

A
HOME
FOR THE
MIND

SOUTH PARK

— AT —

AMODA
RESERVE

LUXURY VILLAS, LONAVALA

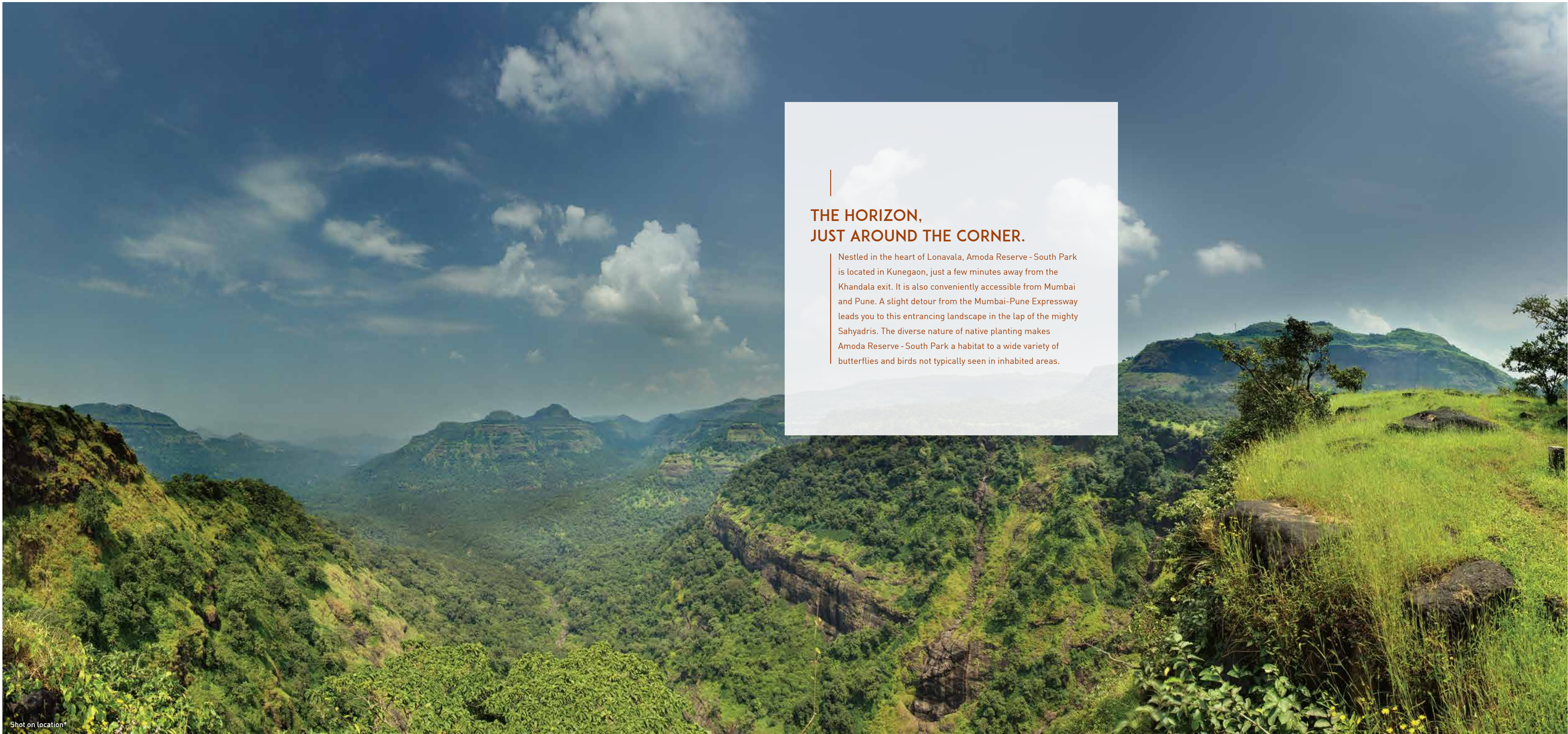
A HOME FOR THE MIND.

When was the last time you were home with nothing on your mind?

No deadlines, no bottom-lines, nothing above or below the line.

When was the last time you enjoyed a moment of peace, just gazing at the horizon? Or spent a beautiful evening with your family?

If you're searching for that elusive feeling called peace of mind, then you'll find yourself at home at Amoda Reserve - South Park. Sip a cup of morning tea as you hear the birds tweet. Jog past the green landscape. And as you head home, the starlit sky will let you know that you've found a home for the mind.



THE HORIZON,
JUST AROUND THE CORNER.

