranandani Hospital - **1.8 km**
- IIT Bombay Hospital - **1.9 km**
- Vedant Central Hospital - **5.5 km**
- Godrej Memorial Hospital - **7.4 km**



RESTAURANTS & FINE DINE

- Spice it, IBIS - **0.6 km**
- Hitchki - **2.5 km**
- Joshh - **2.5 km**
- Mirchi & Mime - **2.5 km**
- Powai Social - **2.8 km**
- Rude Lounge - **3.4 km**
- Pop Tate's - **3.9 km**



HOTELS

- IBIS - **0.6 km**
- Meluha The Fern - **2.7 km**
- The Beatle - **3.2 km**
- Lakeside Chalet - **5.5 km**
- The Westin - **5.5 km**
- Ramada - **5.7 km**
- Taj The Trees - **8.3 km**



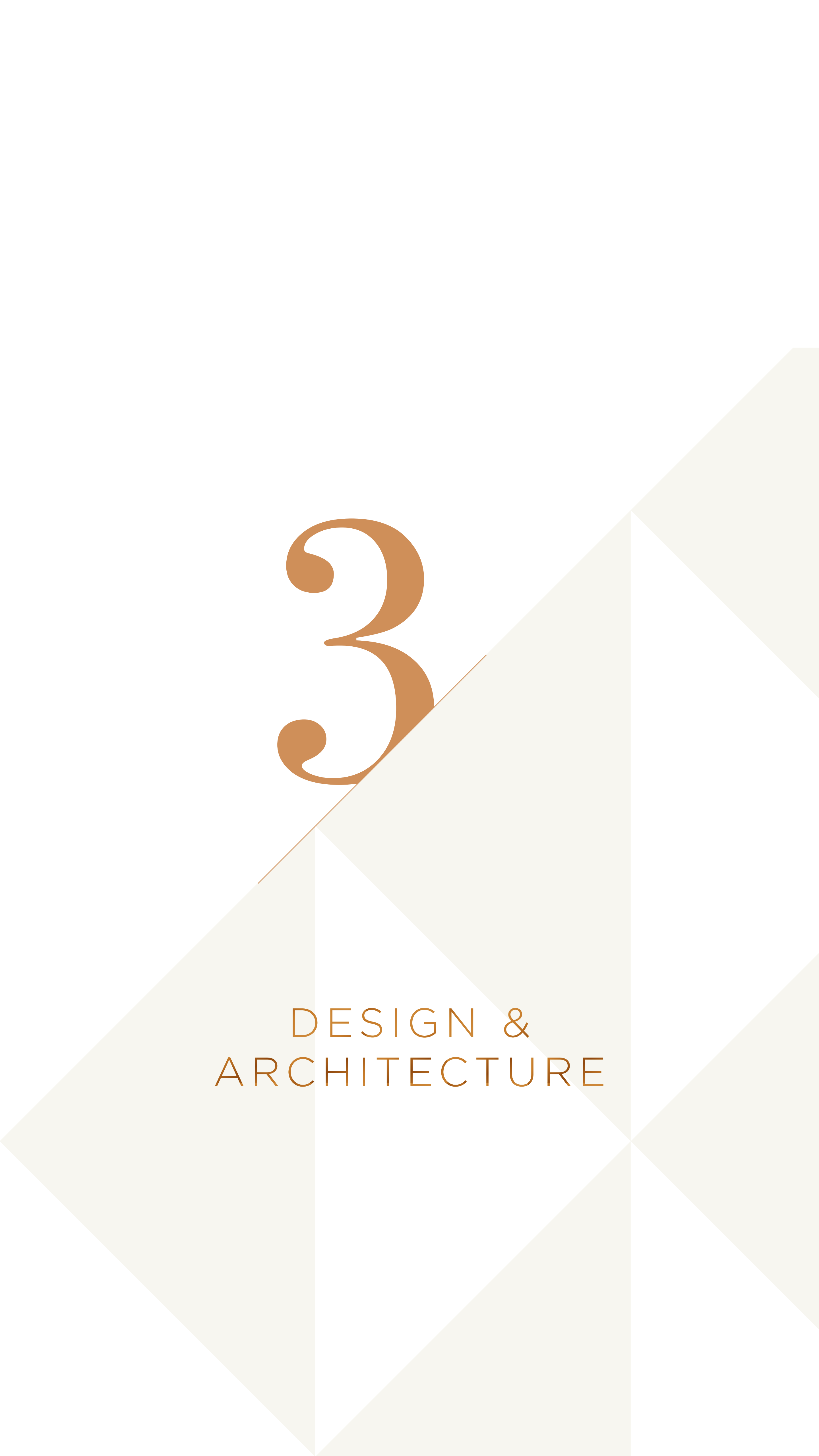
SHOPPING & ENTERTAINMENT

- DMart Kanjurmarg - **0.6 km**
- Powai Plaza - **1.7 km**
- Powai Lake - **2.3 km**
- Cinepolis - **2.4 km**
- DMart Powai - **2.5 km**
- Galleria Shopping Mall - **2.7 km**
- MovieMax - **2.9 km**
- RCity Mall - **4.1 km**



BANKS

- Canara Bank - **0.2 km**
- HDFC Bank - **0.5 km**
- Kotak Mahindra Bank - **0.6 km**
- State Bank of India - **1.1 km**
- The Bharat Co-operative Bank - **1.1 km**
- UCO Bank - **1.1 km**
- Bank of Baroda - **1.1 km**
- Punjab National Bank - **1.3 km**
- ICICI Bank - **2.4 km**
- Axis Bank - **2.4 km**
- YES Bank - **2.5 km**



3

DESIGN &
ARCHITECTURE

DESIGNED BY
REPUTED MINDS TO
INSPIRE EMINENCE.



Kiran Kapadia
Principal Architect

“ *Kalpataru Virtus is the epitome of sophistication and efficiency. From its striking fully glazed façade and high-quality modular offices to best-in-class public areas, retail spaces and sustainable features, every aspect is designed to enhance the productivity and well-being of its occupants.* ”

RENOWNED COMMERCIAL AND
HOSPITALITY LANDMARKS.
ENVISIONED BY KIRAN KAPADIA.



JW MARRIOTT SAHAR, MUMBAI.



INORBIT MALL, PUNE.

Kapadia Associates: Founder, Director

Kapadia Associates Pvt. Ltd. (KAPL) is driven by the belief that architecture is the art and science of making sure that our cities and buildings fit in with the way we want to live our lives. This belief induces KAPL to design spaces that make inhabitants happier, more inspired and more productive.



Representational Image

A FAÇADE DESIGNED TO MIRROR YOUR PROSPERITY.

Standing tall at the bustling Gandhi Nagar Junction is a symbol of business prestige – Kalpataru Virtus. With a contemporary, sparkling exterior that speaks volumes about the prominent businesses that operate within it.

FAÇADE FEATURES

- Fully glazed façade for each office unit
- Heat blocking to reduce pressure on HVAC
- Clear visibility
- Integrated façade cleaning system

A DISTINCT FAÇADE.
CREATED BY A COMBINATION
OF MATERIALS AND DESIGN.



PANELS AND
MATERIALS

- CANTILEVER BUTTRESS PANEL
- HORIZONTAL METAL CLADDING
- VISION GLASS PANEL
- VERTICAL ALUMINIUM PANELS
- OPENABLE FIRE PANEL



