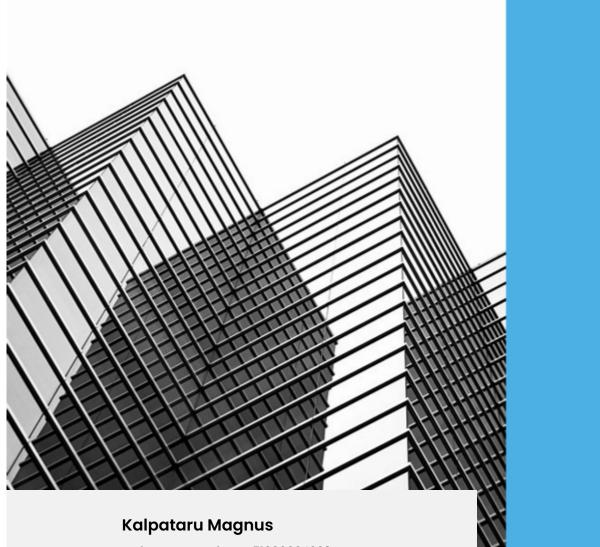
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PROP REPORT



MahaRERA Number : P51800004029



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 Bandra (East). Bandra is an upscale coastal suburb located in Mumbai, India. The suburb is located to the immediate north of the Mithi River, which separates Bandra from Mumbai City district. It is the third-largest commercial hub in Maharashtra. Bandra East is an up-and-coming area with clusters of high-rises like Bandra Kurla Complex, home to offices and trendy Asian, South American and European restaurants.

Post Office	Police Station	Municipal Ward
Government Colony	BKC Police Station	Ward H East

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 54 Satisfactory AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport 5.50 Km
- Chhatrapati Shivaji Maharaj International Airport 5.90 Km
- Government Colony Bus Stop 800 Mtrs
- Bandra Station 1.6 Km
- Western Express Highway 7.2 Km
- Guru Nanak Hospital 260 Mtrs
- Chetana College 500 Mtrs
- Phoenix Market City 5.5 Mtrs
- A to Z Supemart 72 Mtrs

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	11	1

KALPATARU MAGNUS

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.



KALPATARU MAGNUS

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st July, 2023	2.24 Acre	2 ВНК,3 ВНК,4 ВНК

Project Amenities

Sports	Basketball Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium
Leisure	Steam Room,Spa,Senior Citizen Zone
Business & Hospitality	Party Lawn,Clubhouse,Community Hall,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

KALPATARU MAGNUS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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Kalpataru Magnus Wing A	3	30	4	2 ВНК,3 ВНК,4 ВНК	120
Kalpataru Magnus Wing B	3	30	4	2 ВНК,З ВНК,4 ВНК	120
Kalpataru Magnus Wing C	3	30	4	2 ВНК,З ВНК,4 ВНК	120
First Habitable Floor			lst floor		

Services & Safety

- Security : Security System / CCTV,Intercom Facility,Video Door Phone
- Fire Safety: Sprinkler System, Fire Hose, Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- Vertical Transportation : High Speed Elevators

KALPATARU MAGNUS

FLAT INTERIORS

Configuration

RERA Carpet Range

2 ВНК		781 sqft
З ВНК		1121 - 1321 sqft
4 BHK		1657 sqft
2 BHK		781 sqft
3 ВНК		1121 sqft
4 BHK		1657 sqft
2 BHK		781 sqft
3 ВНК		1321 sqft
4 BHK		1657 sqft
Floor To Ceiling Height		Between 9 and 10 feet
Views Available		Road View / No View
Flooring Marb		ooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures		Fittings,Kitchen Platform,Light lectrical Sockets / Switch Boards

Finishing	NA
HVAC Service	Split / Box A/C Provision
Technology	Home Automation,WIFI enabled
White Goods	Geyser,Air Conditioners

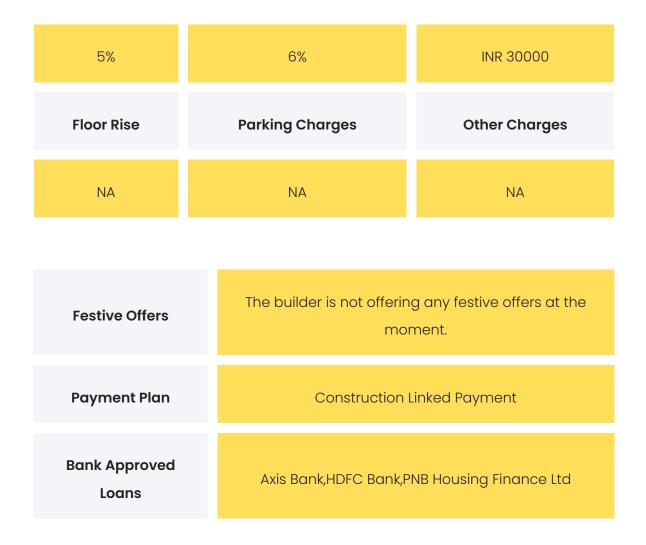
KALPATARU MAGNUS

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 ВНК	INR 56081.95	INR 43800000	INR 43800000
З ВНК	INR 55000	INR 61655000	INR 61655000 to 74100000
4 ВНК	INR 58599.88	INR 97100000	INR 97100000

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

GST	Stamp Duty	Registration



Transaction History

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

KALPATARU MAGNUS

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	48
Connectivity	65
Infrastructure	100
Local Environment	100
Land & Approvals	36
Project	78
People	56
Amenities	68
Building	68
Layout	62
Interiors	63
Pricing	40
Total	65/100

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