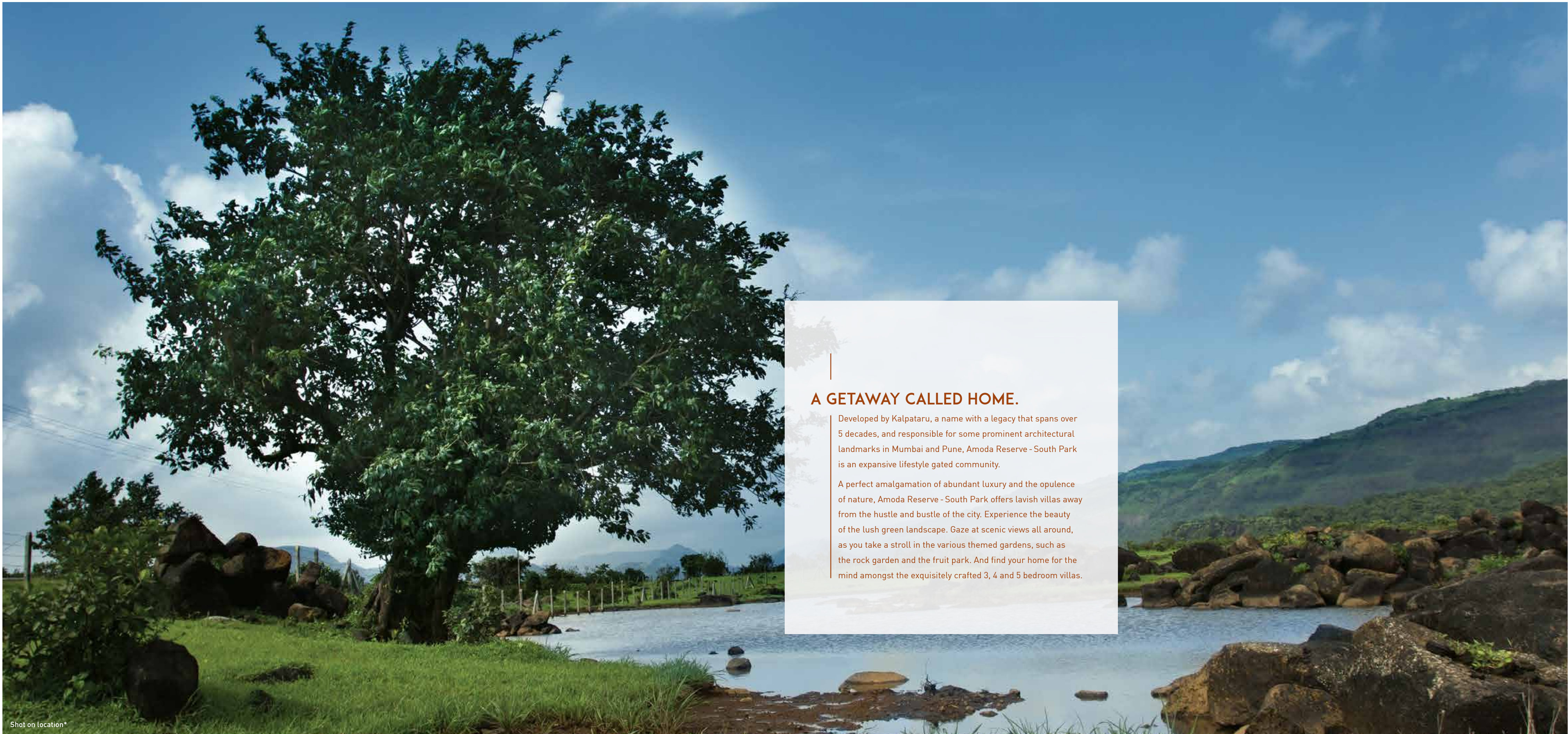
Nestled in the heart of Lonavala, Amoda Reserve - South Park is located in Kunegaon, just a few minutes away from the Khandala exit. It is also conveniently accessible from Mumbai and Pune. A slight detour from the Mumbai-Pune Expressway leads you to this entrancing landscape in the lap of the mighty Sahyadris. The diverse nature of native planting makes Amoda Reserve - South Park a habitat to a wide variety of butterflies and birds not typically seen in inhabited areas.



EASY CONNECTIVITY

90 mins from Mumbai[#]

60 mins from Pune[#]



Shot on location*

A GETAWAY CALLED HOME.

Developed by Kalpataru, a name with a legacy that spans over 5 decades, and responsible for some prominent architectural landmarks in Mumbai and Pune, Amoda Reserve - South Park is an expansive lifestyle gated community.

A perfect amalgamation of abundant luxury and the opulence of nature, Amoda Reserve - South Park offers lavish villas away from the hustle and bustle of the city. Experience the beauty of the lush green landscape. Gaze at scenic views all around, as you take a stroll in the various themed gardens, such as the rock garden and the fruit park. And find your home for the mind amongst the exquisitely crafted 3, 4 and 5 bedroom villas.