- VISION GLASS PANEL
- VERTICAL FINS
- ALUMINIUM FRAME
- STONE TEXTURE PAINT
- SCREEN



EXTERNAL
SHADING DEVICES



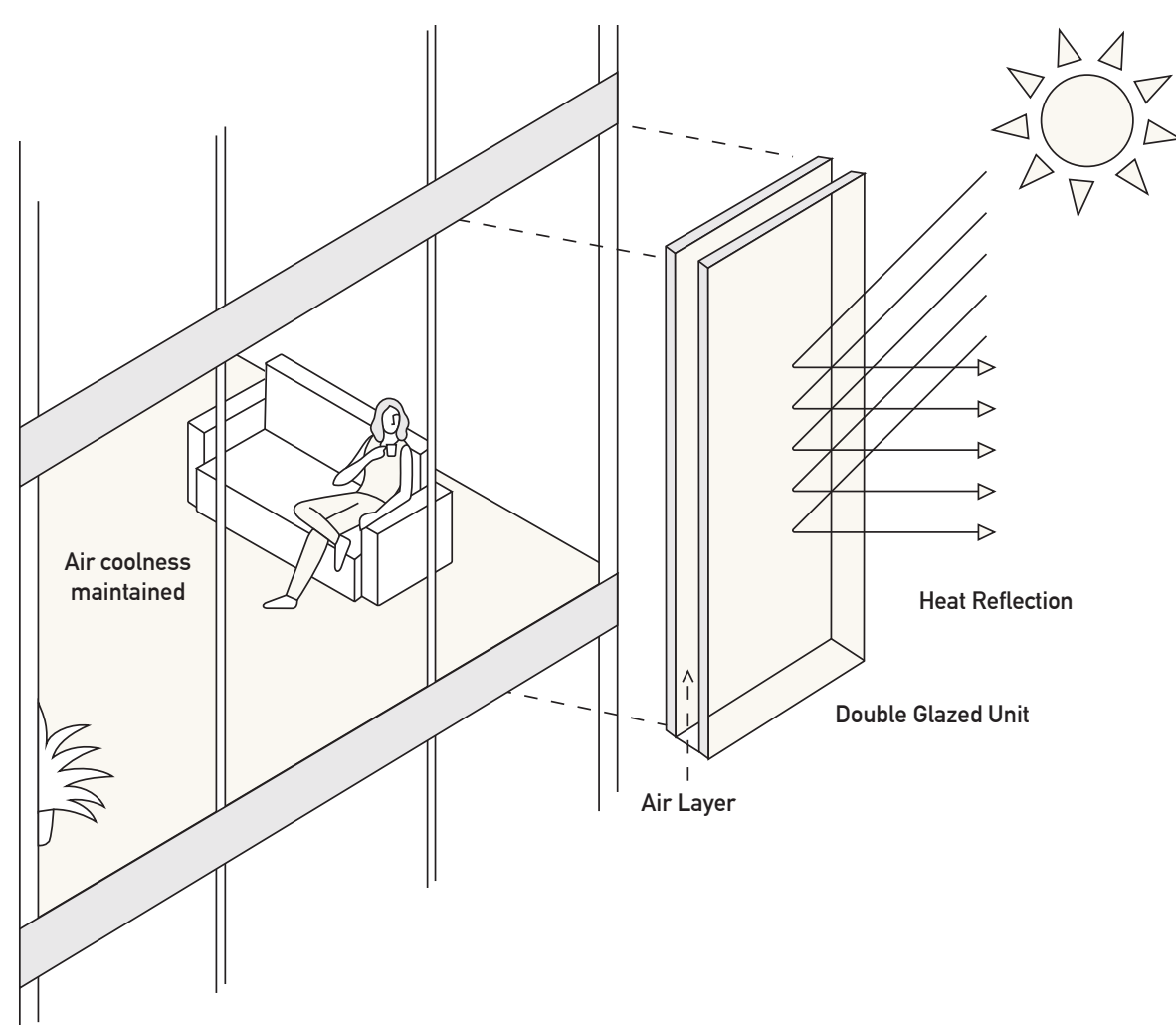
- STONE-TEXTURE PAINT
- STONE CLADDING
- FIXED GLASS



COATING
AND CLADDING

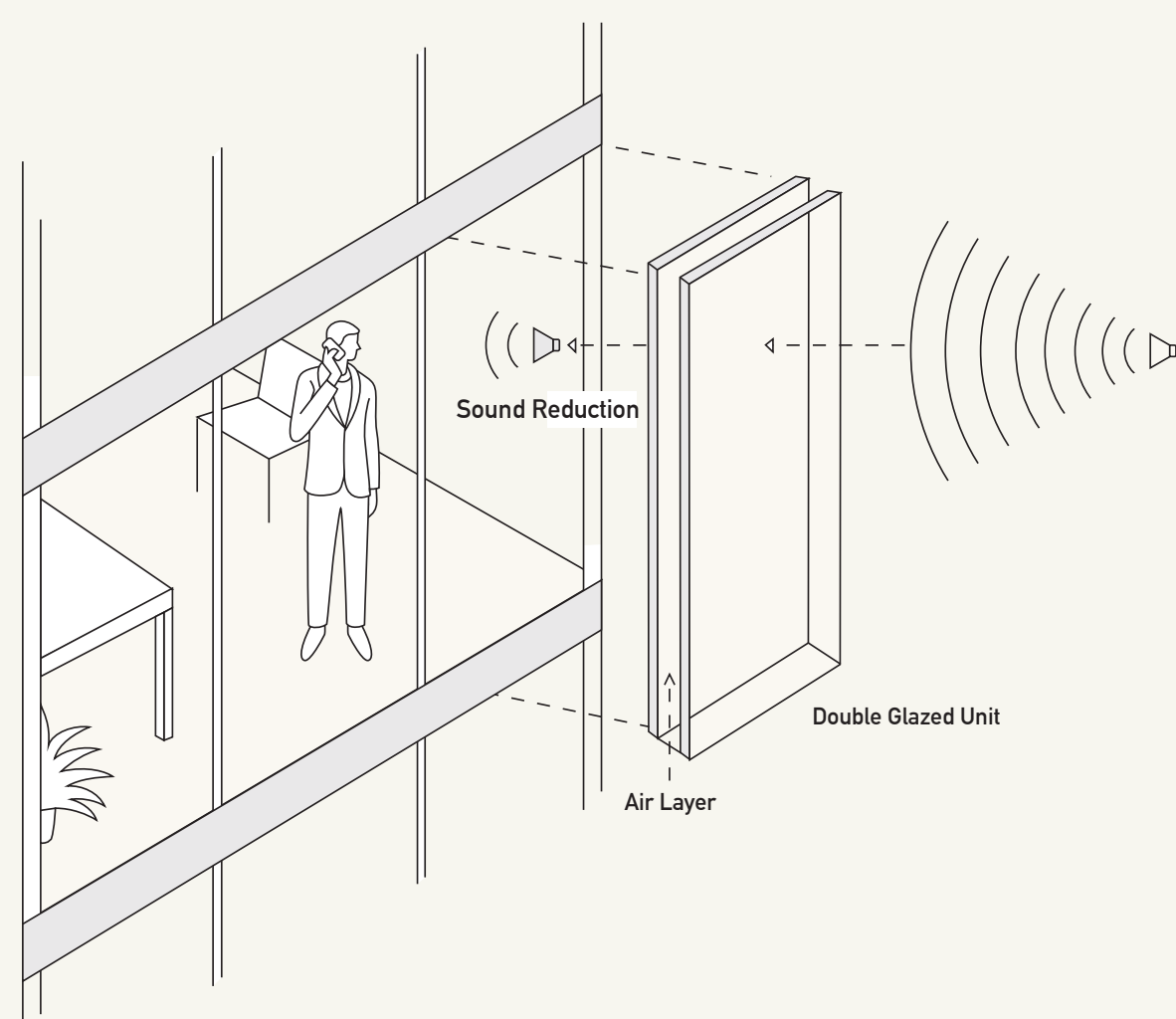


DOUBLE-GLAZED GLASS. FOR AN ENVIRONMENT THAT FOSTERS PRODUCTIVITY.



