

*Kalpataru  
Coming soon to*

# Bangur Nagar

*A Kalpataru Landmark in the Making*

# Great homes start with Kalpataru

Great homes begin with a belief — that where you live should feel secure, enduring and thoughtfully shaped over time. For over 5 decades, Kalpataru has built with this conviction — creating addresses that quietly stand apart.

*It now finds expression in Bangur Nagar.*

# One of Goregaon West's *finest* *redevelopment* *enclaves*

Bangur Nagar represents one of Goregaon West's finest redevelopment enclaves, a neighbourhood defined by organised transformation, upgraded infrastructure, and a steadily elevated residential character.

With redevelopment naturally limiting future large-scale supply, the locality continues to witness better planning, improved streetscapes, and more premium living environments.

As established pockets evolve, early presence within such neighbourhoods often shapes long-term value and desirability.



# The evolving core of *Goregaon West*

Mumbai is no longer expanding outward — it is strengthening from within.

As established hubs become busier, attention is shifting toward neighbourhoods that offer strong connectivity along with everyday residential comfort.

Goregaon West reflects this shift — long-settled, well-connected, and steadily improving.

At its centre sits Bangur Nagar — familiar, convenient, and increasingly relevant.



## 1. An Established Ecosystem

Bangur Nagar has been a dependable residential address for decades, supported by schools, retail, healthcare and daily conveniences that are already part of everyday life — not waiting to be developed.



## 2. A Peaceful Residential Neighbourhood



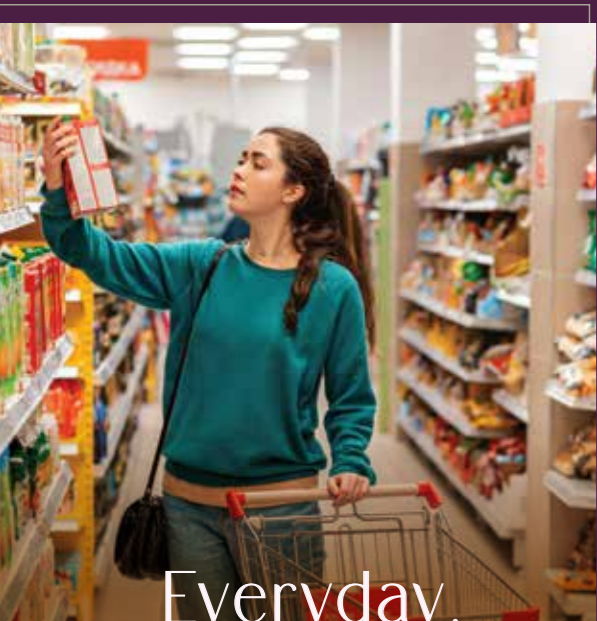
Despite its proximity to commercial hubs, Bangur Nagar retains a calm residential environment — with tree-lined streets, established homes, and a sense of community that feels settled rather than crowded.



## 3. On an Upward Trajectory

Steady price appreciation, active redevelopment and mobility upgrades signal structural momentum. Growth here is not speculative — it is supported by underlying fundamentals.





## Everyday, Well Resolved

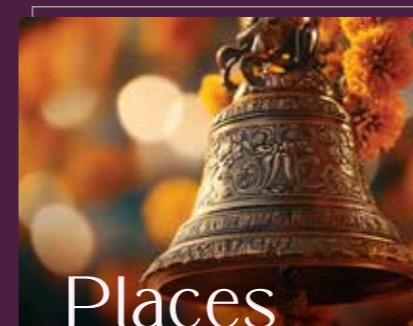
Bangur Nagar's everyday life is defined by familiarity. Local retail, daily-use stores, and neighbourhood commerce — from essentials to trusted names like **DMart** — operate with consistency and ease. Practical, dependable, and quietly efficient.



## Close, Considered

Schools such as **VIBGYOR High School**, **Ryan International**, **JBCN International School Oshiwara**, **Stellar World School**, and **Aquinas International School** remain within short reach. Education fits into daily life without long commutes or logistical strain.

