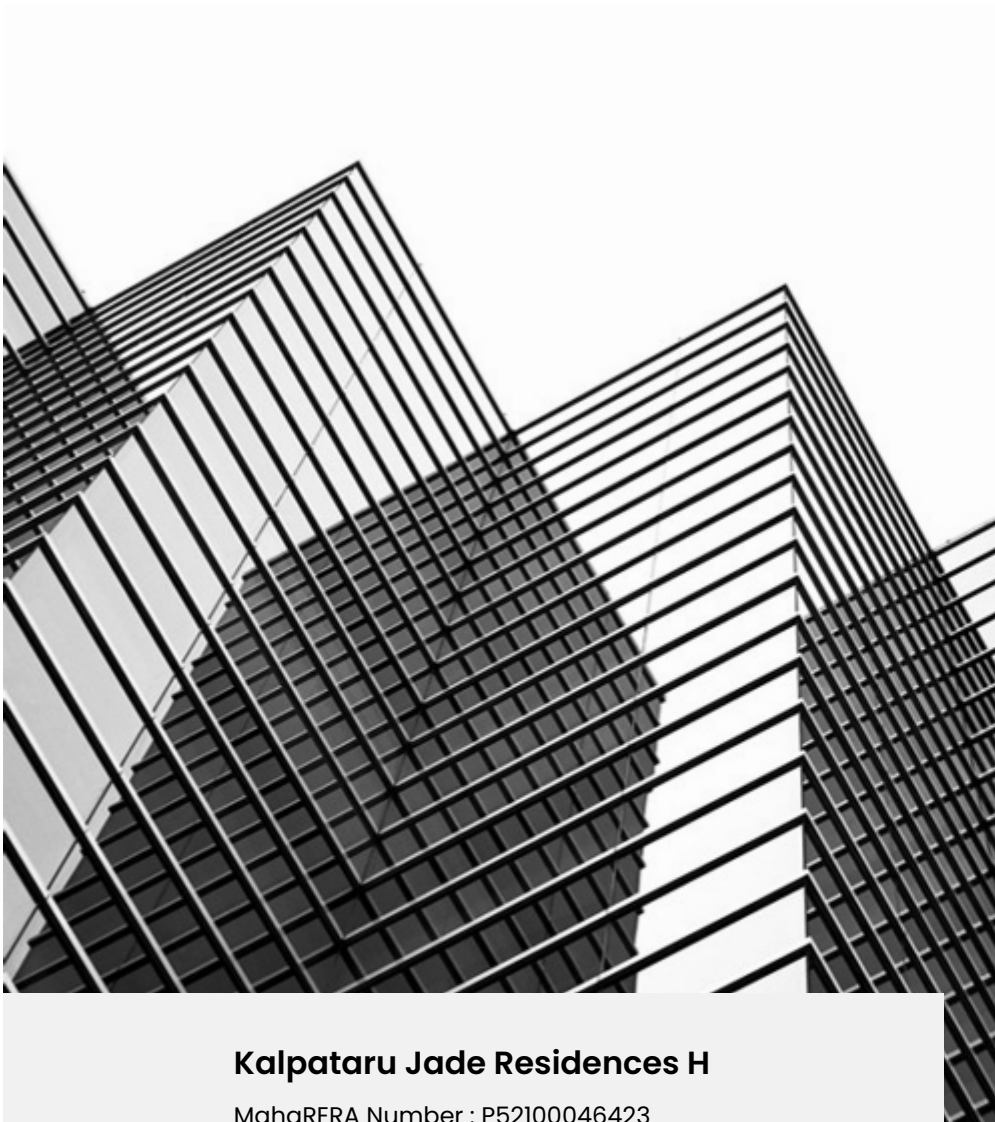


propscience.com

# PROP REPORT



**Kalpataru Jade Residences H**

MahaRERA Number : P52100046423



## 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

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

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# 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

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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2024	4 Acre	2 BHK,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,Sit-out Area,Reflexology Park
Business & Hospitality	Clubhouse,Multipurpose Hall
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens

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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Building H - Twilight	2	30	4	2 BHK,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

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## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	780 – 974 sqft
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

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# COMMERCIALS

<b>Configuration</b>	<b>Rate Per Sqft</b>	<b>Agreement Value</b>	<b>Box Price</b>
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2 BHK	INR 13139.53	INR 11000000	INR 11500000 to 14000000
3 BHK	INR 13277.31	INR 15800000	INR 16800000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	7%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 0	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	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.

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# ANNEXURE A

<b>Transection Date</b>	<b>Carpet Area</b>	<b>Floor</b>	<b>Sale Price</b>	<b>Rate per sq.ft.</b>
<b>December 2022</b>	1479	NA	INR 19255200	INR 13019.07
<b>November 2022</b>	1522	NA	INR 17535000	INR 11521.02
<b>October 2022</b>	1484	NA	INR 20414720	INR 13756.55
<b>September 2022</b>	1522	NA	INR 21088590	INR 13855.84
<b>September 2022</b>	1533	NA	INR 20365760	INR 13284.91
<b>September 2022</b>	1479	NA	INR 20357660	INR 13764.48
<b>August 2022</b>	1522	NA	INR 22091633	INR 14514.87
<b>July 2022</b>	1484	NA	INR 19444250	INR 13102.59
<b>July 2022</b>	1484	NA	INR 20048346	INR 13509.67

## 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

<b>Amenities</b>	62
<b>Building</b>	57
<b>Layout</b>	65
<b>Interiors</b>	63
<b>Pricing</b>	40
<b>Total</b>	<b>63/100</b>

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