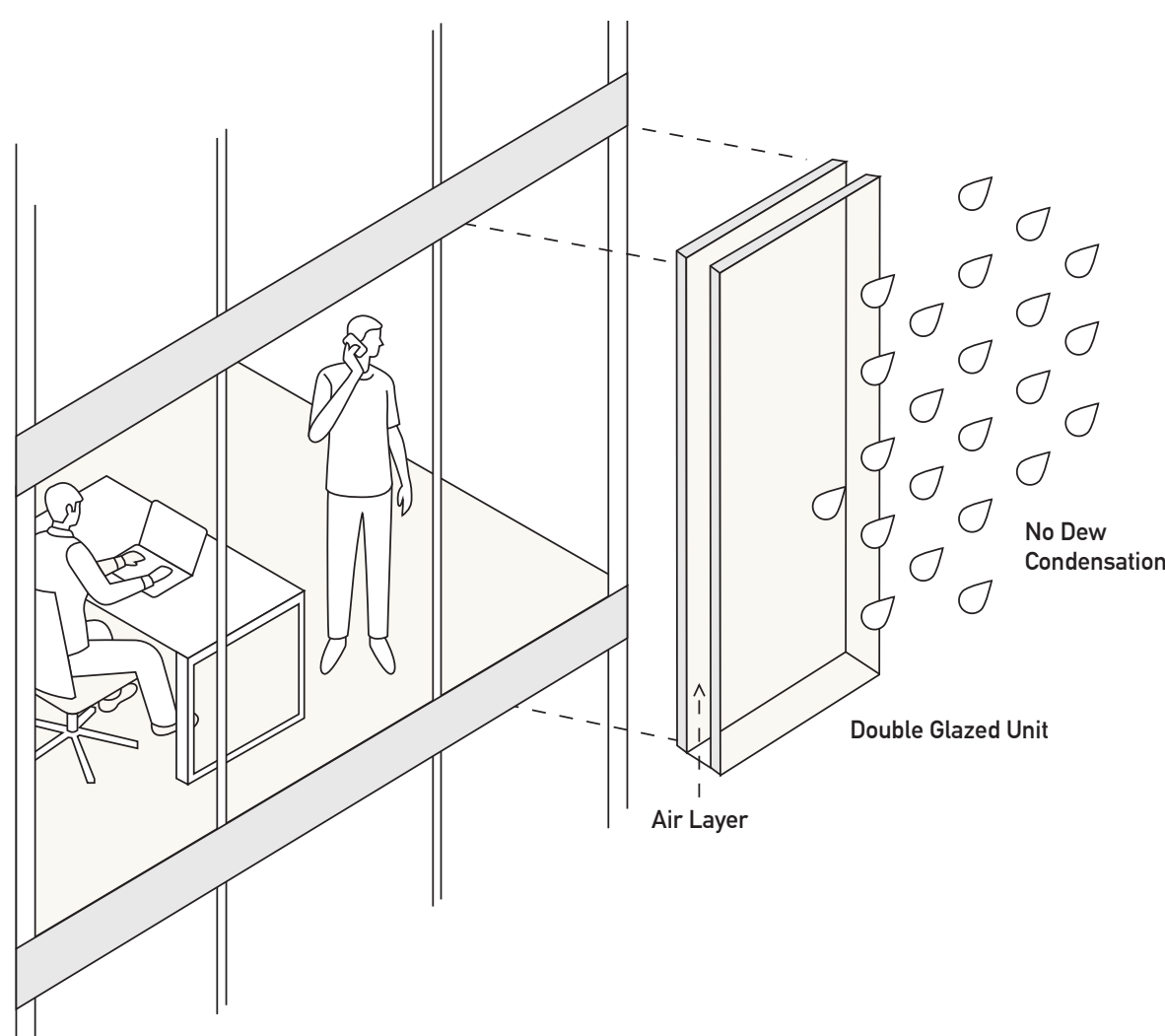
COMFORTABLY COOL OFFICE SPACES

Double-glazed glass offers twice the insulation capability of monolithic glass. The thin layer of air sealed in between two panes reduces air-to-air heat transfer. And thus, significantly lessens the load on the air conditioning units.



A QUIETER WORK ENVIRONMENT

Double-glazed glass to reduce the traffic noise from the busy JVLR Road.



CLEAR VIEWS THROUGH THE YEAR

The thin layer of sealed air between the two panes makes it harder for condensation to form. Which leads to the double-glazed glass façade offering pleasant views even through seasons of rain and high humidity.



4

OFFICE
SPACES



SPACES DESIGNED TO ACCELERATE PRODUCTIVITY. AND SPUR YOUR GROWTH.

The signature offices at Kalpataru Virtus boast spacious interiors and well-planned layouts with adequate space for workstations and teams to innovate. The central air conditioning system is finely set for optimal comfort, and the pantry provides a space to fuel productivity. When it comes to an environment that fosters productivity, Kalpataru Virtus is designed to offer the finest.

OFFICE INTERIOR FEATURES

Floor to ceiling height of 13' 5" | Dedicated space for top management
Pantry with granite finish counter and stainless-steel sink | Washrooms with premium sanitary fittings | Name plates for all offices | Electric supply with individual meters provided for each office



**SWEEPING VIEWS
OF THE CITY.
OR AS WE CALL IT,
YOUR DOMINION.**

A metropolis on the move. An expanse of sky. Monoliths illuminating the horizon.

Just a few sights to gaze at from Kalpataru Virtus. Here, plush office space offers city views and open green views.



NORTH VIEW

— 20TH FLOOR —



115
metres



DAYTIME VIEW: **SHOT ON LOCATION.**

WEST VIEW

— 20TH FLOOR —



115
metres



NIGHTTIME VIEW: **SHOT ON LOCATION.**



5

PRIVILEGES



Artist's Impression

YOUR CONTINUING ASCENT. USHERED IN WITH GRANDEUR.

The lobby at Kalpataru Virtus greets you and your clients with a splendid welcome. Equipped with modern comforts and technology, this glorious entryway is designed to propagate your success, every day.

LOBBY FEATURES

Centrally air-conditioned lobby with a height of 14' 9"
Imported marble flooring | Turnstile access | Visitor management system
Accessibility for persons with disabilities



Representational Image

ELEVATORS THAT RISE AS FAST AS YOU DO.

When furthering your success is your mission, time is of the essence. Snaking queues are a hindrance to your end goal. So is the time you waste standing in them.

Kalpataru Virtus boasts 8 high-speed elevators designed to speed up your day. And your success.

ELEVATOR FEATURES

8 speedy and stylish elevators | Equipped with an Auto Rescue Device (ARD) that safely transports passengers to the nearest floor in case of a power failure | Transfer elevators between parking levels and main entrance lobby to segregate access through the main lobby



Representational Image

SPACES DEDICATED TO CHARTING PLANS AND ENJOYING THEM.

A busy working day deserves some time to unwind. Whether it entails grabbing a meal with colleagues, window shopping or indulging in retail therapy, Kalpataru Virtus ensures you don't have to go too far. With 5 high visibility high-street retail and F&B, an office here ensures your working hours and the hours after are covered.

RETAIL UNIT FEATURES

Bare-shell spaces ranging from 319 sq ft. to 2040 sq ft.

Minimal columns allows for bigger and spacious shop layouts

Select F&B-enabled units, ideal for cafes and restaurants

100% DG back-up for uninterrupted sales | Clear height range of 14'9" to 18'4"

Motorised rolling shutters fixed at the entrance for enhanced safety and security

Provision for visitor parking | Attached toilets with every retail space



AMPLE SPACE. FOR YOUR VEHICLE AND YOUR AMBITION.

In the business world, time is money and every minute counts. Including those spent hunting for an available spot for your vehicle. With multi-level podium parking, Kalpataru Virtus eliminates your parking woes. And ensures your time is better spent looking for lucrative business opportunities, instead.

PARKING AREA FEATURES

- 10 levels of podium with ample parking
- Adequate parking for visitors to offices and retail spaces
- Good floor-to-floor height of 9' 6" at each podium level
- Provision for EV charging | Drivers' room | Restroom on every level



Representational Image

A CRECHE ON THE PREMISES. YET ANOTHER SPACE DESIGNED TO STIMULATE GROWTH.

As a visionary with further ascension plans, a productive working environment for all employees is important. Including those with children. Kalpataru Virtus offers creche services for the children of employees, owners, and clients. While all the adults are hard at work, the children will be cared for, and busy at play.



Representational Image

STATE-OF-THE ART SAFETY MEASURES THAT PROTECT YOUR WORK LIFE AND YOUR LIFE'S WORK.

At Kalpataru Virtus, your safety is as much a priority as your success. It's why all the common areas, office spaces, and retail units on the premises are protected by seven levels of cutting-edge firefighting systems.

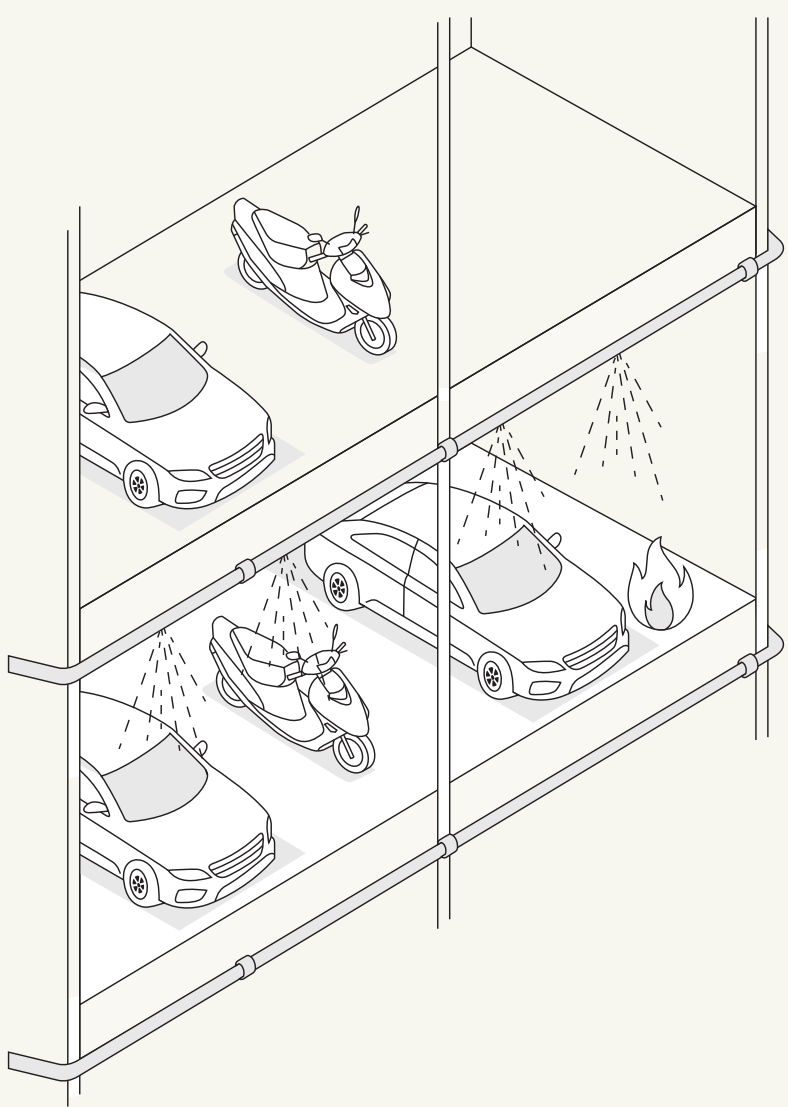
SUPERIOR FIRE SAFETY SYSTEMS.
IMPLEMENTED TO PROTECT
YOUR PROSPERITY.