# Bangur Nagar, the locale you love



## Places of Worship

Temples and places of worship around Bangur Nagar — including **Shri Ayyappa Swamy Temple**, **ISKCON Goregaon West**, **SHW.MU.PU. Jain Sangh**, **Gajanan Maharaj Mandir**, **Jay Bhavani Mata Mandir**, **Shri Sankalp Siddhivinayak Ganesh Mandir**, **Gurdwara Guru Ramdas Darbar**, **St. Peter's Mar Thoma Church**, **Kallol Kali Mandir**, and **Sri Ram Mandir** — offer moments of stillness within the city. Long-established and well maintained, they bring balance to the neighbourhood's rhythm.



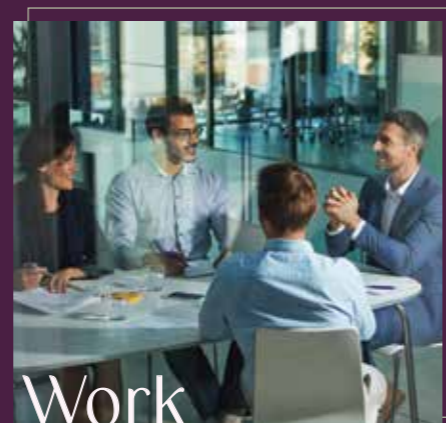
## Dining, Without the *Detour*

A mix of neighbourhood favourites and culinary destinations — from **Coffee.Connect** and **The Green Door** to **Boho Bar and Kitchen**, **Bang Bang Noodle**, **Trento**, **The Fisherman Kitchen**, along with **Radisson Blu**, **Pa PaYa**, **PizzaExpress** and the restaurants at Inorbit — bring together coffee, global cuisines, and relaxed dining. Social moments take shape around food, without needing to step far from the neighbourhood.



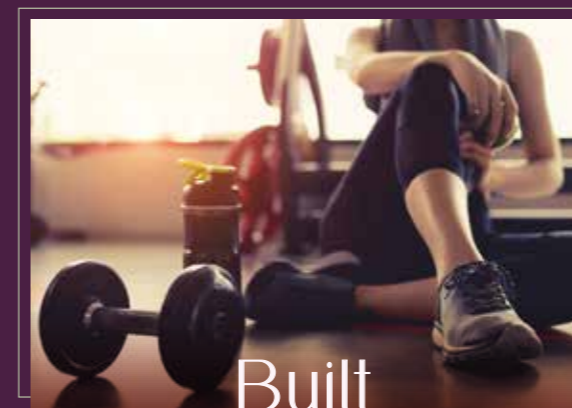
## Available, Not Overbearing

**Inorbit Mall**, **Oberoi Mall** and **Infiniti Mall** provide retail and leisure access without overwhelming the neighbourhood's residential balance. Bangur Nagar has historically been at the centre of Goregaon's retail evolution — yet retains its measured character.



## Work Within Reach

Bangur Nagar has grown alongside Goregaon's commercial expansion. With **Mindspace**, **Nirlon Knowledge Park**, **Oberoi Commerz**, **NESCO** and **DLH Park** nearby, the neighbourhood sits within a strong employment corridor driven by IT, BPO and corporate offices.



## Built Into Routine

Parks, fitness centres, and sports facilities around Bangur Nagar — including **Goregaon Sports Club**, **Prabodhan Kridabhavan**, **Joggers Park**, and **Cult Goregaon** — sit close enough to shape daily habits. Movement and leisure become part of everyday life, not scheduled escapes.

# The *next phase* of Goregaon West

## What's changing

- The **Goregaon Creek Flyover**, a ₹418 Crore infrastructure project, is aimed at easing traffic congestion along S.V. Road and Link Road, strengthening East–West connectivity across Goregaon (W) and Oshiwara
- The **Versova–Bhayandar Coastal Road**, passing **through Goregaon (W)** and Malad, is expected to make **Versova accessible in under 10 minutes**
- Goregaon (W)'s seamless connectivity to the **Versova–Bandra Sea Link via the Lokhandwala connector** will enable faster connectivity to **southern parts of Mumbai** like Lower Parel, Nariman Point, Fort etc.



