



MahaRERA No.
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CORPORATE OFFICE

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SITE ADDRESS

Kaustubh Capital,
Borivali Shree Krupa CHSL,
Building No. 27,
Near MHB Police Station,
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DISCLAIMER

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DESIGNED TO CONNECT. BUILT TO SUCCEED.

In every thriving city, there are certain addresses where business naturally gravitates. Locations where accessibility, visibility and ambition come together.

Kaustubh Capital is conceived as one such destination in Borivali West.

This is where entrepreneurs, professionals and brands find the right platform to grow. Because the right address does more than host business. It helps shape its future.



Kaustubh Capital is a contemporary commercial development designed for the evolving needs of modern businesses.

Strategically located on New Link Road in Borivali West, the development offers excellent visibility, strong accessibility and seamless access to key transport infrastructure, creating a business address built for long-term growth.

KEY HIGHLIGHTS



Convenient parking with ramp access.



A thoughtfully planned mixed-use tower, offering modern business infrastructure.



Experience unmatched accessibility with Borivali Metro Station in less than a minute's walk.



New Link Road frontage for strong brand visibility.



A BUSINESS ADDRESS CONNECTED TO THE CITY'S NEXT WAVE OF GROWTH.



UNMATCHED CONNECTIVITY

Connected by New Link Road, SV Road, WEH, Rail and Metro 2A - bringing customers, tenants and opportunities from every direction.



CAPTIVE DEMAND

Backed by a significant residential catchment, the project enjoys strong demand, business potential, and long-term value appreciation.



INFRASTRUCTURE UPSIDE

Thane - Borivali Twin Tunnel, Coastal Freeway & Metro expansion will accelerate capital appreciation.



PRICING ADVANTAGE

Entry costs well below BKC and Andheri - stronger yields, lower risk.



MODERN CREATIONS. AGE OLD VALUES.

Kaustubh Group is a name that stands for quality, reliability and innovation. What sets us apart from other projects is our focus on smart and practical design, maximizing living spaces and minimizing wastage with a focus on providing the essential amenities.



VAASTU COMPLIANT WORK SPACES

Workspaces designed to inspire productivity, success and growth.



BRAND ASSURANCE

Assurance of a 30+ year old group with a name that evokes trust.



LOCATION-FIRST THINKING

Every Kaustubh Group's development is thoughtfully positioned close to key transit networks and growing urban infrastructure.

TIME-TESTED BY YEARS. TRUSTED BY GENERATIONS.