FIRE CURTAIN

This deployable fire-rated textile descends from the ceiling to block an opening and stop the spread of fire and smoke.

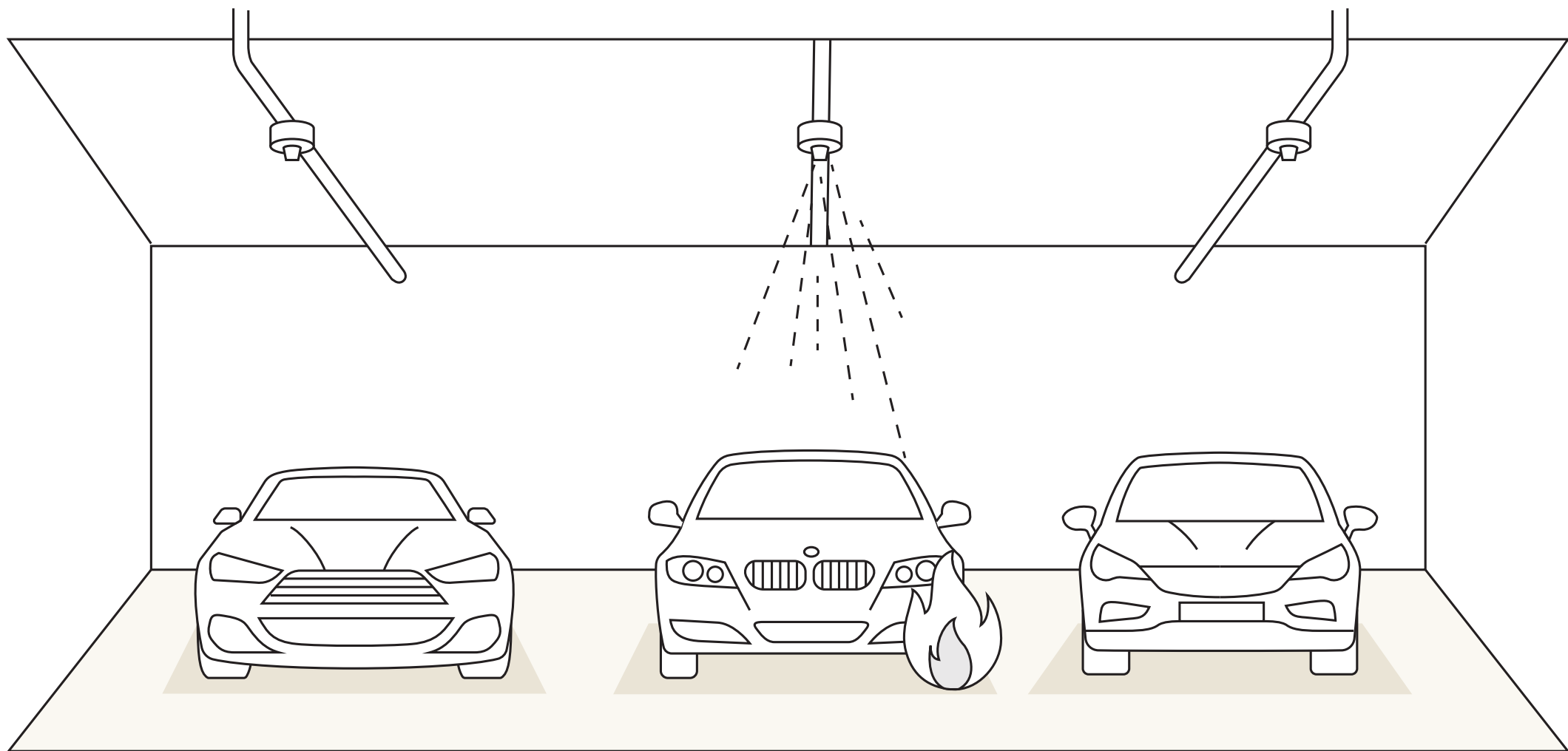
PLACEMENT: Basement and entry and exit ramps.



DRENCHER SYSTEM

Designed to prevent fire and radiant heat from spreading, this system effectively protects your business and your livelihood.

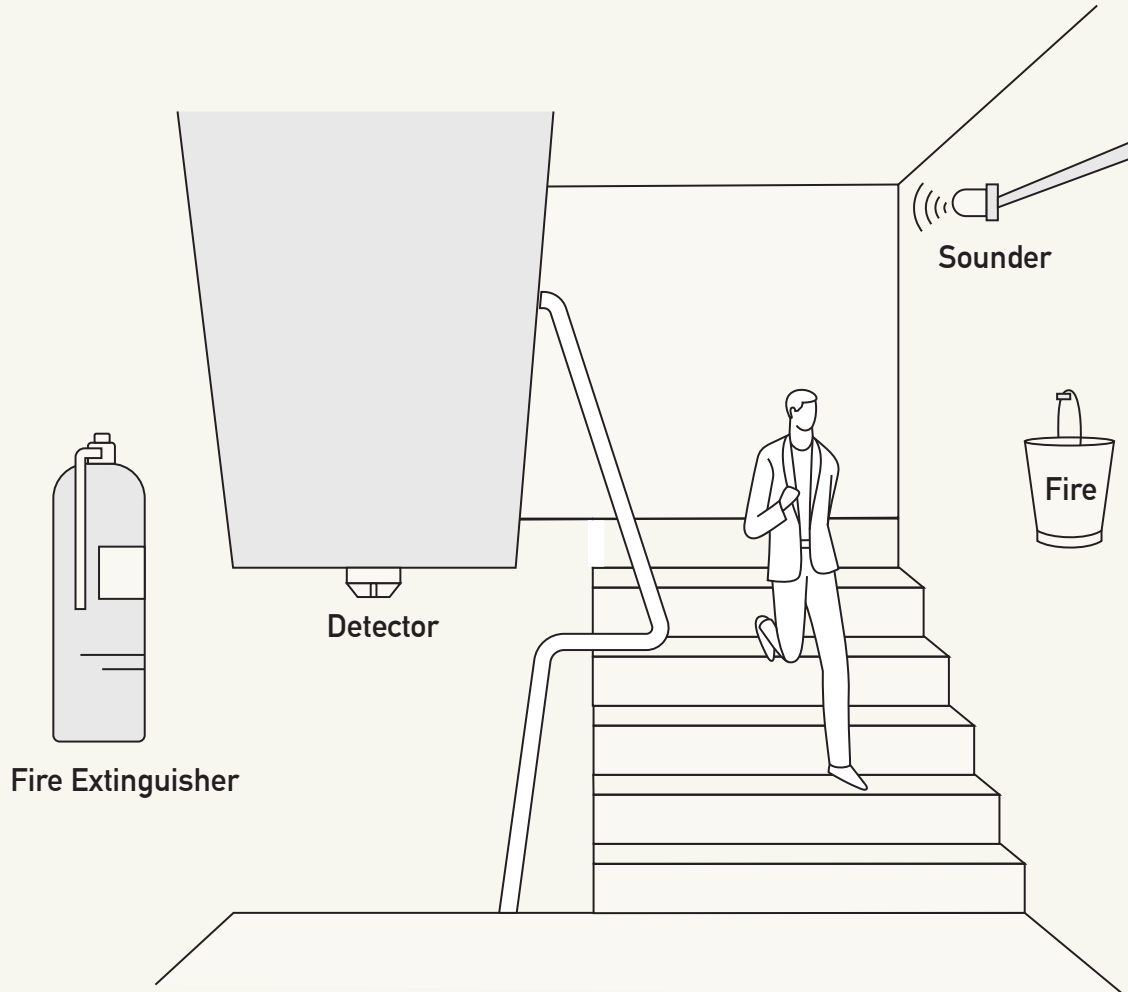
PLACEMENT: The peripheral sides of all podium levels.



FIRE SPRINKLER SYSTEM

In case of a fire, this ceiling mounted system discharges water to enable a clear escape route and a safer environment for your evacuation.

PLACEMENT: Basement and all podium parking floors, offices, common lobby and main lobby.



FIRE ESCAPE STAIRCASES
AND
FIRE EVACUATION LIFT

Fire escape staircases provide you with a safe and quick evacuation route in case of a fire. The premises also offers one evacuation lift to be used by firefighters in an emergency.

PLACEMENT: Basement and all podium parking floors, offices, common lobby and main lobby.

