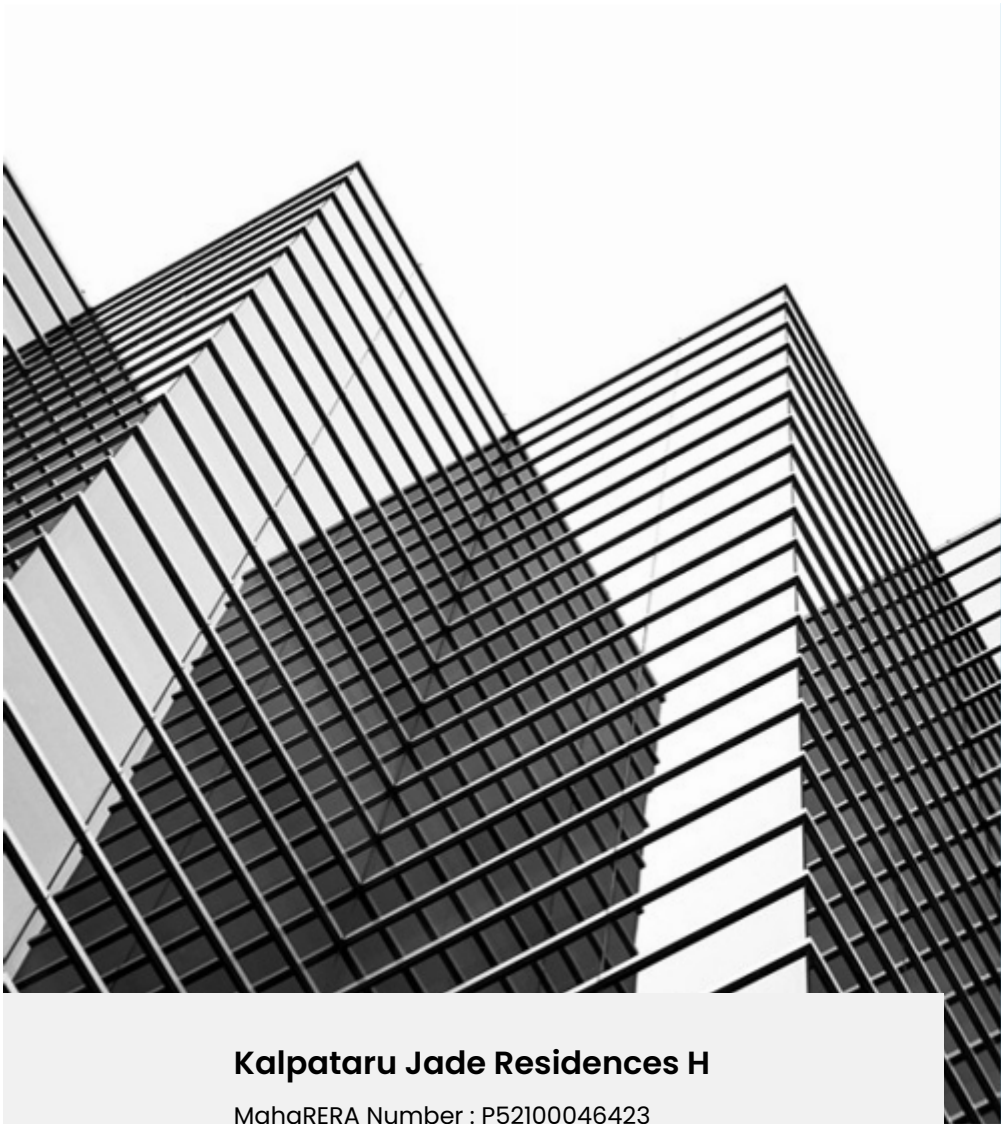


propscience.com

PROP REPORT



Kalpataru Jade Residences H

MahaRERA Number : P52100046423



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.

LOCATION

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 116 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Pune International Airport **18.2 Km**
- Baner Gaon Bus Stop **1 Km**
- Baner Metro Station **2.5 Km**
- Pune Railway Station **11.4 Km**
- Pashan Hwy Side Rd **2.4 Km**
- City Care Multispecility **1 Km**
- The Orchid School **1.7 Km**
- Prime Rose Mall **1.2 Km**
- P Mart Superstore **2 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
October 2022	NA	1

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RESIDENCES H

BUILDER & CONSULTANTS

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 31st December, 2024	4 Acre	2 BHK,3 BHK

Project Amenities

Sports	Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area,Reflexology Park
Business & Hospitality	Clubhouse,Multipurpose Hall
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Building H - Twilight	2	30	4	2 BHK,3 BHK	120
First Habitable Floor				1st Floor	

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety :** CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	780 – 974 sqft
3 BHK	1190 sqft

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

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,False Ceiling,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

KALPATARU JADE RESIDENCES H	
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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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2 BHK	INR 13139.53	INR 11000000	INR 11500000 to 14000000
3 BHK	INR 13277.31	INR 15800000	INR 16800000

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

GST	Stamp Duty	Registration
5%	7%	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 India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,SBI Bank

Transaction History

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

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
December 2022	1479	NA	INR 19255200	INR 13019.07
November 2022	1522	NA	INR 17535000	INR 11521.02
October 2022	1484	NA	INR 20414720	INR 13756.55
September 2022	1522	NA	INR 21088590	INR 13855.84
September 2022	1533	NA	INR 20365760	INR 13284.91
September 2022	1479	NA	INR 20357660	INR 13764.48
August 2022	1522	NA	INR 22091633	INR 14514.87
July 2022	1484	NA	INR 19444250	INR 13102.59
July 2022	1484	NA	INR 20048346	INR 13509.67

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	53
Connectivity	83
Infrastructure	80
Local Environment	80
Land & Approvals	50
Project	71
People	56

Amenities	62
Building	57
Layout	65
Interiors	63
Pricing	40
Total	63/100

KALPATARU JADE
RESIDENCES H

Disclaimer

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