ECO-ID, SINGAPORE
DESIGN CONSULTANTS AND MASTER PLAN

The elaborate master plan of Amoda Reserve - South Park and the impeccable architecture of the villas have been designed by Eco-id, Singapore's premier architectural firm. They are the creators of stellar masterpieces such as the W Retreat and Spa, Maldives, the Conrad Koh Samui Resorts and Spa, Thailand, the Marriott Hotel Pool Villas, Singapore and the Beachfront Resort, Qatar, and many others.

Their vision for Amoda Reserve - South Park was to create a strong indoor-outdoor experience that blends the luxury of natural elements with a bold and contemporary style.



W RETREAT & SPA,
MALDIVES



CONRAD KOH SAMUI RESORTS & SPA,
THAILAND



DUSIT THANI,
MALDIVES



REINALDI TAMIN
Senior Associate
Eco-id Design Consultancy Pte Ltd.



SIM BOON YANG
Founding Partner and Director,
MSIA, RIBA

|

BUREGA FARNELL, SINGAPORE

LANDSCAPE ARCHITECTS

Every stretch of this enchanting expanse has been designed by Singapore’s leading landscape design firm, Burega Farnell, creators of the beautiful landscapes of Four Seasons in Mumbai and Kyoto, The Ananda in Himalayas and the Shangri-la in Singapore.

At Amoda Reserve-South Park, they’ve designed a landscape that celebrates the inspiration found in nature while providing relaxing and meaningful ways to enjoy the outdoors.



SHANGRI-LA’S TANJUNG ARU RESORT & SPA,
 SABAH, MALAYSIA



THE RITZ-CARLTON, NUSA DUA,
 BALI, INDONESIA



THE FULLERTON HOTEL,
 SINGAPORE



JOEL BUREGA
 Director and Partner



TOBY KYLE
 Director



LIVE IN A PICTURESQUE PAINTING, WHERE EVERY STROKE IS A MASTERPIECE.

Spread over a stretch of beautiful green landscape, Amoda Reserve - South Park is designed to be a tropical paradise that boasts of a thoughtful selection of plants and trees. Even the villas have been placed to follow the natural gradient of the land which enhances the openness of the surroundings, making Amoda Reserve - South Park a brilliant display of the opulent luxury of nature.

- Soak in the greenery with acres of landscaping
- Take a bite of nature at the fruit park
- Enjoy delectable food from the salad and herb garden
- Take a leisurely stroll down the meandering pathways
- Build a harmonious connect with nature at the picturesque rock garden
- Sleep under a starry blanket at the campsite
- Let your mind wander as you sit by any of the water bodies



FRUIT PARK

Enjoy breakfast, plucked fresh from the trees.



Shot on location*



Shot on location*



SALAD AND HERB GARDEN

Farm-fresh food, right in your backyard.



ROCK GARDEN

Admire boulders and sculptures
as you work out at the outdoor fitness zone.



MEANDERING LANES

Walk past the flowers and the butterflies, down the memory lane.



5 BHK show villa - Shot on location*

A HOME BEYOND THE WALLS.

The 3, 4 and 5 BHK villas in Amoda Reserve - South Park have been built to complement the impeccable beauty of their surroundings. The breathtaking details focus on creating a seamless indoor-outdoor experience. All the villas come with tall ceilings and framed floor-to-ceiling windows which make you feel one with the vast expanse outside. Not only this, but every feature in these villas has been crafted to make sure you feel connected to the natural beauty around you.