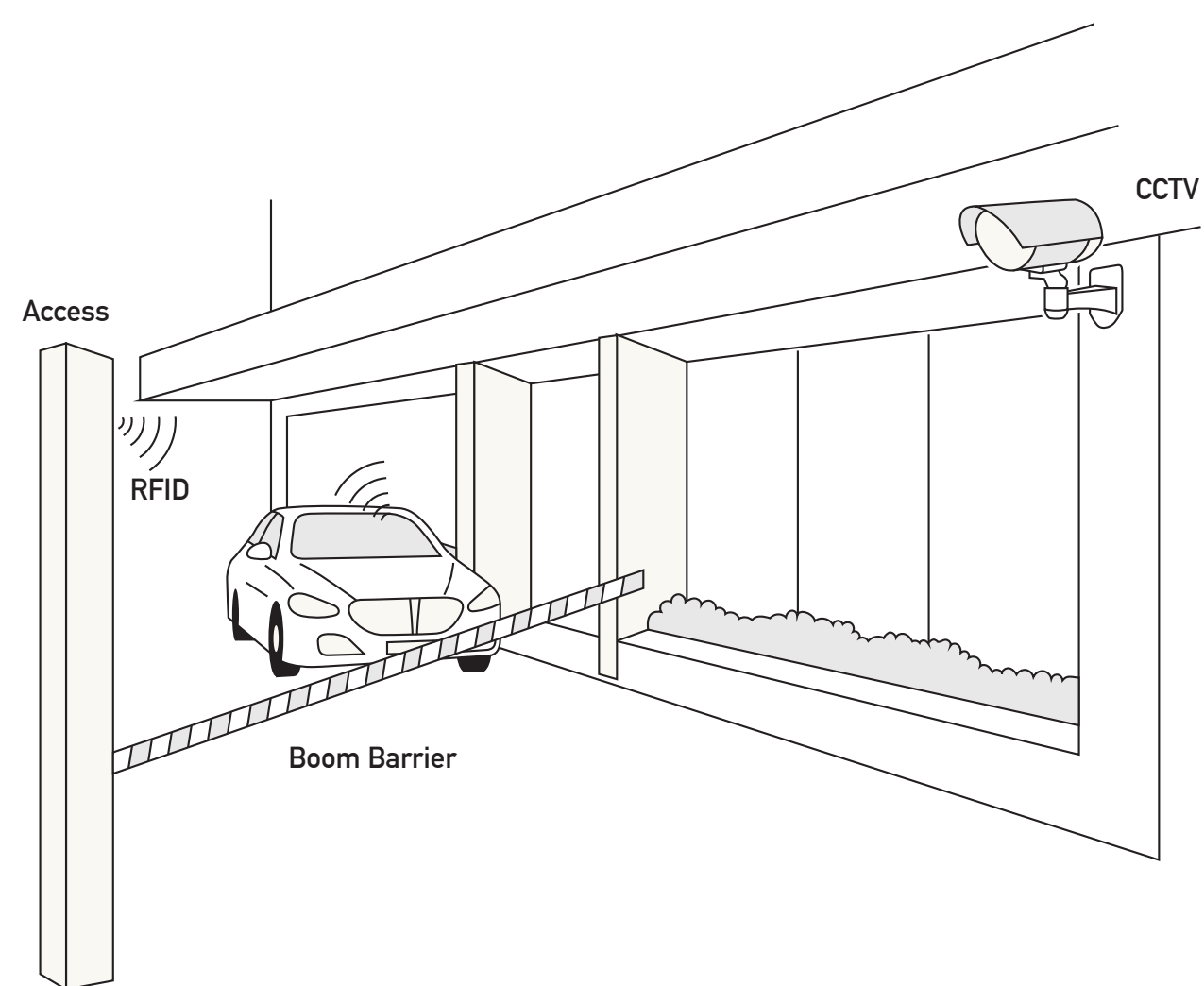


Representational Image

TOP-OF-THE-LINE SECURITY SYSTEMS TO GUARD YOUR INVESTMENT.

An office space at Kalpataru Virtus isn't just a business investment. It's an investment of your time and finances in your vision and future goals. Which is why, a five-tier security system ensures it is protected all day and every day.

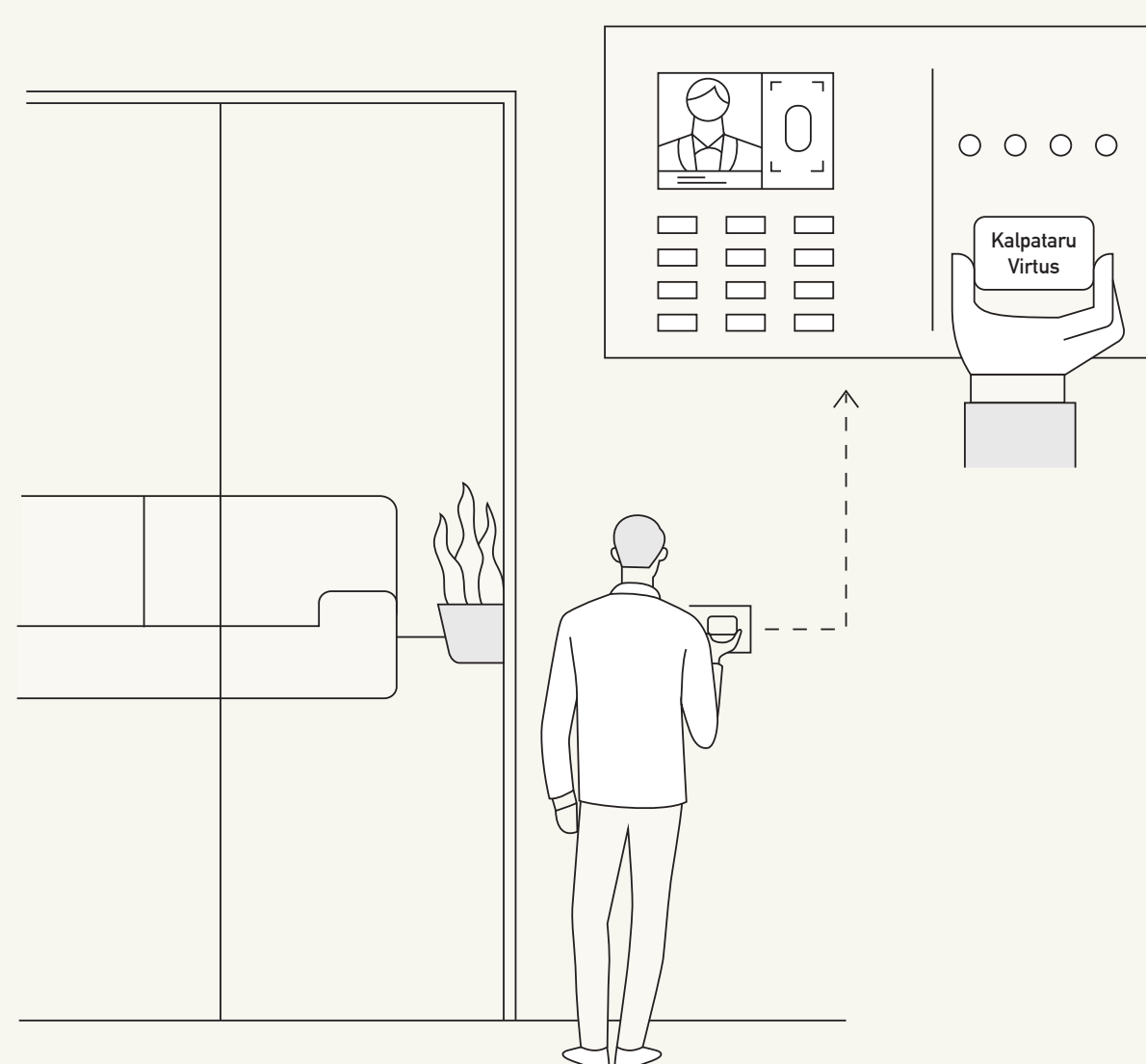
EFFICIENT SECURITY SYSTEMS. TO ENSURE THE SAFETY OF YOUR BUSINESS.



CLOSED-CIRCUIT TELEVISION (CCTV) AND BOOM BARRIERS

For security purposes, the premises is equipped with video camera recorders placed at prominent areas. Boom barriers are also installed to block vehicular or pedestrian access or conduct basic enquiries through a controlled point.

