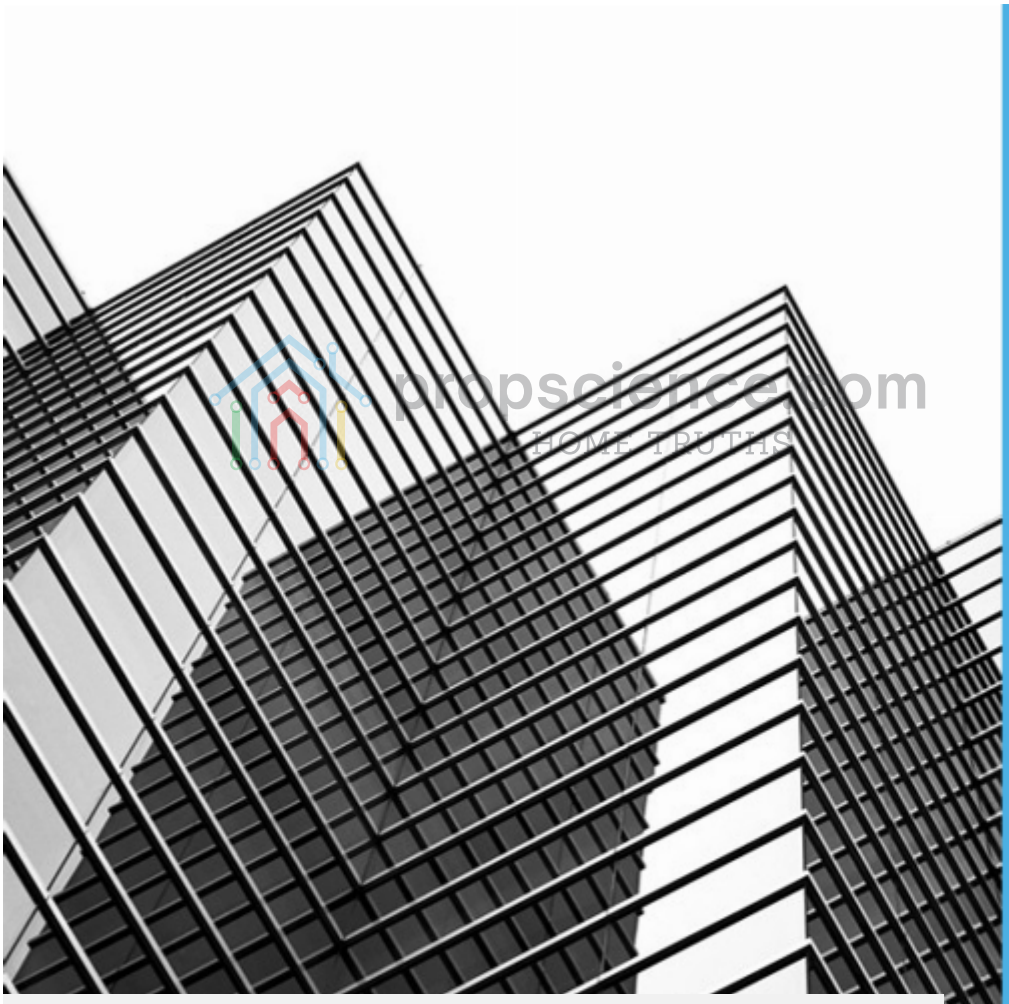
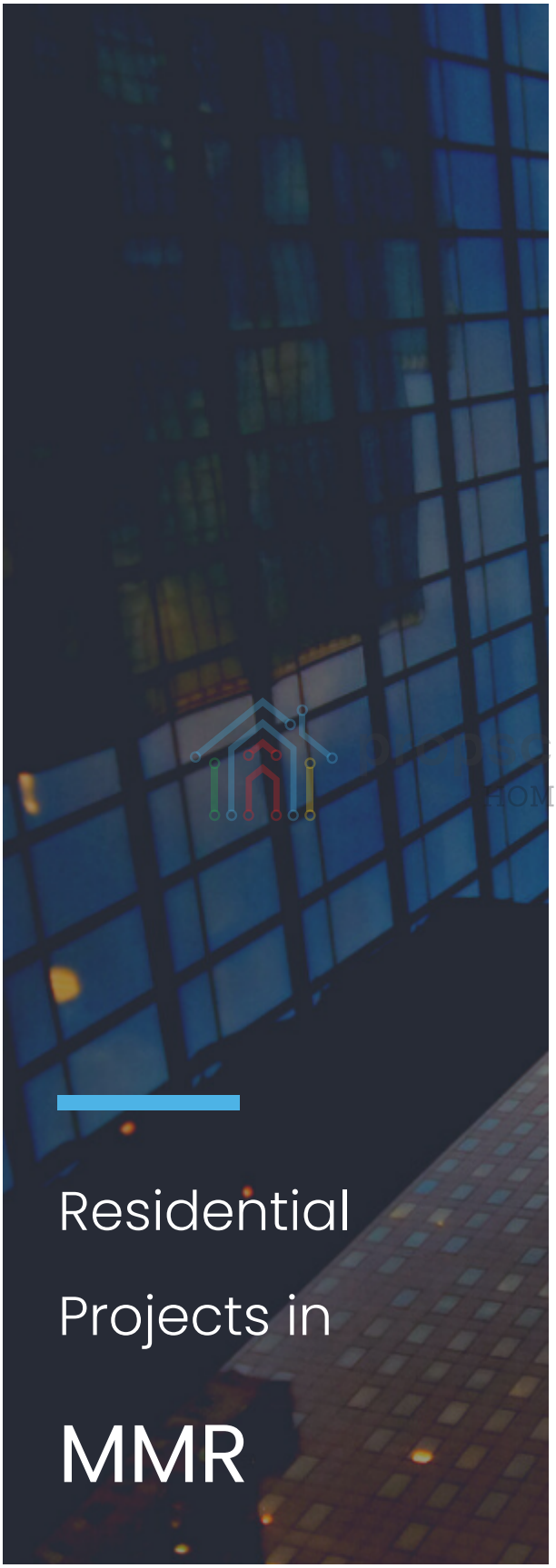
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PROP REPORT



