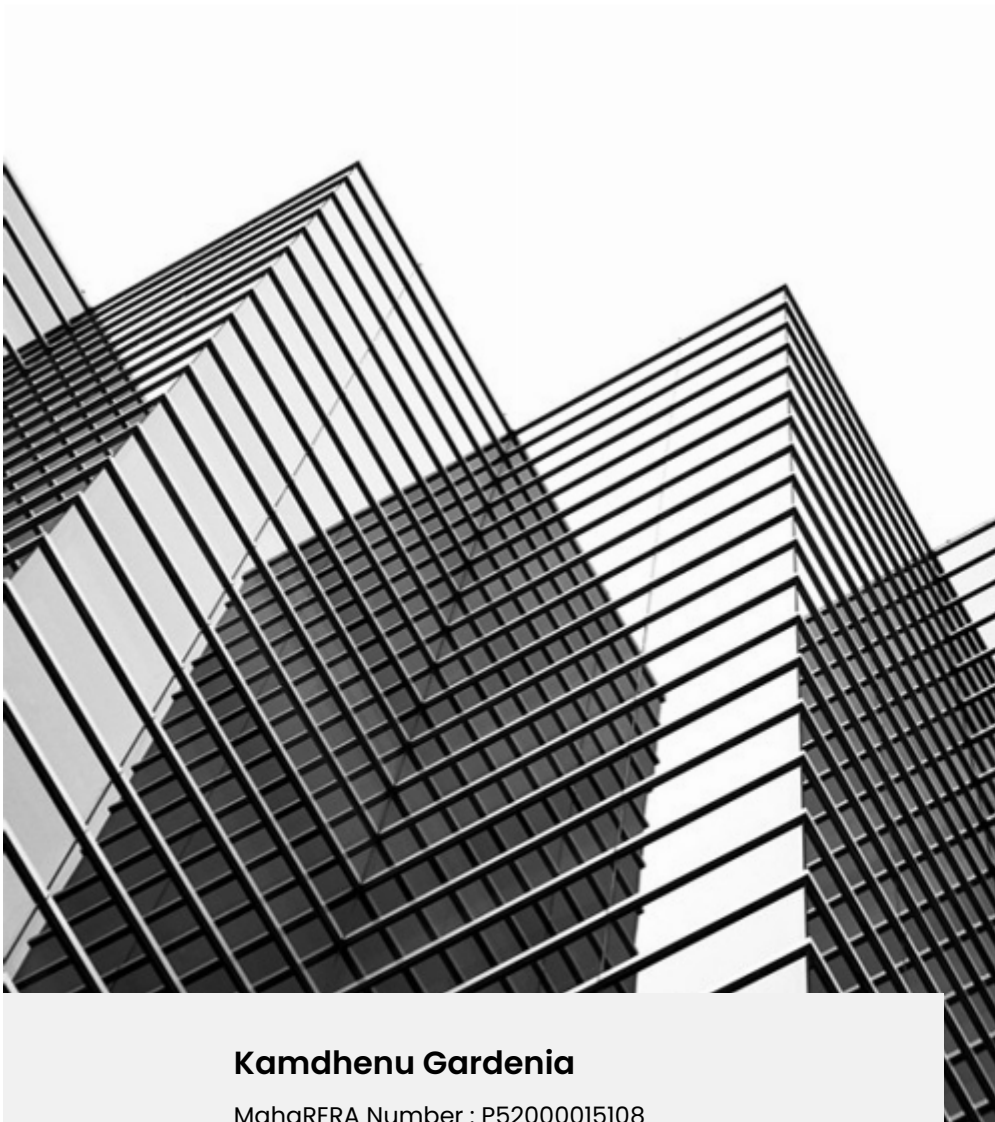


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PROP REPORT



Kamdhenu Gardenia

MahaRERA Number : P52000015108



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 Taloja. Taloja is a locality which is situated in the northeastern part of Navi Mumbai. To decongest the main areas and fulfill the need for affordable housing, Taloja has emerged as a locality with great new residential projects and prospects. As it is a developing area, most of the important social infrastructure is available in the nearby areas like Kharghar and Kalamboli. Basic amenities such as schools, hospitals, markets, and other retail stores are present in the locality to cater to the daily needs of the local population. The industrial hub of Taloja has many small, medium, and large-scale industries. Taloja is located around 12 kms away from the CBD Belapur by the Mumbai-Pune Expressway. Taloja has great connectivity to other parts of Navi Mumbai like Kharghar, Kalamboli and Vashi.

