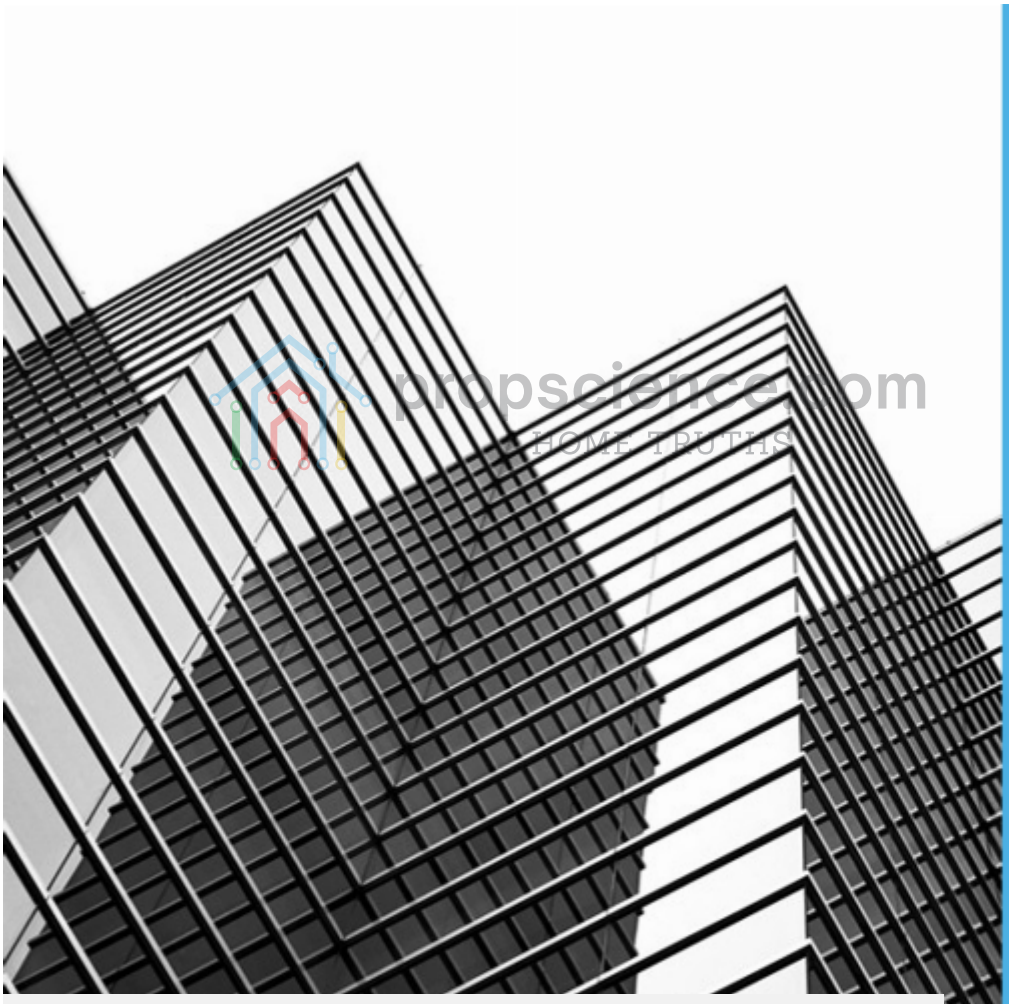
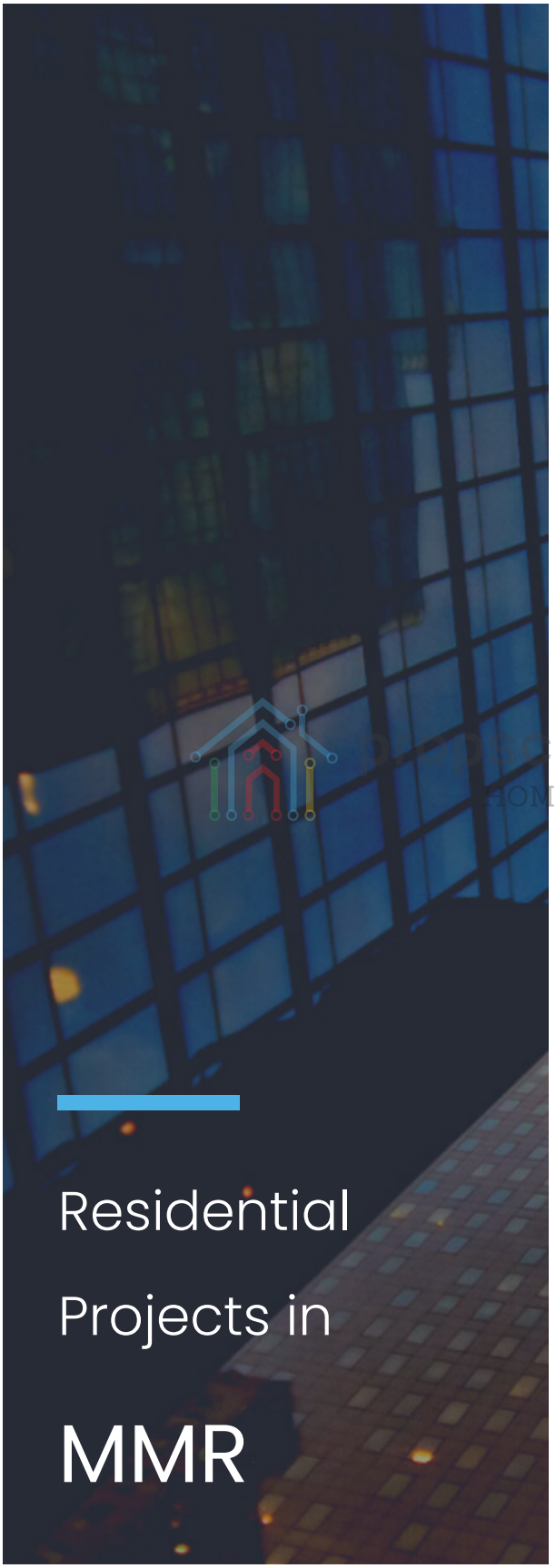
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PROP REPORT