- The **Goregaon–Mulund Link Road** will connect the WEH at Goregaon with the EEH at Mulund, **reducing cross-city travel time to approx. 25 minutes**
- With stronger WEH integration and coastal road access, **travel time toward BKC** is expected to be approximately **20–25 minutes**, improving business connectivity from Goregaon (W)

## Why the neighbourhood remains resilient

- Bangur Nagar lies within one of Goregaon West's finest structured redevelopment belts — naturally limiting large-scale future supply
- Ongoing redevelopment is steadily upgrading setbacks, parking systems, and neighbourhood streetscapes
- As the **Oshiwara District Centre** evolves into a major commercial hub, Bangur Nagar functions as its **quieter residential extension** — benefiting from proximity without intensity



## Everyday comfort, shaped by geography

- Proximity to **Goregaon's creek** systems allows for better air movement and moderated temperatures
- Creek-adjacent buffers help maintain a more breathable micro-environment compared to denser interior pockets

# Bangur Nagar is on an upward curve.

STRONG FOUNDATIONS.  
STRONGER FUTURE.

# 66%

PROJECTED GROWTH  
IN NEXT 5 TO 7 YEARS\*

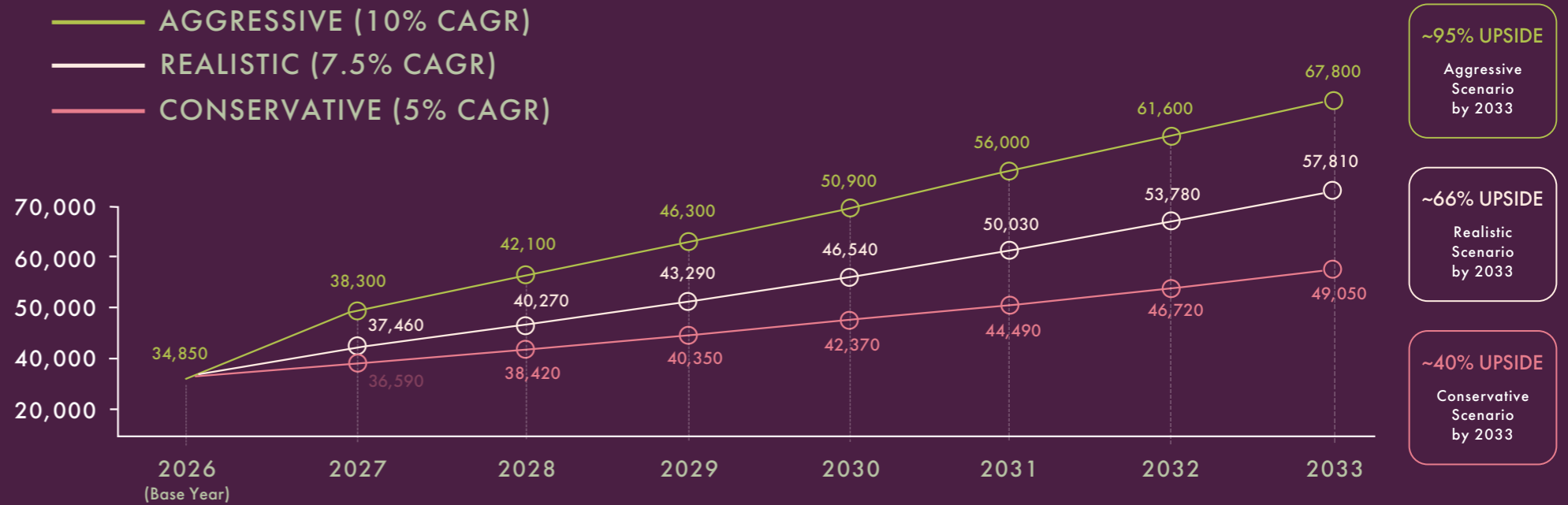
(Realistic Scenario)



Redevelopment wave and infrastructure growth are creating a strong value appreciation cycle.