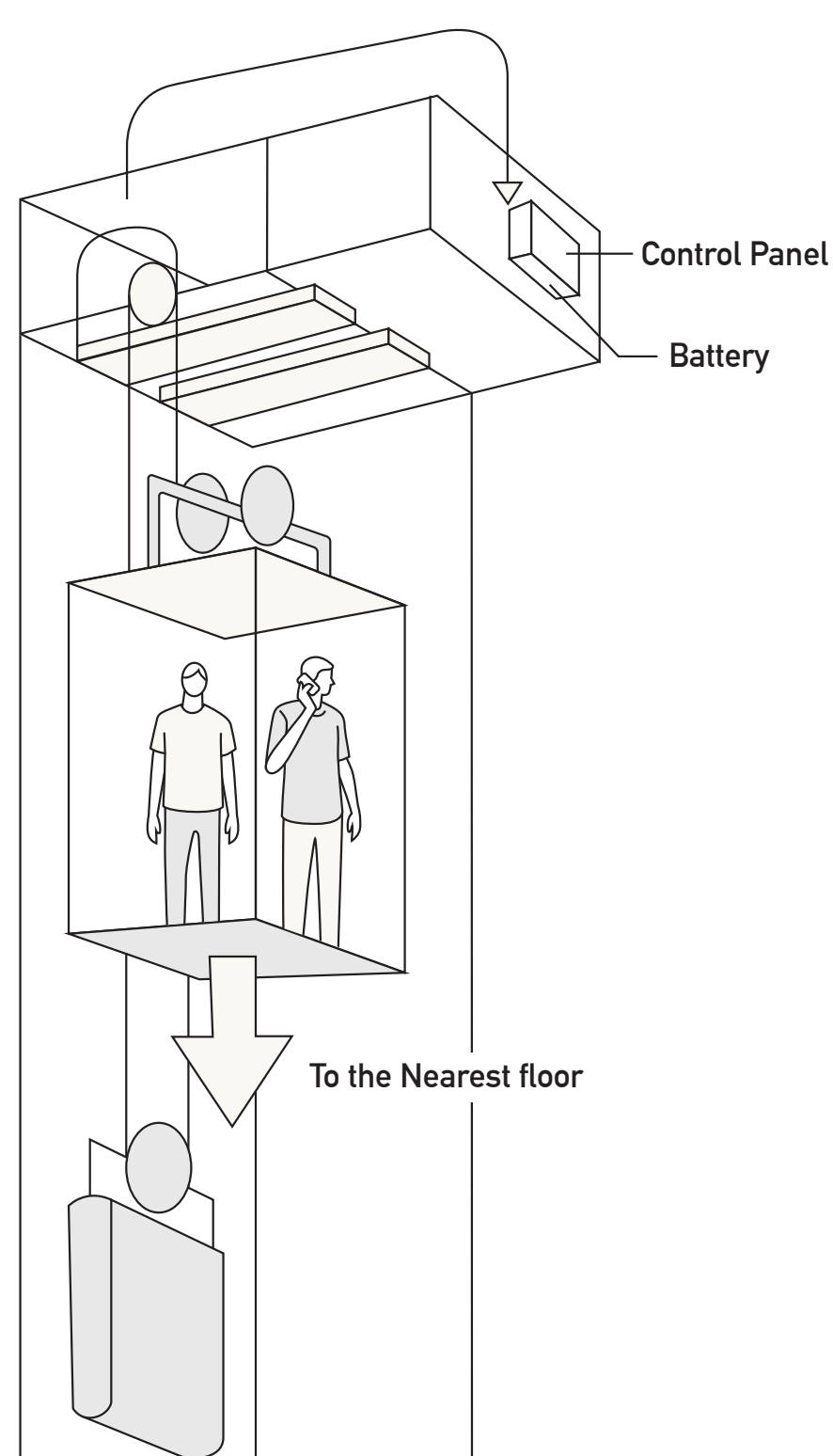
PLACEMENT: CCTV at basement ramp entry-exit, lobby, and common areas like the building entrance and ground floor entry. Boom barriers at main entry and exit gates and at service entry and exit gates.



HUMAN ACCESS CONTROL

For the security of everyone on the premises, the use of access cards scanned by pin readers will be mandatory for all those entering, exiting, and accessing office levels.

PLACEMENT: Entrance lobby entry and exit points.



ELEVATOR AUTOMATIC RESCUE DEVICE

In case of a power failure, an Automatic Rescue Device will take the elevator to the nearest landing floor for emergency evacuation.

PLACEMENT: All elevators.

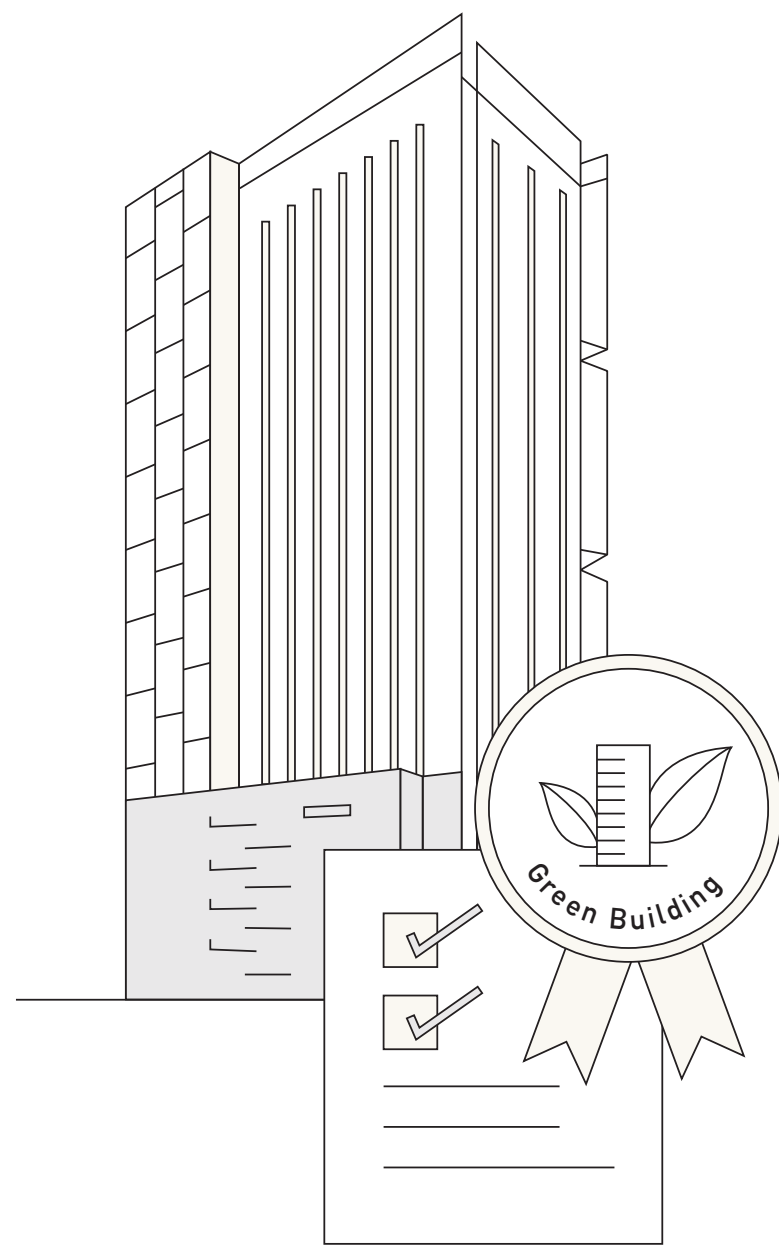


Representational Image

SUSTAINABILITY IS THE KEY. TO THE SUCCESS OF YOUR FUTURE AND OURS.

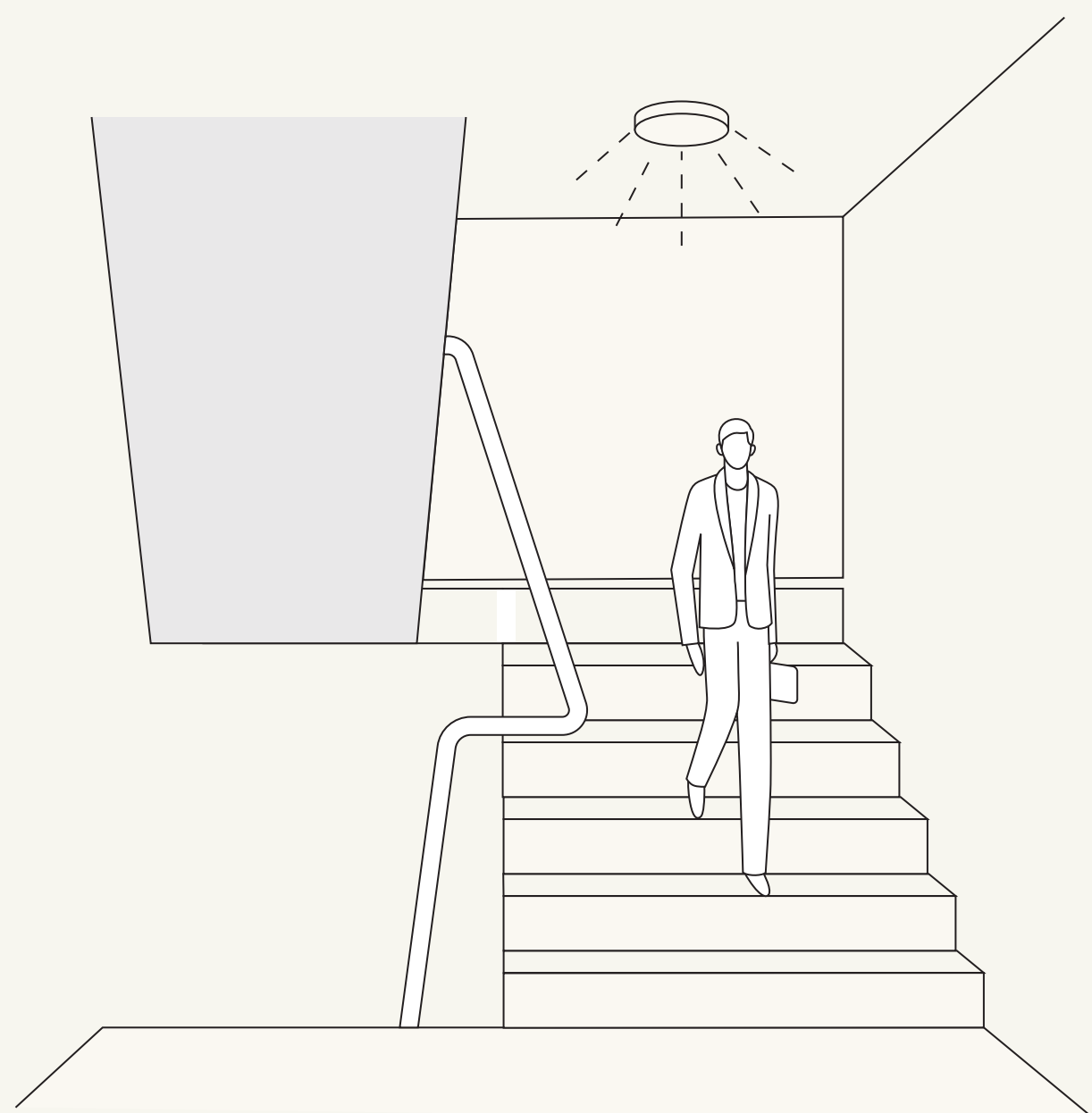
Energy efficiency. Charging points for electric vehicles.
Solar panelling. These are just a few environmentally
responsible features offered at Kalpataru Virtus. Each
designed for the longevity of a successful future, together.