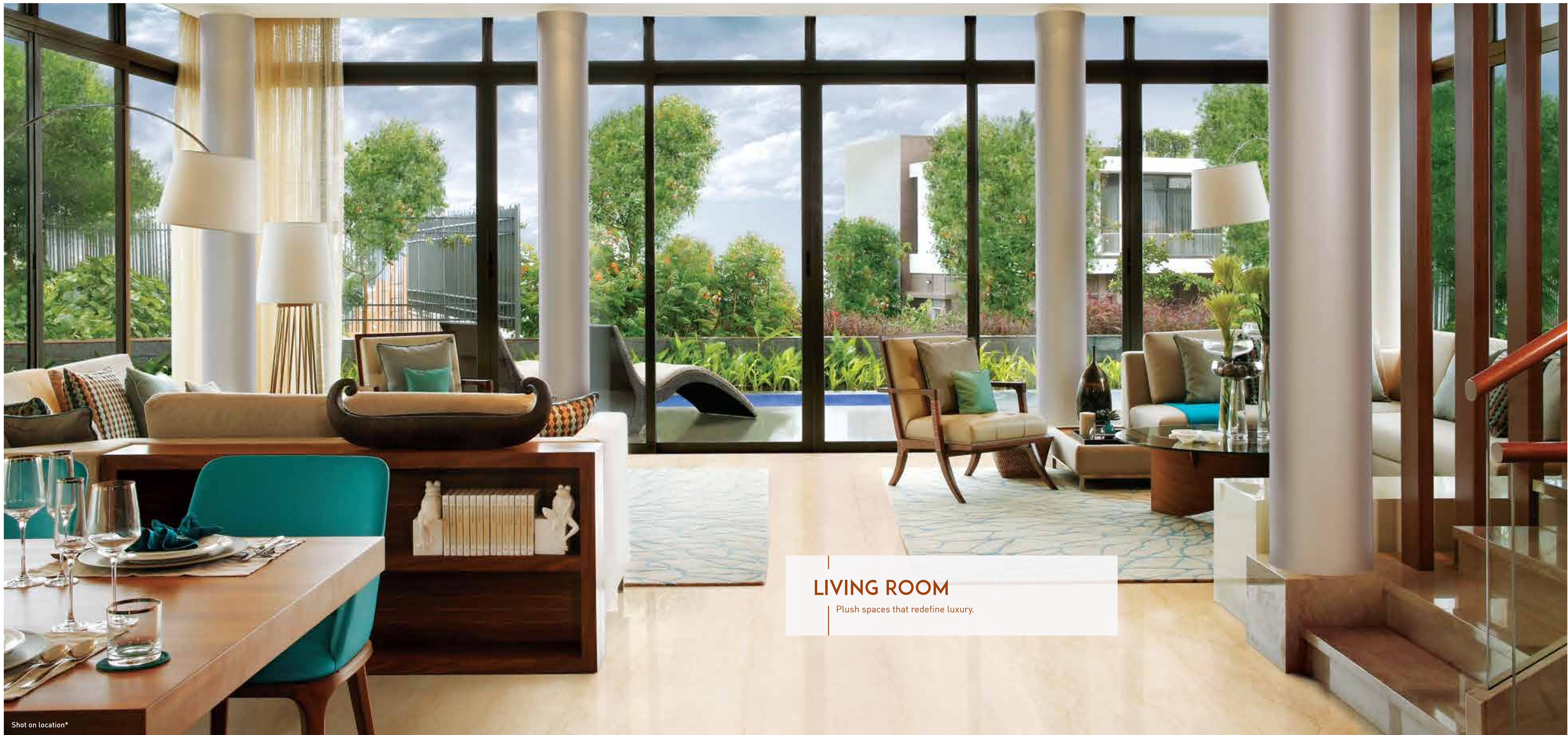
- The villas have been laid out to ensure optimized views and complete privacy
- Spacious sun decks in the living room and dining area let you enjoy the panoramic view from the comfort of your home
- A towering floor-to-ceiling height in all villas for optimum ventilation and lighting
- A sparkling plunge pool*, in all independent villas, to dip your toes, and your mind

*In 4 and 5 BHK villas



ENTRANCE FOYER

Who said there's no such thing as a perfect welcome?



LIVING ROOM

Plush spaces that redefine luxury.