30+

Years of
Real Estate
Experience

9

Projects
Completed

10+

Lakhs Sq. Ft.
of Development
Done

3

Ongoing
Projects

15+

Lakhs Sq. Ft.
of Upcoming
Development

ONGOING PROJECTS



KAUSTUBH PARK 91

Borivali West

1, 2 & 3 BHK
Apartments



KAUSTUBH BREEZE 91

Borivali West

2 & 3 BHK
Apartments

COMPLETED PROJECTS



KAUSTUBH VANRAI

Kandivali East

1 & 2 BHK
Apartments



KAUSTUBH PRIMROSE

Kandivali West

1, 1.5 & 2 BHK
Apartments



KAUSTUBH VISTARIS

Kandivali East

1, 2 & 3 BHK
Apartments



KAUSTUBH SUN & MOON

Borivali East

1 & 2 BHK
Apartments



KAUSTUBH PLATINUM

Borivali East

1, 2 & 3 BHK
Apartments



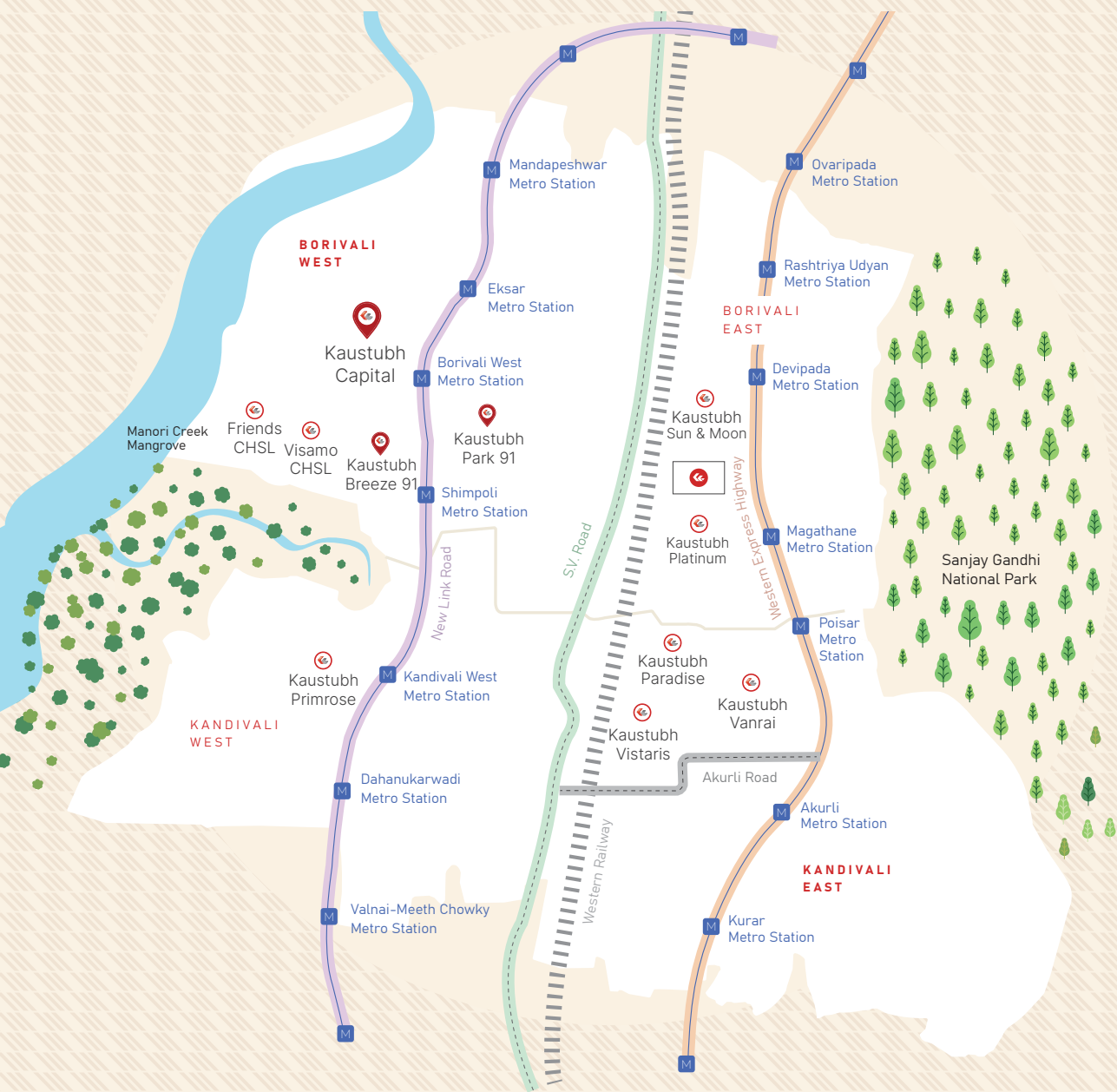
KAUSTUBH PARADISE

Kandivali East

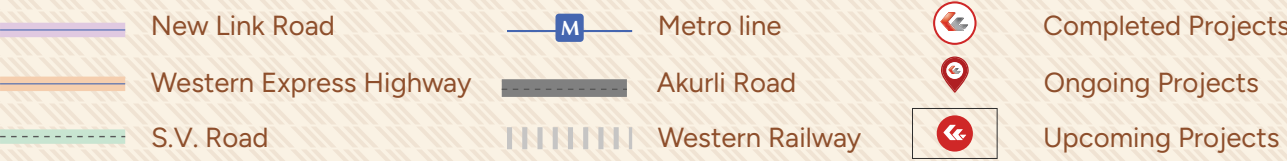
1 & 2 BHK
Apartments

The above images consist of actual photographs and artists' impressions.

A STRATEGIC ADDRESS,
STRENGTHENED BY KAUSTUBH
GROUP'S GROWING FOOTPRINT.



Map not to scale.



EXPERIENCE SEAMLESS TRAVEL AND
UNPARALLELED CONVENIENCES FROM
KAUSTUBH CAPITAL.



Transport

- Borivali Railway Station
- Borivali West Metro Station
- Upcoming Coastal Freeway
- Upcoming Borivali - Thane Twin Tunnel
- Bharat Petroleum Petrol Pump



Fine Dining & Restaurants

- Starbucks
- Third Wave Coffee
- Veg Treat
- The Fusion Kitchen



Business Hotels

- Eskay Resorts
- The Resort
- Sai Palace Hotel



Healthcare Facilities

- Apex Superspeciality Hospital
- Karuna Hospital
- Lotus Hospital



Shopping, Retail & Banking

- Sky City Mall
- Utopia Garden Grove Mall
- State Bank of India
- HDFC Bank
- D-Mart



FROM RESIDENTIAL TO BUSINESS HUB

Borivali's growth story is now extending
beyond residential living.