SUSTAINABILITY MEASURES. THOUGHTFULLY INCORPORATED FOR A FLOURISHING FUTURE.



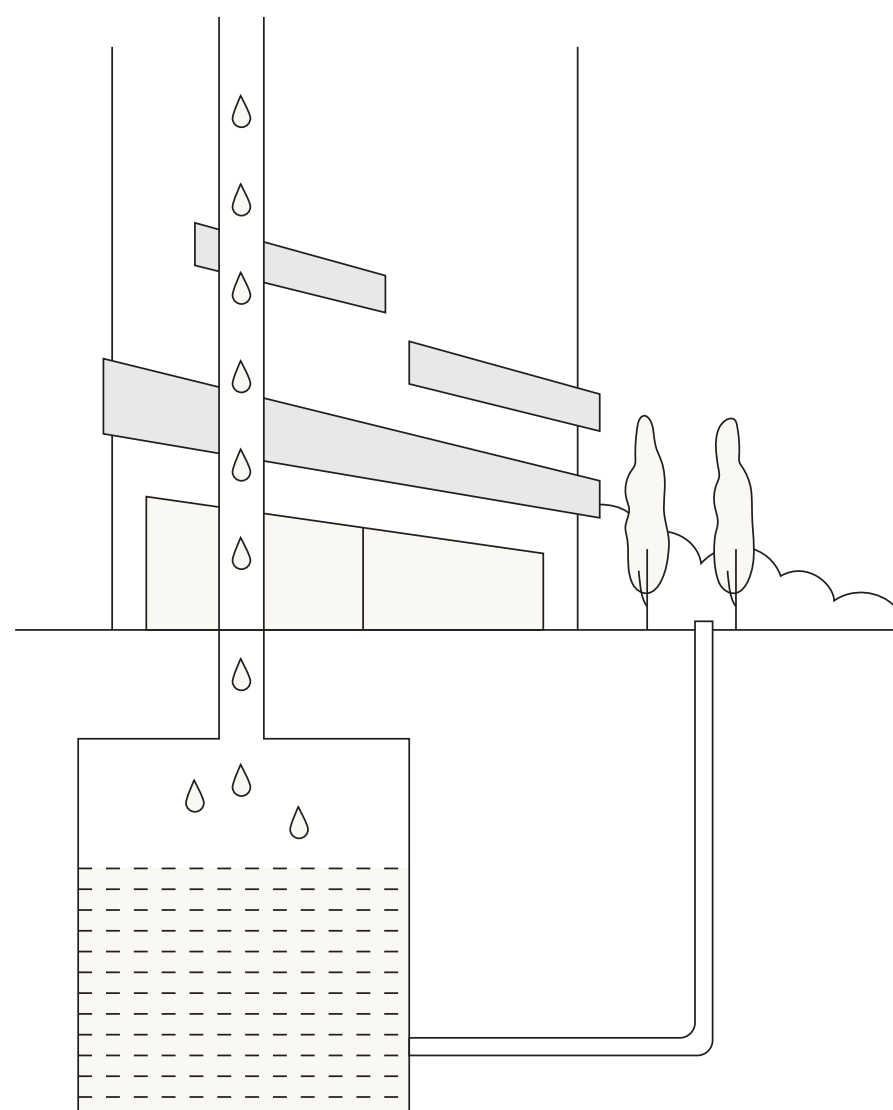
FUTURE-READY WITH GREEN BUILDING CERTIFICATION

Designed to conserve the essential elements of nature such as air, water and soil for environmental sustainability, the project is all set to receive green building certification from a renowned regulatory body.



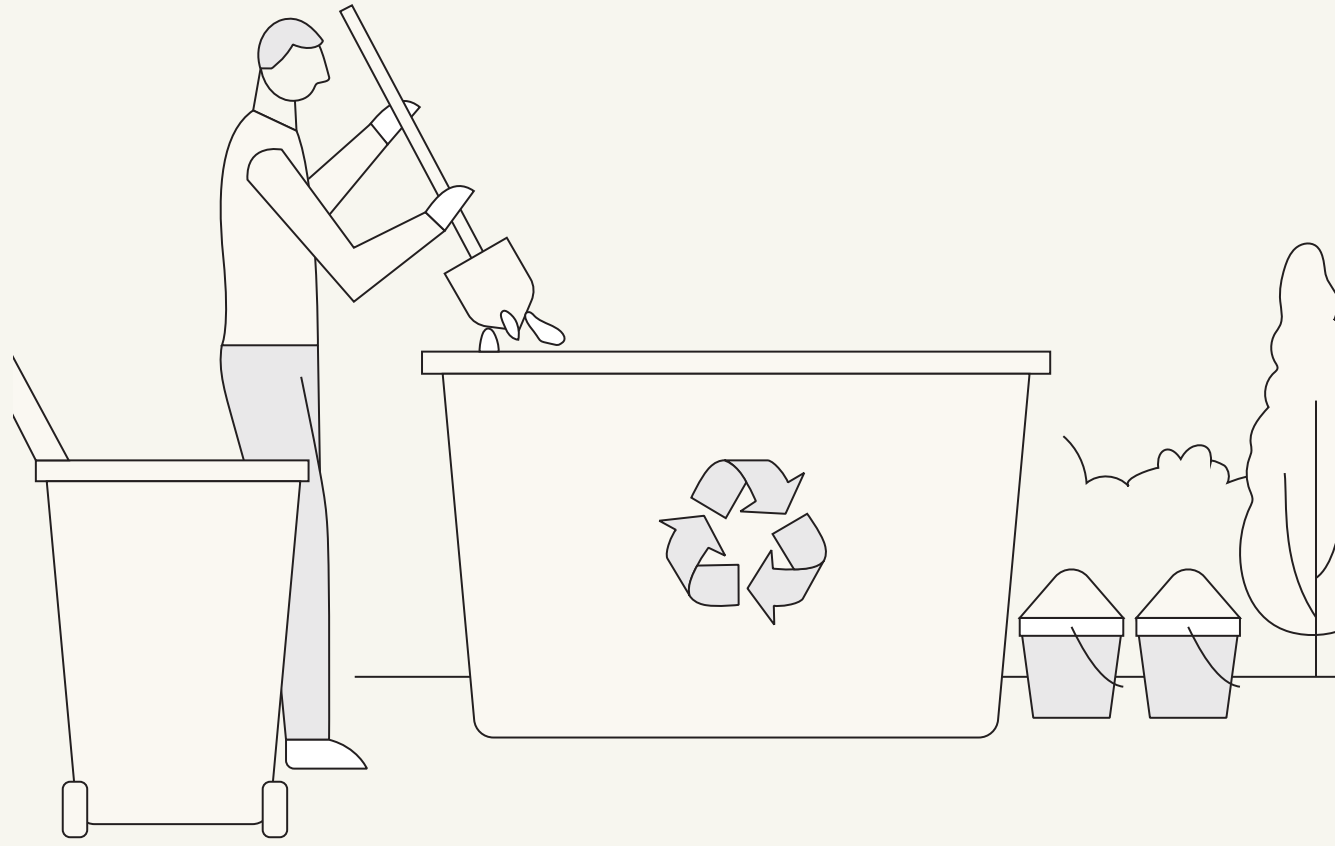
ENERGY EFFICIENCY WITH MOTION SENSOR LIGHTING

All stairwells are equipped with motion sensor lighting to ensure minimum electricity wastage. Common areas are equipped with energy-efficient LED lighting to effectively manage electricity consumption.