MASTER BEDROOM

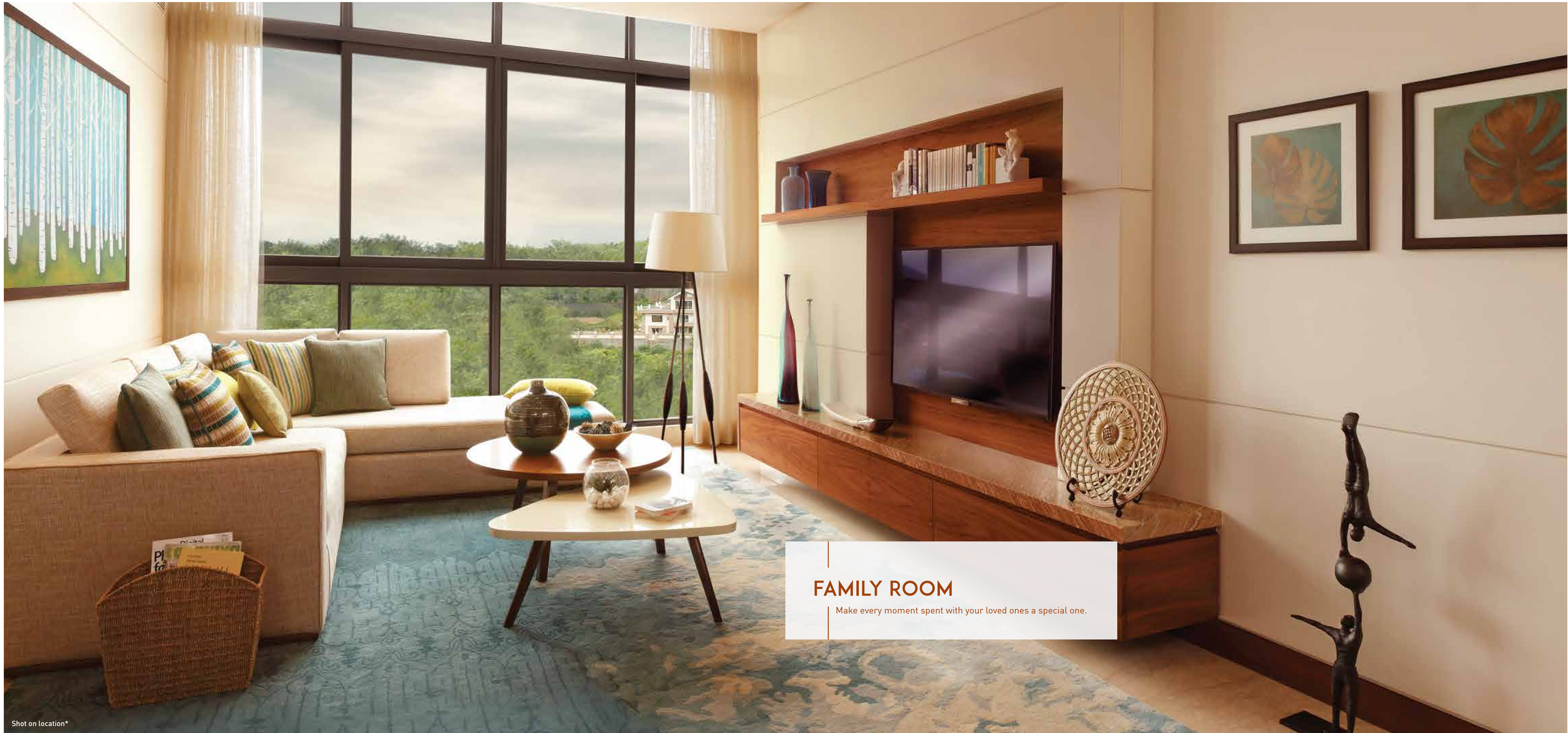
Wake up to the life of your dreams every single day.

KIDS' BEDROOM

Let their childhood memories last a lifetime.



Shot on location*



FAMILY ROOM

Make every moment spent with your loved ones a special one.



MASTER BATHROOM

A beautifully styled space where you can soak in luxury.



KITCHEN

The ideal place to whip up your culinary masterpieces.



Shot on location*

INTRODUCING CRAFTEDecor, VILLAS WITH PRE-FURNISHED INTERIORS.

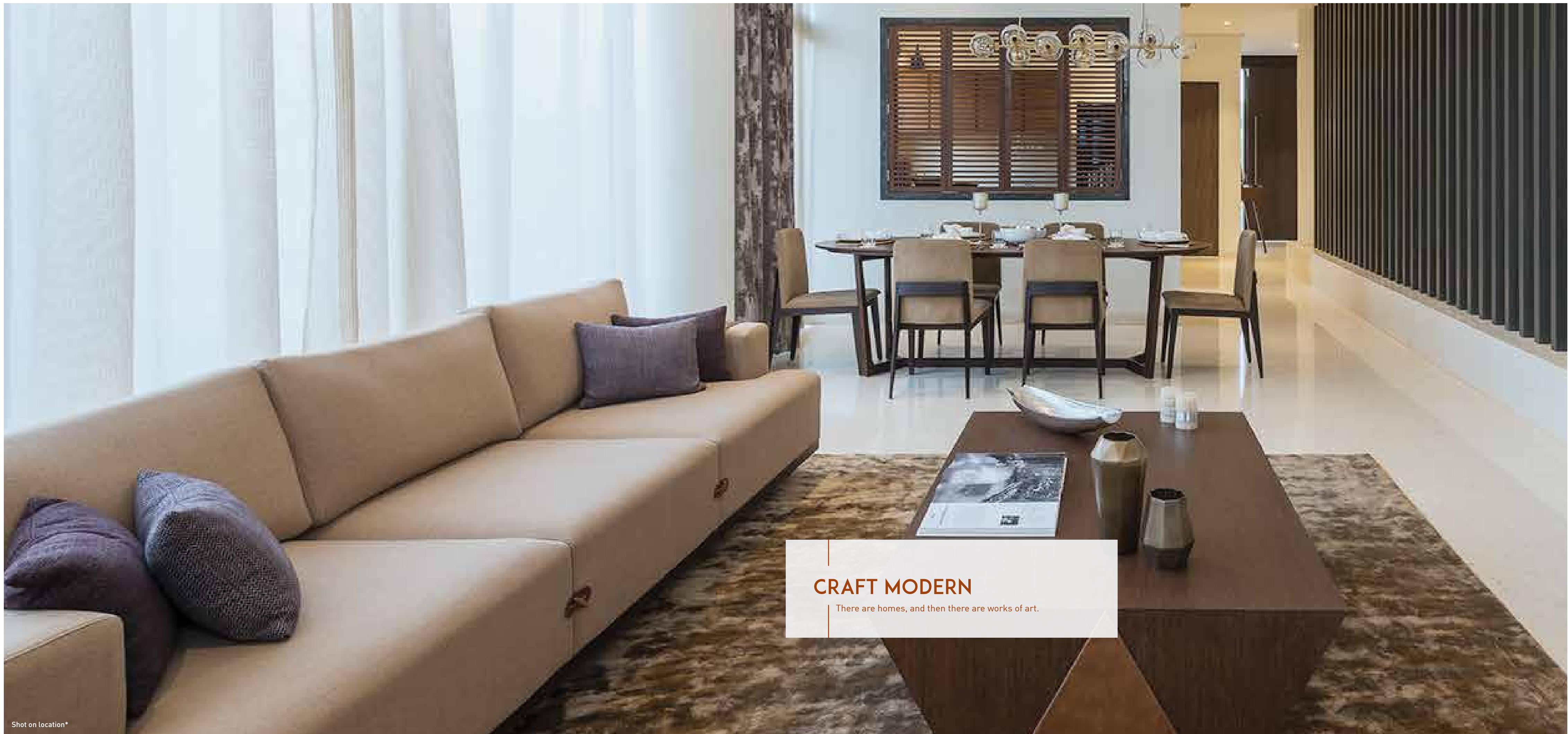
Life at Amoda Reserve - South Park is a fascinating journey with delightful moments at every bend and corner. We believe that even the beginning of this journey should be as perfect and beautiful. You shouldn't have to worry about setting up your villa two hours away from the city. That's why we have used our expertise to introduce **CRAFTEDecor**. By opting for it, you get to select from our range of interior decor themes for your villa. Choose from a number of carefully crafted themes such as **Holiday Home**, **Urban Luxe**, **Craft Modern**, and **Contemporary Classic**, among others.