Post Office	Police Station	Municipal Ward
Koynavale	Taloja Police Station	NA

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 180 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **46.9 Km**
- Navi Mumbai International Airport **14.2 Km**
- Sector 26 Bus Stop **1.5 Km**
- Pender Metro Station **2 Km**
- Taloja Raliway Station **4.1 Km**
- Old Panvel Road **3.2 Km**
- Taloja Multispeciality Hospital **2.5 Km**
- New Horizon Public School **2.5 Km**
- Little World Mall **11.1 Km**
- Reliance SMART POINT **2.8 Km**

KAMDHENU GARDENIA

LAND & APPROVALS

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

KAMDHENU GARDENIA

BUILDER & CONSULTANTS

Kamdhenu was established in 1955 under the leading guidance of Late Mr. Anantram Sabhlok. In its long tenure, the group (now Kamdhenu Realities) headed by Mr. Surinder Sabhlok has been constructing exceptional quality living and commercial edifices. While they develop and advance, they also make sure that they do not neglect the corporate social and environmental responsibilities. Quality & timely delivery are the promises they keep with their customers. Better lifestyles, world-class qualities, and vibrant edifices are the things that you can always expect from Kamdhenu Realities.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

KAMDHENU GARDENIA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2021	3.5 Acre	1 BHK, 1.5 BHK, 2 BHK

Project Amenities

Sports	Multipurpose Court, Swimming Pool, Kids Play Area, Gymnasium, Indoor Games Area
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Leisure	Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

KAMDHENU GARDENIA

BUILDING LAYOUT



Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
B1 – Rose	1	4	4	1 BHK,2 BHK	16
B2–Aster	1	4	4	1 BHK	16
B3– Jasmine	1	4	4	1 BHK	16
B4– Daisy	1	4	4	2 BHK	16
B5– Daffodil	1	4	4	2 BHK	16
B6 – Lily	1	4	4	2 BHK	16

B7-Iris-	1	4	4	2 BHK	16
B8- Orchid	1	4	4	2 BHK	16
B9- Marigold	1	4	4	2 BHK	16
B10- Bougivilla	1	4	4	2 BHK	16
B11- Lavender- Wing-A	1	4	4	1 BHK	16
B11- Lavender- Wing-B	1	4	4	1 BHK	16
B12- Tulip- Wing-A	1	4	4	1.5 BHK	16
B12- Tulip- Wing-B	1	4	4	1.5 BHK	16
B13- Carnation- Wing- A	1	4	4	1 BHK	16
B13- Carnation- Wing-B	1	4	4	1 BHK	16

B14- Camomile-	1	4	4	1 BHK	16
First Habitable Floor					1st

Services & Safety

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

KAMDHENU GARDENIA

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	413.22 sqft
2 BHK	530.44 sqft
1 BHK	413.22 sqft
1 BHK	413.22 sqft

2 BHK	530.44 sqft
2 BHK	530.44 sqft
2 BHK	530.44 sqft
2 BHK	530.44 sqft
2 BHK	530.44 sqft
2 BHK	530.44 sqft
2 BHK	530.44 sqft
2 BHK	530.44 sqft
1 BHK	413.22 sqft
1 BHK	413.22 sqft
1.5 BHK	481 sqft
1.5 BHK	481 sqft
1 BHK	413.22 sqft
1 BHK	413.22 sqft
1 BHK	413.22 sqft

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

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,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

KAMDHENU GARDENIA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1.5 BHK	INR 9658	INR 4645500	INR 4890000

1 BHK	INR 9648.61	INR 3987000	INR 4197000
2 BHK	INR 10387.6	INR 551000	INR 5800000

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

GST	Stamp Duty	Registration
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	HDFC Bank

Transaction History

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

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	73
Infrastructure	72
Local Environment	90
Land & Approvals	56
Project	66
People	39
Amenities	48

Building	78
Layout	53
Interiors	73
Pricing	40
Total	62/100

KAMDHENU GARDENIA

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