Over the last decade, Borivali has steadily evolved into one of Mumbai's most active urban hubs. Strong residential catchments, expanding metro connectivity, upcoming infrastructure projects and rising commercial activity have created the ideal environment for modern businesses.

Professionals now prefer working closer to home. Brands seek stronger local catchments. Businesses value connectivity that simplifies everyday movement.

Kaustubh Capital stands at the heart of this transformation.

Artist's Impression



DESIGNED FOR BRANDS THAT UNDERSTAND THE POWER OF PRESENCE.

In a location driven by visibility and movement,
your storefront becomes more than a space-
it becomes a destination.



ENGINEERED FOR SMOOTH OPERATIONS. DESIGNED FOR EVERYDAY EFFICIENCY.

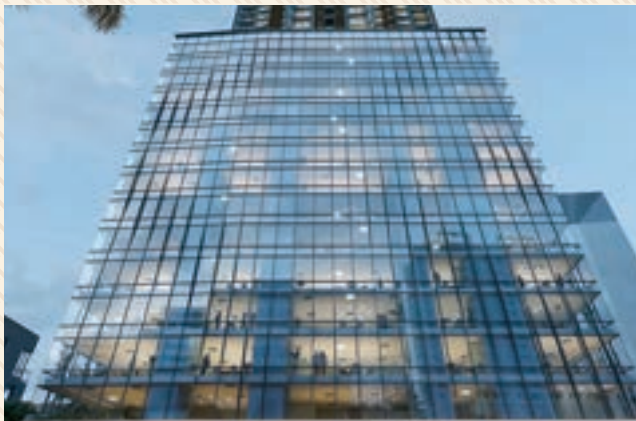
Energy-Efficient Central Air Cooling System for Centralized Efficiency with Individual Flexibility.

A centralised Air-Cooled Chiller Plant provides energy-efficient cooling and lower long-term operating costs, while ready-to-connect provisions in every unit allow occupiers to customize their indoor cooling systems.



Premium Glass Façade

Enhances the building's corporate identity, maximises natural daylight, and creates modern, efficient workspaces.



EV-Ready Parking Infrastructure

Provision for EV charging points at every parking level, ensuring future-ready and sustainable mobility solutions.



A secure, well-managed environment ensures your business runs seamlessly. With systems working quietly in the background and thoughtfully designed shared spaces in place, every detail, from arrival to daily operations, is planned to enhance convenience, efficiency, and focus.



Seamless Ramp Access

Drive straight to your parking level without delays for a smoother arrival experience.



Air-Conditioned Entrance Lobby

Step into a comfortable, climate-controlled environment that enhances the arrival experience, welcoming occupants and visitors with an ambience of sophistication, comfort and understated luxury.



Flexible Office Spaces for Every Business

Adaptable layouts designed to support businesses of all sizes, from emerging enterprises to established corporates.

This spread contains artist's impressions and representative images for illustrative purposes only.

SAFETY & OPERATIONAL RELIABILITY

This spread contains representative images for illustrative purposes only.



Advanced Security & Surveillance

Comprehensive monitoring systems designed to support a secure business environment.



Modern Fire Protection System

Integrated fire safety infrastructure designed in accordance with contemporary safety standards.



DG Backup

Power backup provisions for elevators and designated common areas ensure uninterrupted essential operations.



Public Address System

Building-wide communication systems facilitate efficient information dissemination and emergency response.



Artist's Impression

PREMIUM OFFICE & RETAIL SPECIFICATIONS



Representative Image

Commercial / Office Spaces

- Laminate-finished main entrance door
- Premium vitrified tile flooring
- Provision for connection to centralized chiller cooling system
- Premium CP and sanitary fittings for washrooms

Retail Spaces

- Premium vitrified tile flooring
- Entrance rolling shutters
- Dedicated signage provision
- Provision for connection to centralized chiller cooling system
- Premium CP and sanitary fittings for washrooms

LOCATION MAP



- | | | |
|---|---|--|
|  New Link Road |  Metro Line |  S.V.Road |
|  Western Express Highway |  Western Railway | |

