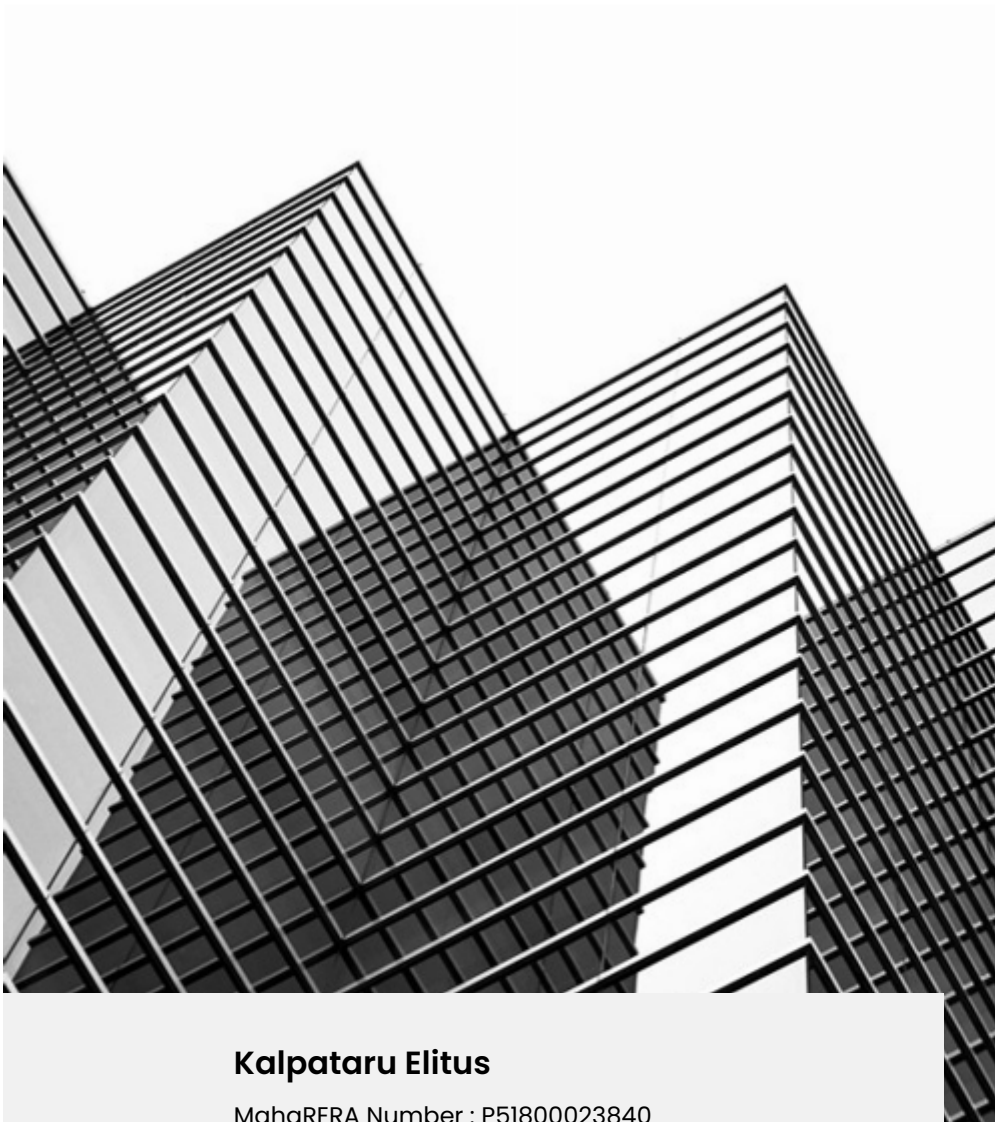


propscience.com

PROP REPORT



Kalpataru Elitus

MahaRERA Number : P51800023840



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

The project is in Mulund (West). Mulund is a suburb in the north-east of Mumbai. It is also a railway station on the Central Railway line of the Mumbai Suburban Railway. Mulund marks the end of Mumbai city. It is said to be the earliest planned neighborhood of Mumbai city. Mulund is home to a mix of a large number of industrial factories located along present day L.B.S. road. Mulund consists of numerous shopping marts, residential and industrial establishments.

Post Office	Police Station	Municipal Ward
Mulund West	NA	Ward T

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 128 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East, Vile Parle, Mumbai, Maharashtra 400099 **20.1 Km**
- Chhatrapati Shivaji Maharaj International Airport **14.5 Km**
- Bus Stop Ln, Bhandup, Ram Rahim Udyog Nagar, Sonapur, Bhandup West, Mumbai, Maharashtra 400078 **1 Km**
- Gorgaon~Mulund Link Road Metro Station, Lal Bahadur Shastri Rd, Bhandup, Salpa Devi Pada, Mulund West, Mumbai, Maharashtra 400078 **700 Mtrs**
- Mulund Railway Station **2.9 Km**
- Eastern Express Hwy, Maharashtra **4.2 Km**
- Fortis Hospital **1.2 Km**
- Friends' Academy **250 Mtrs**
- R Mall **2.9 Km**
- Bharat Kirana Store **400 Mtrs**

KALPATARU ELITUS

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
January 2023	NA	1

KALPATARU ELITUS

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 ELITUS

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th September, 2028	6.31 Acre	1.5 BHK,2 BHK,3 BHK

Project Amenities

Sports	Squash Court,Swimming Pool,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
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Leisure	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Banquet Hall,Clubhouse,Multipurpose Hall
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

KALPATARU ELITUS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower A	5	38	6	1.5 BHK,2 BHK	228
Tower B	5	38	5	3 BHK	190
Tower C	5	38	5	2 BHK,3 BHK	190
First Habitable Floor				5th Floor	

Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety** : Sprinkler System,CNG / LPG Gas Leak Detector

- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

KALPATARU ELITUS

FLAT INTERIORS

Configuration	RERA Carpet Range
1.5 BHK	477 sqft
2 BHK	780 sqft
3 BHK	1024 - 1056 sqft
2 BHK	802 sqft
3 BHK	1024 - 1333 sqft
Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink
Finishing	Anodized Aluminum / UPVC Window Frames
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	NA

KALPATARU ELITUS

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1.5 BHK	--	--	INR 12500000
2 BHK	--	--	INR 19500000 to 19900000
3 BHK	--	--	INR 26500000 to 33000000

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

GST	Stamp Duty	Registration
5%	5%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

Festive Offers	Maximum Loan 90% Minimum Down Payment 10%
Payment Plan	Construction Linked Payment
Bank Approved Loans	ICICI Bank

Transaction History

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

KALPATARU ELITUS

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	55
Connectivity	73
Infrastructure	86
Local Environment	70
Land & Approvals	50
Project	68
People	56
Amenities	62
Building	57
Layout	58
Interiors	55
Pricing	40
Total	61/100

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