

propscience.com

# PROP REPORT



**Kalpataru Solitaire**

MahaRERA Number : P51800000699



## Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Andheri (West). Andheri is a locality in the western part of the city of Mumbai in India. Andheri is the major Bollywood Industry hub and it is the talent enclave of Mumbai, be it those from production houses, animation, the entertainment industry, and corporate. For administrative purposes, the area is separated into Andheri West and Andheri East. Andheri East comes under the K/E ward of BMC. Andheri West is a big and developed residential and commercial suburb.

Post Office	Police Station	Municipal Ward
Juhu	Juhu Police Station	Ward K West

## 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 **5.40 Km**
- Chhatrapati Shivaji Maharaj International Airport **5.20 Km**
- Irla Bus Stop **1.3 Km**
- Azad Nagar Metro Station **3.70 Km**
- Andheri Railway Station **2 Km**
- Western Express Highway **6.7 Km**
- Arogya Nidhi Hospital **900 Mtrs**
- Ecole Modiale World School **220 Mtrs**
- PVR Cinemas **1.2 Km**
- Nature's Basket **2 Km**

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
April 2022	4	1

## 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

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2019	0.99 Acre	3 BHK,4 BHK

## Project Amenities

Sports	Swimming Pool,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Mini Theatre
Business & Hospitality	Banquet Hall,Multipurpose Hall
Eco Friendly Features	Landscaped Gardens,STP Plant

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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	4	16	3	3 BHK,4 BHK	48

Wing B	4	16	3	3 BHK,4 BHK	48
First Habitable Floor				1 st floor	

## Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire Hose,Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** Auto Rescue Device (ARD)

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## FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1875 - 1900 sqft
4 BHK	2300 sqft
3 BHK	1875 - 1900 sqft
4 BHK	2300 sqft

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

<b>Flooring</b>	Marble Flooring,Wooden Flooring,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,False Ceiling,Laminated flush doors
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Home Automation,WIFI enabled
<b>White Goods</b>	Chimney & Hob,Modular Kitchen

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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 75000	INR 142500000	INR 142500000

4 BHK	INR 71739.13	INR 165000000	INR 165000000
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**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	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,ICICI Bank

**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	65
Connectivity	65
Infrastructure	100
Local Environment	100
Land & Approvals	48
Project	74
People	56
Amenities	50
Building	82
Layout	75

<b>Interiors</b>	80
<b>Pricing</b>	30
<b>Total</b>	<b>69/100</b>

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