

propscience.com

# PROP REPORT



**Kalpataru Imperia**

MahaRERA Number : P51800020203



# 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 Santacruz (West). Santacruz and its neighbouring suburb Khar fall under the H East and H West wards of the Municipal Corporation of Greater Mumbai. Santa Cruz is bordered by Vile Parle to the north, Khar to the south, Juhu to the west and Kurla, Bandra in the east. It is broadly divided in two areas: Santa Cruz (East) and Santa Cruz (West)

Post Office	Police Station	Municipal Ward
Santacruz West	NA	Ward H West

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 78 Satisfactory AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj Domestic Airport **2.9 Km**
- Chhatrapati Shivaji Maharaj International Airport **2.4 Km**
- Santacruz Bus Stop West, Santacruz Railway Station Rd, Railway Colony, Santacruz West, Mumbai, Maharashtra 400054 **500 Mtrs**
- Santacruz **500 Mtrs**
- Western Express Highway **750 Mtrs**
- B.C.J. Hospital & Asha Parekh Research Centre, Unit 2, SV Rd, Navyug Colony, Santacruz West, Mumbai, Maharashtra 400054 **550 Mtrs**
- Orion Academy **600 Mtrs**
- Gold Cinema Santacruz **700 Mtrs**
- City Plaza, Santacruz Railway Station Rd, Navin Nagar, Willingdon, Santacruz West, Mumbai, Maharashtra 400054 **600 Mtrs**

---

KALPATARU IMPERIA

## LAND & APPROVALS

---

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

---

KALPATARU IMPERIA

# 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
RBL Bank	NA	NA

KALPATARU IMPERIA

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	0.49 Acre	3 BHK

## Project Amenities

Sports	Kids Play Area,Gymnasium
--------	--------------------------

<b>Leisure</b>	Yoga Room / Zone
<b>Business &amp; Hospitality</b>	Banquet Hall,Party Lawn
<b>Eco Friendly Features</b>	Green Zone,Rain Water Harvesting,Landscaped Gardens

KALPATARU IMPERIA

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Kalpataru Imperia	4	13	5	3 BHK	65

<b>First Habitable Floor</b>	1st floor
------------------------------	-----------

## Services & Safety

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

## FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1069 - 1269 sqft

Floor To Ceiling Height	Greater than 10 feet
Views Available	Road View / No View

Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Dry Walls,False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	VRV / VRF System
Technology	NA
White Goods	NA

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 50000	INR 53450000	INR 53450000 to 63450000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	NA

Festive Offers	Builder will provide subvention scheme as per payment from customer.
Payment Plan	NA
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,Kotak Bank,RBL Bank



## Transaction History

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

KALPATARU IMPERIA

# 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	100
Infrastructure	86
Local Environment	100
Land & Approvals	50
Project	69

<b>People</b>	65
<b>Amenities</b>	36
<b>Building</b>	63
<b>Layout</b>	63
<b>Interiors</b>	73
<b>Pricing</b>	30
<b>Total</b>	<b>67/100</b>

---

KALPATARU IMPERIA

### **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.