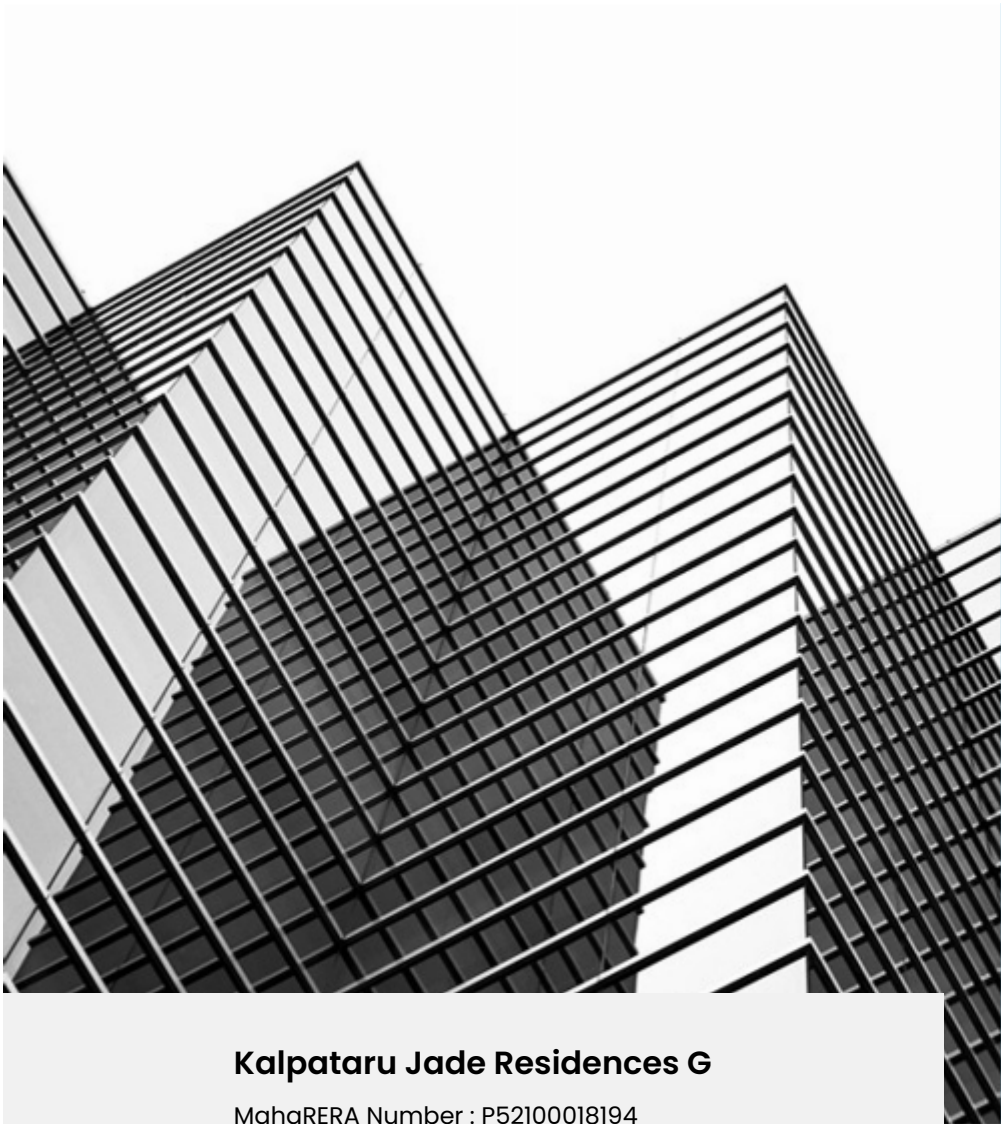


propscience.com

# PROP REPORT



**Kalpataru Jade Residences G**

MahaRERA Number : P52100018194



# 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	NA	NA

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 116 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Pune International Airport **18.2 Km**
- Baner Gaon Bus Stop **1 Km**
- Baner Metro Station **2.5 Km**
- Pune Railway Station **11.4 Km**
- Pashan Hwy Side Rd **2.4 Km**
- City Care Multispecility **1 Km**
- The Orchid School **1.7 Km**
- Prime Rose Mall **1.2 Km**
- P Mart Superstore **2 Km**

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
October 2022	NA	1

KALPATARU JADE  
RESIDENCES G

## 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 JADE  
RESIDENCES G

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2024	3 Acre	3 BHK

## Project Amenities

Sports	Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Deck Area,Sit-out Area,Reflexology Park
Business & Hospitality	Party Lawn,Clubhouse,Multipurpose Hall
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens

KALPATARU JADE  
RESIDENCES G

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Building G - Meadows	2	30	4	3 BHK	120
First Habitable Floor				1st Floor	

## Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety :** CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

KALPATARU JADE  
RESIDENCES G

## FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1190 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,Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
<b>Finishing</b>	Anodized Aluminum / UPVC Window Frames,False Ceiling,Laminated flush doors
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	NA
<b>White Goods</b>	NA

<div>KALPATARU JADE</div> <div>RESIDENCES G</div>	
---	--

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 13277.31	INR 15800000	INR 16800000

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

GST	Stamp Duty	Registration
5%	7%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	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,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,SBI Bank

**Transaction History**

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

KALPATARU JADE RESIDENCES G
--------------------------------

ANNEXURE A



Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
October 2022	1300	21	INR 24344623	INR 18726.63
October 2022	1313	20	INR 22765700	INR 17338.69
October 2022	1371	18	INR 23210552	INR 16929.65
October 2022	1313	18	INR 2466705	INR 1878.68
October 2022	1349	21	INR 24600363	INR 18236
August 2022	1282	8	INR 16801100	INR 13105.38
August 2022	1371	14	INR 24538912	INR 17898.55
June 2022	1285	10	INR 19304150	INR 15022.68
June 2022	1211	1	INR 19476930	INR 16083.34
June 2022	1282	18	INR 20657355	INR 16113.38
May 2022	1285	18	INR 20777948	INR 16169.61

<b>April 2022</b>	1282	20	INR 19237947	INR 15006.2
<b>April 2022</b>	1274	3	INR 18678000	INR 14660.91
<b>April 2022</b>	1285	2	INR 17960961	INR 13977.4
<b>April 2022</b>	1211	1	INR 17940320	INR 14814.47
<b>April 2022</b>	1313	16	INR 22421983	INR 17076.91
<b>April 2022</b>	1282	2	INR 18075080	INR 14099.13
<b>March 2022</b>	1285	14	INR 20844769	INR 16221.61
<b>March 2022</b>	1274	13	INR 19430000	INR 15251.18
<b>February 2022</b>	1274	15	INR 17327550	INR 13600.9

KALPATARU JADE  
RESIDENCES G

## 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	83
Infrastructure	80
Local Environment	80
Land & Approvals	50
Project	71
People	56
Amenities	68
Building	57
Layout	70
Interiors	63
Pricing	40

**Total**

**64/100**

KALPATARU JADE

RESIDENCES G

### **Disclaimer**

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.