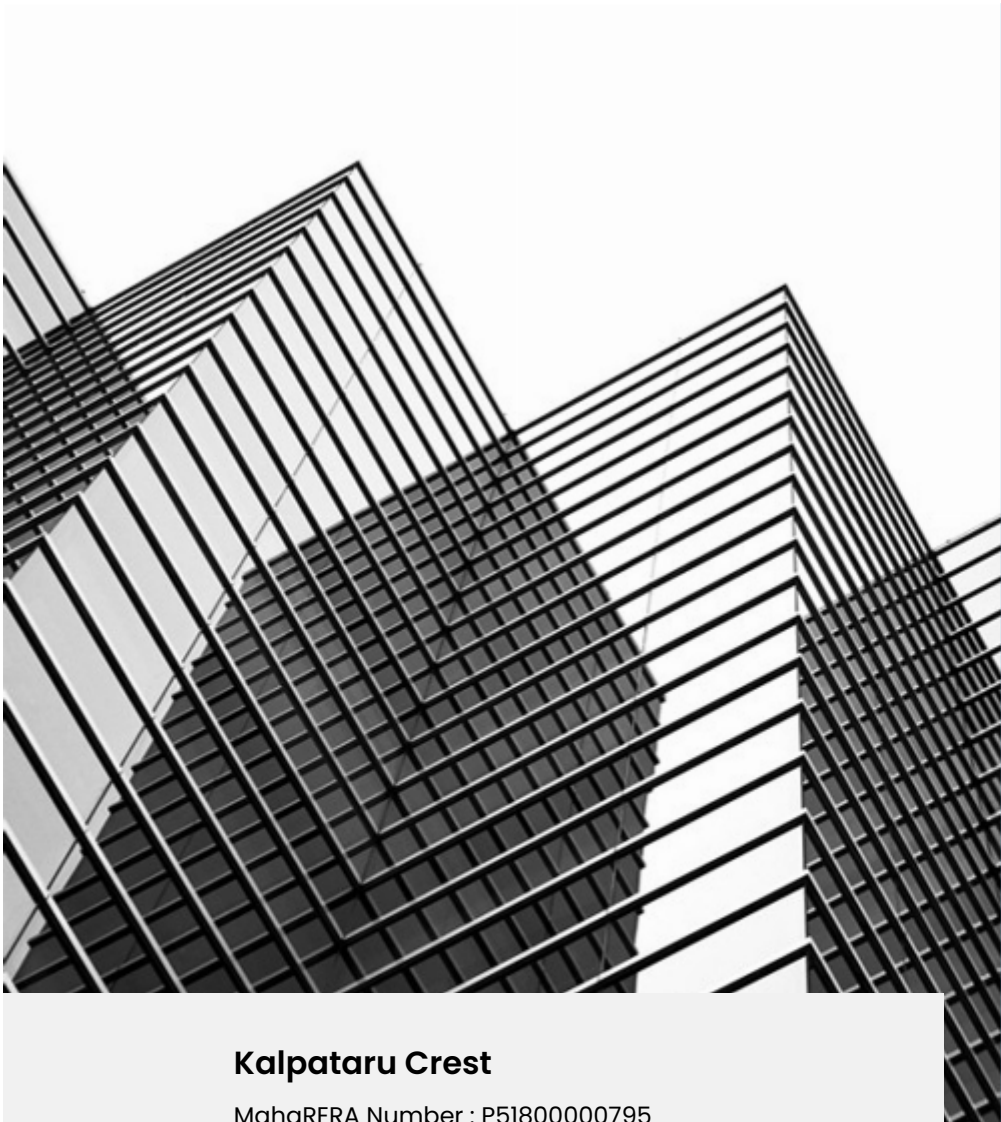


propscience.com

PROP REPORT



Kalpataru Crest

MahaRERA Number : P51800000795



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

The project is in Bhandup (West). Bhandup, a suburban locality in Mumbai derives its name from 'bhandupeshwas', one of the names of the Hindu god Shiva. Bhandup has Asia's biggest water filtration plant. Bhandup West is a developing affordable suburb in Western Mumbai with a mix of residential and commercial properties.

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

Connectivity & Infrastructure

- Bhandup Railway Station **1.8 Km**
- Fortis Hospital Mulund **1.4 Km**
- Daffodils High Public School **1.9 Km**
- R City Mall **7.1 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
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NA	1	NA
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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
2019 Ready to move	3.8 Acre	2 BHK,3 BHK

Project Amenities

Sports	Cricket Pitch,Multipurpose Court,Squash Court,Swimming Pool,Jogging Track,Kids Pool,Gymnasium
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Leisure	NA
Business & Hospitality	Barbeque Pit
Eco Friendly Features	Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	5	36	6	2 BHK,3 BHK	216
Wing B	5	36	6	2 BHK,3 BHK	216
First Habitable Floor				NA	

Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	860 sqft
3 BHK	1038 sqft
2 BHK	860 sqft
3 BHK	1038 sqft
Floor To Ceiling Height	NA
Views Available	NA
Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA

White Goods

Air Conditioners

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 23953.49	--	INR 20600000
3 BHK	INR 23988.44	--	INR 24900000

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

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

Festive Offers

The builder is not offering any festive offers at the moment.

Payment Plan	NA
Bank Approved Loans	NA

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	55
Connectivity	48
Infrastructure	52
Local Environment	30

Land & Approvals	56
Project	79
People	38
Amenities	44
Building	53
Layout	45
Interiors	30
Pricing	30
Total	47/100

KALPATARU CREST

Disclaimer

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