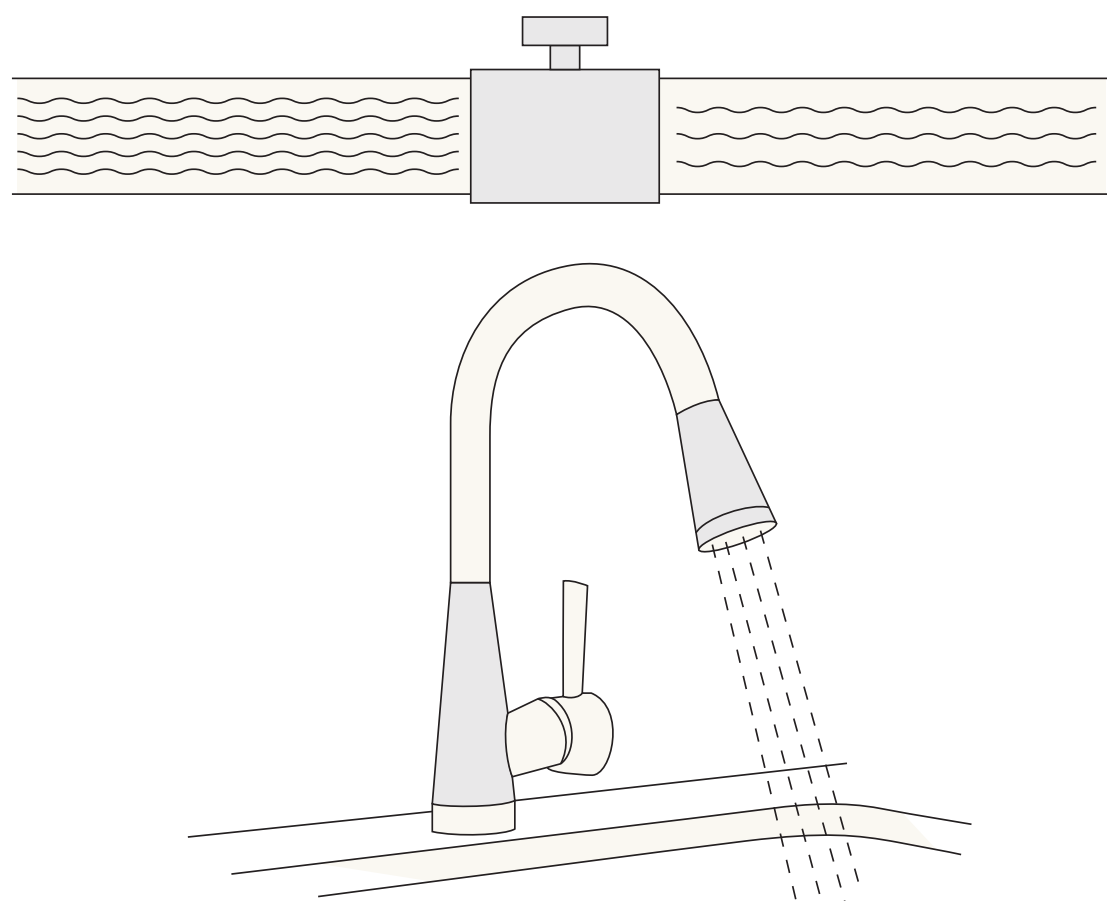
CONSERVING WATER BY HARVESTING RAINWATER

To reduce the project's dependence on municipal supply and support sustainability, roof water is collected, filtered and stored in tanks for non-potable use such as flushing, cleaning and landscaping.



ORGANIC RECYCLING OF WET WASTE

To reduce the amount of wet waste generated, an organic waste will first turn wet waste into compost, which can then be utilised as fertiliser for landscaping.



REDUCED WATER WASTAGE WITH LOW FLOW PLUMBING FIXTURES

Designed to use significantly less water than regular fixtures, these plumbing fixtures competently reduce water wastage by regulating the consumption of fresh water.

6

KALPATARU
LEGACY



KALPATARU GROUP: CREATING LANDMARKS SINCE 1969.

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

Our projects have raised the standards of 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.

GREAT HOMES START
WITH KALPATARU.

MORE THAN

55

YEARS OF
BUILDING TRUST

19,500+

HAPPY FAMILIES
AND COUNTING

OVER

110

LANDMARK PROJECTS
AND STILL GROWING

OVER

25.48

LAKH SQ. MT. OF
DELIVERED AREA

MORE THAN

9

CITIES

A LEGACY OF
TRUSTED COMMERCIAL
LANDMARKS.

ONGOING PROJECTS



KALPATARU SUMMIT
MULUND (W)



KALPATARU INFINIA
SANTACRUZ (E)

DELIVERED PROJECTS

2004



KALPATARU SYNERGY
SANTACRUZ (E)

2008



KALPATARU SQUARE
ANDHERI (W)

2009



KORUM MALL
THANE (W)

2014



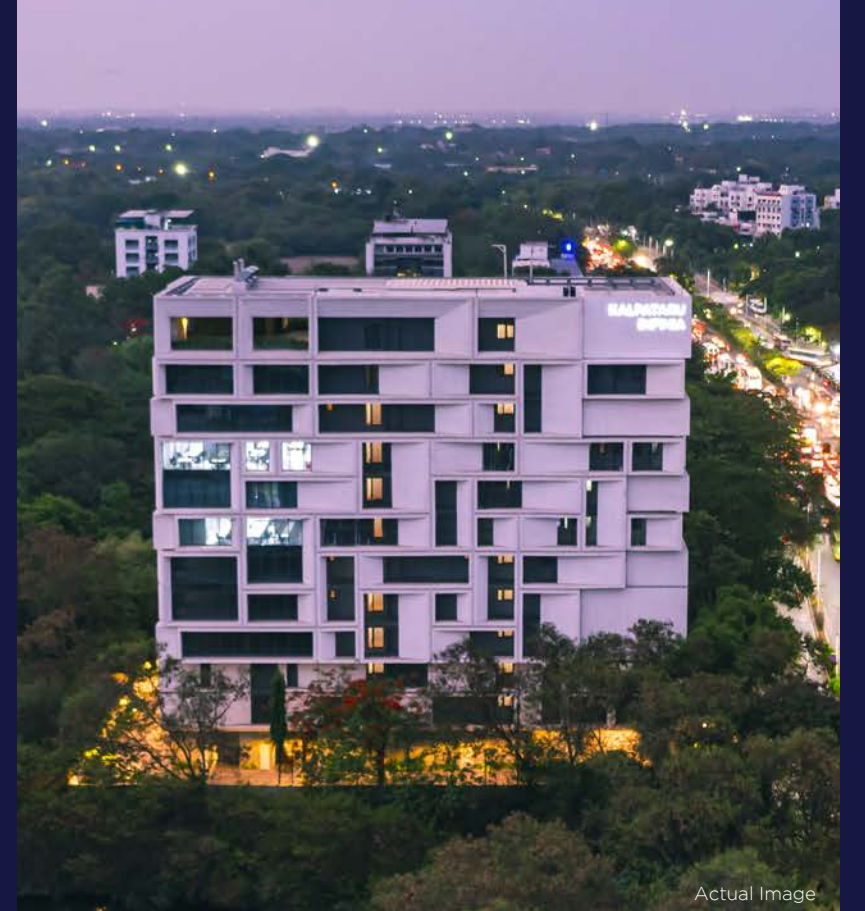
KALPATARU INSPIRE
SANTACRUZ (E)

2015



KALPATARU PRIME
THANE (W)

2020



KALPATARU INFINIA
PUNE

2022



KALPATARU AVENUE
KANDIVALI (W)

OTHER DELIVERED PROJECTS

1974: HOUSE OF SOVIET CULTURE, PEDDER ROAD

1989: KALPATARU GARDENS, PUNE

1990: KALPATARU PLAZA, PUNE

1994: KALPATARU ARCADE, PUNE

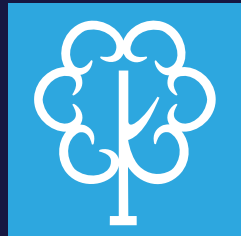
1998: KALPATARU COURT, CHEMBUR

2001: KALPATARU HOUSE OF ASIAN PAINTS, SANTACRUZ

2002: KALPATARU POINT, SION

2005: KALPATARU REGENCY, PUNE

2021: KALPATARU ARCADE, BHANDUP



KALPA-TARU®

Kalpataru Virtus is registered with MahaRERA bearing reg. no. P51800077219. Details available at maharera.mahaonline.gov.in

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