Immensa F

MahaRERA Number : P51700001278



Residential Projects in MMR

WE HELP YOU MAKE THE INVESTMENT

Propscience is India's first direct to customer research-driven real estate portal specializing in residential real estate. We are not backed or associated with any builder, bank, or broking firm, nor do we offer any property management services. We are an unbiased entity focused solely on providing accurate and frequently updated information to prospective homebuyers and homeowners of under-construction properties in MMR.

We offer homebuyers and new home owners detailed information across 450+ data points along with several decision-making tools to help them make the best assessment of their prospective investment. At present we have over 2000 projects visible on our site, spread across MMR, catering to varied ticket sizes.

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LOCATION

The project is in Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

Post Office	Police Station	Municipal Ward
Sandozbaugh	NA	NA

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Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 45 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **24.2 Km**
- Amara **950 Mtrs**
- Thane Railway Station **6.3 Km**
- Ghodbunder Road **2.9 Km**
- Jupiter Hospital **3.8 Km**
- Rainbow International School, Brahmand **2.6 Km**
- Viviana Mall **3.9 Km**
- DMart Kolshet **1.6 Km**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2022	3	1

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BUILDER & CONSULTANTS

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Founded in 1969 by Mr. Mofatraj P Munot, Kalpataru Group of Companies is a 10,000cr infrastructure conglomerate with interests in real estate, power transmission, infrastructure EPC, civil contracting, property and facility management, logistics and warehousing services. The company has a presence in 43 nations and has over 8000 employees globally. Mr. Munot has received several prestigious accolades for his work in infrastructure and real estate development. With over 50 years in the real estate industry, they have successfully delivered hundred and fifty projects in nine cities, spanning 20 lac square meters of area.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2025	685 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Badminton Court,Multipurpose Court,Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Spa,Senior Citizen Zone,Pet Friendly
Business & Hospitality	ATM / Bank Attached,Clubhouse
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

Wing F - Palm	4	29	8	1 BHK,2 BHK	232

First Habitable Floor	5th

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,MyGate / Security Apps
- **Fire Safety :** Sprinkler System,Fire Hose
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	450 sqft
2 BHK	598 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 7300000
2 BHK	--	--	INR 11100000

Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
1%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bank of Baroda,Bank of India,DHFL Bank,HDFC Bank,Indialbulls Home Loans,PNB Housing Finance Ltd,SBI Bank

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Transaction History

Details of some of the latest transactions can be viewed in Annexure A.

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PROJECT PROPSCORE

Propscience uses a unique and highly proprietary algorithm to arrive at Propscores for every project it covers. This score is calculated out of 100 points. Through our detailed research we gather over 500 data points of information about each project. These data points are broken down into categories (mentioned below). An individual score is

arrived at for each category and then a combined project Propscore is given. The purpose of the Propscore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

Category	Score
Place	73
Connectivity	65
Infrastructure	84
Local Environment	90
Land & Approvals	70
Project	80
People	56
Amenities	70
Building	77
Layout	53
Interiors	63
Pricing	40

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Total	**68/100**

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