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# PROP REPORT



MahaRERA Number : P51700016308



# WE HELP YOU MAKE THE INVESTMENT

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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. KALPATARU PARK CITY – ETERNIA TOWER D, E & F

## LOCATION

The project is in Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| Sandozbaugh | ΝΑ             | ΝΑ             |

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 45 AQI and the noise pollution is 0 to 50 dB.

### **Connectivity & Infrastructure**

- Chhatrapati Shivaji Maharaj International Airport 24.2 Km
- Khopat Bus Depot 4.3 Km
- Thane Railway Station 6.8 Km
- Ghodbunder Road 2.7 Km
- Jupiter Hospital 3.8 Km
- Rainbow International School, Brahmand 2.9 Km
- Viviana Mall **3.9 Km**
- DMart Kolshet **1.6 Km**

ETERNIA TOWER D, E & F

## LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going<br>Litigations | RERA Registered<br>Complaints |
|--------------------------------------|-------------------------|-------------------------------|
| April 2022                           | 2                       | 1                             |

#### KALPATARU PARK CITY -

ETERNIA TOWER D, E & F

## **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.



ETERNIA TOWER D, E & F

## PROJECT & AMENITIES

| Time Line                        | Size         | Typography        |
|----------------------------------|--------------|-------------------|
| Completed on 30th December, 2027 | 2112.12 Sqmt | 1 ВНК,2 ВНК,3 ВНК |

## **Project Amenities**

| Sports                 | Badminton Court,Multipurpose Court,Squash<br>Court,Tennis Court,Swimming Pool,Jogging<br>Track,Kids Play Area,Gymnasium |
|------------------------|---|
| Leisure                | Yoga Room / Zone,Spa,Pet Friendly   |
| Business & Hospitality | ATM / Bank Attached,Clubhouse   |
| Eco Friendly Features  | Rain Water Harvesting,Landscaped<br>Gardens,Water Storage   |

KALPATARU PARK CITY – ETERNIA TOWER D, E & F

## **BUILDING LAYOUT**

| Tower Name            | Number<br>of Lifts | Total<br>Floors | Flats<br>per<br>Floor | Configurations       | Dwelling<br>Units |
|-----------------------|--------------------|-----------------|-----------------------|----------------------|-------------------|
| Wing D                | 3                  | 32              | 5                     | 1 ВНК,2 ВНК,3<br>ВНК | 160               |
| Wing E                | 3                  | 32              | 5                     | 1 ВНК,2 ВНК,3<br>ВНК | 160               |
| Wing F                | 3                  | 32              | 6                     | 1 ВНК,2 ВНК,3<br>ВНК | 192               |
| First Habitable Floor |                    |                 | 5th                   |                      |                   |

### Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,MyGate / Security Apps,Earthquake Resistant Design
- Fire Safety : Sprinkler System, Fire rated doors / walls, Fire Hose, Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- Vertical Transportation : High Speed Elevators, Goods Lift

KALPATARU PARK CITY -ETERNIA TOWER D, E & F

# FLAT INTERIORS

| Configuration           | RERA Carpet Range                            |  |
|-------------------------|--|--|
| 1 ВНК                   | 469 sqft                                     |  |
| 2 BHK                   | 538 sqft                                     |  |
| 3 ВНК                   | 920 sqft                                     |  |
| 1 ВНК                   | 469 sqft                                     |  |
| 2 BHK                   | 538 sqft                                     |  |
| 3 ВНК                   | 920 sqft                                     |  |
| 1 ВНК                   | 469 sqft                                     |  |
| 2 BHK                   | 538 sqft                                     |  |
| З ВНК                   | 920 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<br>Fittings,Stainless Steel Sink,Brass<br>Joinery,Concealed copper wiring,Electrical<br>Sockets / Switch Boards |
|------------------------------|--|
| Finishing                    | Laminated flush doors,Double glazed glass<br>windows   |
| HVAC Service                 | ΝΑ   |
| Technology                   | Optic Fiber Cable  |
| White Goods                  | NA   |

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## COMMERCIALS



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

| GST        | Stamp Duty      | Registration  |
|------------|-----------------|---------------|
| 1%         | 6%              | INR 30000     |
| Floor Rise | Parking Charges | Other Charges |
| NA         | INR 600000      | INR O         |

| Festive Offers            | The builder is not offering any festive offers at the moment.   |
|---------------------------|---|
| Payment<br>Plan           | Construction Linked Payment   |
| Bank<br>Approved<br>Loans | Axis Bank,Bank of Baroda,DHFL Bank,HDFC Bank,ICICI<br>Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance<br>Ltd,PNB Housing Finance Ltd,SBI Bank |

#### **Transaction History**

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

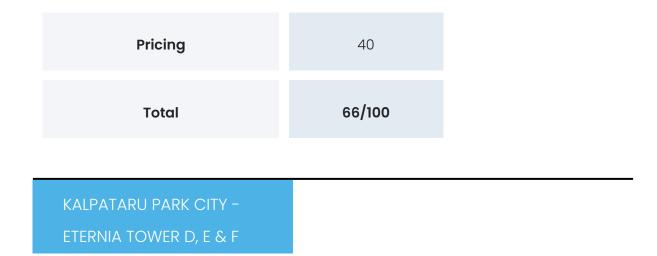
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## PROJECT PROPSCORE

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             | 73    |
| Connectivity      | 55    |
| Infrastructure    | 84    |
| Local Environment | 100   |
| Land & Approvals  | 64    |
| Project           | 70    |
| People            | 56    |
| Amenities         | 70    |
| Building          | 67    |
| Layout            | 55    |
| Interiors         | 63    |



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