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PROP REPORT



Kalpataru Waterfront

MahaRERA Number : P52000002819



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	Panvel Taluka Police Station	NA

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 102 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **46.1 Km**
- Navi Mumbai International Airpor **8.9 Km**
- Panvel Bus Depo **1.7 Km**
- Panvel Railway Station **2 Km**
- Old Mumbai-Pune Highway **300 Mtrs**
- Shukham Hospital **450 Mtrs**
- MNR English School **600 Mtrs**
- Orion Mall **1.8 Km**
- D-Mart **3.8 Km**

LAND & APPROVALS

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

KALPATARU WATERFRONT

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

KALPATARU WATERFRONT

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 13th February, 2019	1.36 Acre	2 BHK,3 BHK

Project Amenities

Sports	Multipurpose Court,Swimming Pool,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Sit-out Area
Business & Hospitality	NA
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 A	2	13	3	2 BHK,3 BHK	39
Wing B	3	13	6	2 BHK,3 BHK	78

First Habitable Floor

1st

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** Stretcher Lift

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	872 sqft
3 BHK	1275 sqft
2 BHK	872 - 895 sqft
3 BHK	1222 - 1275 sqft

Floor To Ceiling Height

Between 9 and 10 feet

Views Available	Open Grounds / Landscape / Project Amenities
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Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

KALPATARU WATERFRONT

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
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0%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	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,HDFC Bank,ICICI Bank,SBI Bank

Transaction History

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

KALPATARU WATERFRONT

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
May 2022	714	NA	INR 10000000	INR 14005.6
April 2022	714	NA	INR 10000000	INR 14005.6

January 2022	857	NA	INR 13001000	INR 15170.36
September 2021	856	3	INR 13001000	INR 15188.08
August 2021	750	NA	INR 9000000	INR 12000
April 2021	796	6	INR 13000000	INR 16331.66
February 2021	856	5	INR 12000000	INR 14018.69
December 2020	750	12	INR 8500000	INR 11333.33
November 2020	1015	1	INR 14713180	INR 14495.74
October 2020	1015	3	INR 14087920	INR 13879.72
September 2020	750	12	INR 8500000	INR 11333.33
September 2020	1220	6	INR 16000000	INR 13114.75
June 2020	1041	3	INR 13973920	INR 13423.55

March 2020	847	5	INR 10000000	INR 11806.38
February 2020	1041	1	INR 15306340	INR 14703.5
January 2020	746	13	INR 9436816	INR 12649.89
January 2020	1008	13	INR 15113490	INR 14993.54
December 2019	1037	1	INR 13226920	INR 12754.99
December 2019	1037	9	INR 16143774	INR 15567.77
December 2019	1042	2	INR 14629375	INR 14039.71

KALPATARU WATERFRONT

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	63
Connectivity	83
Infrastructure	78
Local Environment	70
Land & Approvals	56
Project	69
People	56
Amenities	56
Building	78
Layout	65
Interiors	63
Pricing	40
Total	65/100

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