Once you pick a theme that you think best defines you, our team of interior designers and stylists will furnish your entire home - from the bedrooms to the dining room, the living room, the family room and the kitchen - turning it into a truly stunning living space. No inconvenience, no hassles. All you need to do is walk in and become a native of Amoda Reserve - South Park.

CRAFTEDecor includes: Furniture | Modular kitchen | Air-conditioning | False ceiling | Essential lighting | Wall paint | Mattresses

HOLIDAY HOME

Designed to make you feel like you're on a relaxing holiday.



CRAFT MODERN

There are homes, and then there are works of art.

CONTEMPORARY CLASSIC

Homes that transcend the concept of time.



URBAN LUXE

The search for exquisite urban luxury in the hills ends here.

AMENITIES&

PROJECT OVERVIEW

- 90 minutes from Mumbai[#]
- 60 minutes from Pune[#]
- 20 minutes from the Mumbai-Pune Expressway[#]
- Strategically located between the hustle and bustle of Mumbai and the cultural hub of Pune
- Luxury 3, 4 & 5 BHK villas
- World-renowned architects, Eco-id, Singapore have designed the villas, and the landscape has been designed by Burega Farnell, Singapore
- The entire development boasts of meandering lanes, themed gardens and recreation zones

VILLA OVERVIEW

- Private open space outside the villa
- Large three-side open living room extending to the private plunge pool with deck[®]
- All bedrooms with extended balcony & decks[®]
- Separate maid's room with separate access & service yard[®]
- Family room on first floor
- Large accessible terrace to enjoy the open sky[®]
- Walk-in wardrobe in master bedroom

KITCHEN FEATURES

- Vitrified flooring
- Granite platform with stainless steel sink & drainboard
- Tiled dado above the platform
- Provision for water purifier[‡]

BATHROOM FEATURES

- Imported marble in master bathroom
- Combination of marble and vitrified tile flooring in other bathroom
- Premium sanitary and CP fittings
- Storage water heater in bathroom[‡]
- Mechanical ventilation
- False ceiling in toilets

SAFETY FEATURES

- Building/s designed for earthquake loads as per applicable I.S. Code
- D.G back-up for villas[^] and designated common areas and key utility areas
- Video door-phone[‡]
- Gas leak detector in the kitchen
- Concealed copper wiring with modular switches
- MCBs & ELCBs

FINESSE

- Lighting scenario smart switches in living, dining and master bedroom, expandable to bedrooms
- Laminate finished main entrance door and laminate finished internal flush door
- External walls finished with premium paint & stone cladding
- Gypsum finished internal walls with acrylic paint
- Imported marble flooring in living room and bedrooms
- Wood-looking vitrified tile flooring in deck area and tile flooring for terrace
- Aluminium sliding windows
- Provision for telephone & cable T.V. points in living room & bedrooms
- Provision for data points for study
- Provision for AC