\* Forecasts are indicative & based on current market trends, infrastructure timelines & demand outlook.

## 7-YEAR PRICE APPRECIATION FORECAST (₹/SQFT)



## GROWTH ENGINE



## INFRASTRUCTURE DEVELOPMENT

- Goregaon Creek Flyover**  
 Improving east-west connectivity across Goregaon.
- Versova–Bhayandar Coastal Road**  
 Faster travel along the western coastline and reduced congestion.
- Versova–Bandra Sea Link via the Lokhandwala connector**  
 Seamless connectivity to the western suburbs, reducing travel time.
- Goregaon–Mulund Link Road**  
 Strengthens north-east connectivity and unlocks wider catchment.

## GROWTH PHASES (7-YEAR JOURNEY)


<b>PHASE 1</b> FOUNDATION PHASE (2026–2028)	<ul style="list-style-type: none"> <li>Ongoing redevelopment</li> <li>Infrastructure projects in progress</li> <li>Strengthening market fundamentals</li> <li>Steady price appreciation</li> </ul>
<b>PHASE 2</b> ACCELERATION PHASE (2028–2030)	<ul style="list-style-type: none"> <li>Key infra projects nearing completion</li> <li>Improved connectivity unlocks demand</li> <li>Higher absorption &amp; premium projects launch</li> <li>Accelerated price growth</li> </ul>
<b>PHASE 3</b> RE-RATING PHASE (2030–2033)	<ul style="list-style-type: none"> <li>Full infrastructure visibility</li> <li>Large-scale redevelopment realization</li> <li>Premiumization of the micro-market</li> <li>Strong re-rating &amp; higher values</li> </ul>




THE BIG PICTURE: Infrastructure today. Connectivity tomorrow. Value for years to come.




## Connectivity to Major Landmarks

- 
 MG Road – 1 min  
 New Link Road – 2 min  
 SV Road – 9 min


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- 
 Western Express Highway – 16 min

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 Bangur Nagar Metro Station – 2 min  
 Goregaon West Metro Station – 5 min  
 Goregaon Railway Station – 9 min  
 Andheri Metro Station – 12 min  
 Andheri Railway Station - 14 min  
 Ram Mandir Station – 14 min  
 Malad Railway Station – 16 min

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 International Airport T2 – 16 min  
 Domestic Airport T1 – 20 min



# Kalpataru Group: Creating Landmarks *Since 1969*

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.



## 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.

# A track record defined by *redevelopment milestones*

With an unwavering commitment to design excellence, Kalpataru reimagines and redevelops structures into iconic landmarks, breathing new life into them while preserving their essence. Each redevelopment project is a harmonious blend of heritage and modernity, crafted with a passion for luxury and an eye for detail. The result is not just a world-class address but a sanctuary of sophistication, where every corner reflects thoughtful design and every element speaks to the pinnacle of luxurious living.



A 35+ year-old MHADA complex transformed into an award-winning luxury residential landmark.  
**Construction Week India Awards | Residential Project of the Year Award (2018)**



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



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



# Bringing a new standard of quality to *Bangur Nagar*

## Intelligent Living Spaces

Not just more space, but better space. Layouts designed with clarity, where light, air, and movement are seamlessly balanced to create homes that feel open, intuitive, and complete.

## Spaces That Bring You Together

Not just amenities, but extensions of your home. Thoughtfully planned spaces that allow for moments of pause, interaction, and connection — whether it's a quiet morning or an evening spent with those who matter.

## Planned for Openness

A thoughtfully imagined masterplan where homes are oriented outward. Allowing for privacy, openness, and views that feel uninterrupted.



*The aesthetics, pictorial and graphical representations, specifications, illustrations, layout and amenities etc. shown in video are artistic impressions for representational and illustrative purpose only and may vary upon receipt of approved plans and actual construction. This do not constitute an offer or 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. All transactions in respect of this Project shall be subject to the terms and conditions of the agreement for sale entered between the Promoter and the Allottee. \*T & C Apply.*