Kalpataru Avana

MahaRERA Number : P51900000793



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.

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LOCATION

The project is in Parel. Parel locality in central Mumbai gets its name from the Parali Vaijanath Mahadev temple. Parel used to have a number of mills, but these have been replaced by new office developments.

Post Office	Police Station	Municipal Ward
Parel	Bhoiwada Police Station	Ward F South

Neighborhood & Surroundings

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Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East, **14.10 Km**
- Chhatrapati Shivaji Maharaj International Airport **14.60 Km**
- Global Hospitals, 25, Dr SS Rao Marg, Parel East **450 Mtrs**
- K.M.S.English Medium School (C.B.S.E), Parel East, Parel, **450 Mtrs**

KALPATARU AVANA

LAND & APPROVALS

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

NA	1	1

KALPATARU AVANA

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.

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

KALPATARU AVANA

PROJECT & AMENITIES

Time Line	Size	Typography

2022 Ready to move	2.3 Acre	3 BHK,4 BHK,5 BHK

Project Amenities

Sports	Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Steam Room,Sauna,Spa
Business & Hospitality	Party Lawn,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

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KALPATARU AVANA

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	5	43	2	3 BHK,4 BHK,5 BHK	86
Wing B	5	43	2	3 BHK,4 BHK,5 BHK	86

First Habitable Floor	8th

Services & Safety

- **Security :** Maintenance Staff
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

KALPATARU AVANA

FLAT INTERIORS

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Configuration	RERA Carpet Range
3 BHK	1540 sqft
4 BHK	2224 sqft
5 BHK	3697 sqft
3 BHK	1540 sqft
4 BHK	2224 sqft
5 BHK	3697 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	Air Conditioners

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KALPATARU AVANA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 70000	INR 107800000	INR 107800000
4 BHK	INR 69964.03	INR 155600000	INR 155600000

5 BHK	INR 67622.4	INR 250000000	INR 250000000

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

GST	Stamp Duty	Registration
0%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,HDFC Bank

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Transaction History

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

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
August 2022	649	6	INR 29496581	INR 45449.28
August 2022	2320	6	INR 111052338	INR 47867.39
August 2022	225	6	INR 9990403	INR 44401.79
July 2022	228	15	INR 11218290	INR 49203.03
July 2022	1539	15	INR 82010498	INR 53288.17
July 2022	225	14	INR 9321295	INR 41427.98
July 2022	2320	14	INR 103455705	INR 44592.98
June 2022	1539	22	INR 69925574	INR 45435.72
June 2022	228	22	INR 9507264	INR 41698.53
June 2022	228	22	INR 9515347	INR 41733.98
June 2022	1782	22	INR 69951611	INR 39254.55
May 2022	2712	3	INR 112821028	INR 41600.67
April 2022	228	36	INR 9241662	INR 40533.61

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April 2022	2450	36	INR 93868338	INR 38313.61
February 2022	225	13	INR 9233337	INR 41037.05
February 2022	714	13	INR 24775042	INR 34698.94
January 2022	1539	5	INR 75276427	INR 48912.56
January 2022	3706	35	INR 189142976	INR 51036.96
January 2022	228	5	INR 10269361	INR 45041.06
January 2022	752	27	INR 31085050	INR 41336.5

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KALPATARU AVANA

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	63
Connectivity	15
Infrastructure	52
Local Environment	30
Land & Approvals	50
Project	60
People	56
Amenities	62
Building	53
Layout	62
Interiors	53
Pricing	30
Total	49/100

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