THE GREAT OUTDOORS

CAMPING ZONE

- Pet park
- Camping ground

FRUIT PARK

- Vegetable garden
- Fruit garden
- Herb garden
- Children's play area
- Fitness zone

ROCK GARDEN

- Fitness zone
- Children's play area
- Trellis

KNOLL FOREST

- Knoll garden

INFRASTRUCTURE

- Pre-certified Platinum under IGBC Green Homes rating system
- Meandering roads
- Themed gardens
- Solar water heating system
- Rainwater harvesting system
- Sewage Treatment Plant (STP)

HASSLE-FREE SERVICE (FOR COMMON AREAS)

- All common areas are serviced throughout the year by a team of professionals
- Maintenance of all public areas
- Housekeeping & gardening facilities
- Security
- Mechanical, electrical & plumbing services
- Pest control

[®] Only in 4 & 5 BHK villas. [^] Considering 30% occupancy of villas in the whole project

[‡]For third party equipment(s)/appliance(s): Warranty/Guarantee of the 3rd party product/amenity is subject to the concerned supplier's/manufacturer's corresponding warranty/guarantee terms and conditions.



A WORLD WITHIN A WORLD.

From an exquisite restaurant to a fully-equipped gym, the grand club^{*} is a haven of luxury for residents as well as visiting members. Visualized as a floating pavilion surrounded by water with a backdrop of the Sahyadris, it strikes a beautiful balance between active sports zones and lifestyle retail amenities.

- Enjoy priority membership to the club as a resident of Amoda Reserve - South Park
- Spend your evenings at the various swimming pools which include a temperature-controlled pool and a family pool
- Celebrate special moments with loved ones at the gourmet restaurant and banquet arena
- Pamper yourself at the soothing spa and Jacuzzi
- Engage your active self with a game of cricket, tennis, squash or badminton at the well-equipped active zones
- Reinvigorate yourself with a workout session at the gymnasium

*Priority membership to the club for the residents.

GRAND CLUB**

Urban luxuries inside, nature's finest views outside.

*Priority membership to the club for the residents



Artist's impression¹
Priority membership to the club for the residents



Artist's impression⁹
Priority membership to the club for the residents

SWIMMING POOL

Take a dip in the pool or just relax with a book by the poolside.

Artist's impression⁶
Priority membership to the club for the residents



Artist's impression⁹
Priority membership to the club for the residents



GYMNASIUM

A temple for your body with a view of the heavens.

Artist's impression⁶
Priority membership to the club for the residents



SPORTS CLUB

An evergreen sporting life awaits you amidst the Sahyadri hills. A perfect place to experience excitement and adrenaline in equal measures. Step in to the sports club at Amoda Reserve – South Park and feel the pulse of your favourite sport. For all cricket lovers, the well-laid out cricket practice pitch is where you sharpen your straight drives and prune those yorkers. Live your game.

Shot on location* - Cricket practice pitch
Priority membership to the club for the residents



BADMINTON COURT

Raise the level of your rallies. Perfect your smashes.
The badminton court is all set for you to play.

Shot on location* - Badminton court
Priority membership to the club for the residents



MULTIPURPOSE COURT

Why just play one sport, when you can experience the thrill of many in the lap of nature amidst the Sahyadri hills. Revel in the beautiful experience as you switch from basketball to tennis to futsal on the court that hosts multiple sports.

Shot on location* - Basketball court
Priority membership to the club for the residents

CLUB AMENITIES**

LEISURE FEATURES

THE CLUB**

- Grand club entrance
- Porte-cochere
- Temperature controlled lap pool and indoor Jacuzzi
- Family pool
- Lounge area
- Gymnasium with state-of-the-art equipment
- Spa/Treatment rooms
- Yoga/Aerobics room
- Table tennis room
- Pool table room
- Banquet hall with kitchen facility spilling over to outdoor lawn
- All day dining area/Alfresco dining area
- AV room
- Driver's restroom

SPORTS ARENA

- Retail building
- Digital golf room
- Indoor badminton court
- Basketball court
- Multipurpose court
- Squash court
- Cycling/Jogging path
- Pond-side promenade
- Children's play area
- Bouldering play area
- Cricket practice pitch
- Multipurpose lawn

**Priority membership to the club for the residents



Actual image of Kalpataru Synergy

Shot in December 2007

COME HOME TO A LEGACY. COME HOME TO KALPATARU.

Kalpataru Limited is the flagship real estate company of Kalpataru Group. Since its inception in 1969, under the aegis of Mr. Mofatraj Munot, Kalpataru Group has grown from one milestone to another. Today, it has over 17,500 employees, and over 105 landmark projects covering more than 21 million sq. ft. of area.

OUR LANDMARK PROJECTS



KSHITIJ
1975 - Mumbai's first and tallest skyscraper.



SRISHTI
1985 - First 200-acre township in Mira Road.



KALPATARU HEIGHTS
1999 - The then tallest residential tower in Mumbai.



KALPATARU HABITAT
2003 - Mumbai's first rooftop golf and tennis court.



KALPATARU HORIZON
2006 - Trend-setting innovation with the first commercial property floor starting from the 14th floor.



KALPATARU SQUARE
2008 - The first commercial property outside the US with Platinum LEED certification by USGBC.



KORUM MALL
2010 - The most loved mall with 125+ brands, award winning design and 35+ customer services



KALPATARU PINNACLE
2014 - Luxury Project of the Year at the Real Estate Awards by the Stars of the Industry Group.

All images above are actual images* (except Kalpataru Pinnacle)



Amoda Reserve - South Park
11th Annual Estate
Awards 2019



Kalpataru Yashodhan
11th Realty Plus
Excellence
Awards 2019



Kalpataru Parkcity
Times Realty Icon
Awards 2019



Kalpataru Group
2nd CII National
Kaizen Circle
Competition 2019



Kalpataru Jade Residences
Golden Brick
Awards 2018



Kalpataru Sparkle
Realty Plus Excellence
Awards 2018



Kalpataru Avana
Realty Plus
Excellence
Awards 2018



Amoda Reserve - South Park
Golden Brick
Awards 2018



Kalpataru Vista
Realty Plus Excellence
Awards 2018



Kalpataru Limited
CREDAI-MCHI Golden Pillar
Awards 2018



Kalpataru Limited
Navabharat Realty Business
Achievers Awards 2016



Kalpataru Avana
Asia Pacific Property
Awards 2016



Kalpataru Limited
The Construction Week
Architect and Builder
Awards 2016



Kalpataru Avana
The Times Real Estate
Icon Awards 2016



Mr. Parag Munot
Construction World
Architect & Builder
Awards 2015



Kalpataru Riverside
The Realty Plus
Excellence
Awards 2014



Kalpataru Limited
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

OVER 50 YEARS OF BUILDING TRUST.

It has been 5 decades since Kalpataru began a promising journey. Today, that journey has become a rich legacy. And the numerous accolades and accreditations that it has bagged along the way from several premium institutions and managing bodies in India and abroad are a testimony to this.

Disclosure: All specifications, images, plans, designs, facilities, amenities, dimensions, elevations, any other information contained herein are in respect of the project Amoda Reserve-South Park. 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 JM Financial Credit Solutions Limited & JM Financial Products Limited. The No Objection Certificate of JM Financial Credit Solutions Limited & JM Financial Products Limited would be issued at the relevant time, if required. Conditions apply. This is a booklet of the project Amoda Reserve - South Park, located at Kunegaon, Lonavala comprising of phases bearing MAHARERA Regn. No. P52100003084 and other phases(s), which is/are part of the entire layout/whole project. The same will be launched in future from time to time as per the promoter's discretion.

Promoter is developing an independent Club and proposes to provide membership of the Club to any person(s)/entity(s) as per the terms/rules framed by the Promoter. The Villa owner(s) shall get priority membership of the Club and the same will be governed as per the provisions of the Club Membership Agreement and Agreement for Sale to be executed between Promoter and villa owner(s).

[§]Artist's impression (not actual) of Fruit park, Rock garden, Meandering lanes, club, club entrance, swimming pool, banquet hall, gymnasium is 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. The render for internal spaces is to only act as an example of suggested space management and possible utilization of the space. *The image/s shot at site/location are strictly for representational purposes. The image(s) are only to act as an example of suggested space management and are for illustration purposes and one of the possible options for decoration, and in no manner should be construed as part of the final product to be provided as per the agreement for sale (if any). The image(s)/view(s) have been modified/enhanced for visual, illustrative and creative purposes. All features, fixtures, fittings, goods, accessories and furniture reflected /displayed in the show villa & sample villa of the project are strictly for display purposes only and are not part of the standard final amenities & finishes. *Google Maps as on 08/2017. This is an approximate estimate of time as per Google maps as on 08/2017. **Actual images of properties designed by Eco-id Architects Pte Ltd. & Burega Farnell Pte Ltd. respectively, for reference purpose only.



KALPA-TARU®



JM FINANCIAL

KALPATARU PROPERTIES (THANE) PVT LTD*

SITE ADDRESS:

Amoda Reserve, Opp. Della Adventure Park, Kunegaon, Lonavala - 410 401, Maharashtra.

HEAD OFFICE:

101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (East), Mumbai - 400 055, Maharashtra.

@Project Amoda Reserve - South Park with MAHARERA Registration No. P52100003084
available at <https://maharera.mahaonline.gov.in/>

*Kalpataru Properties (Thane) Pvt Ltd, being the merged entity after merger and amalgamation of Arimas Developers Pvt. Ltd therewith.