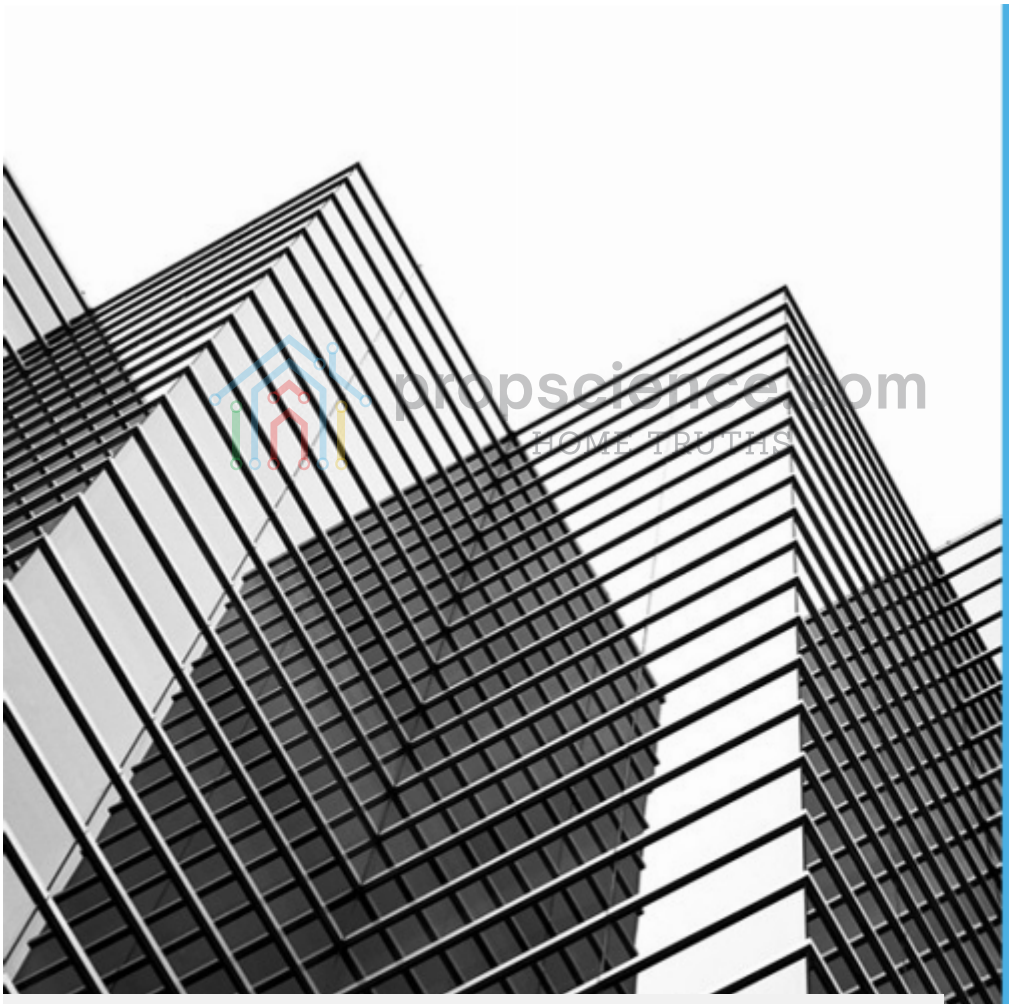
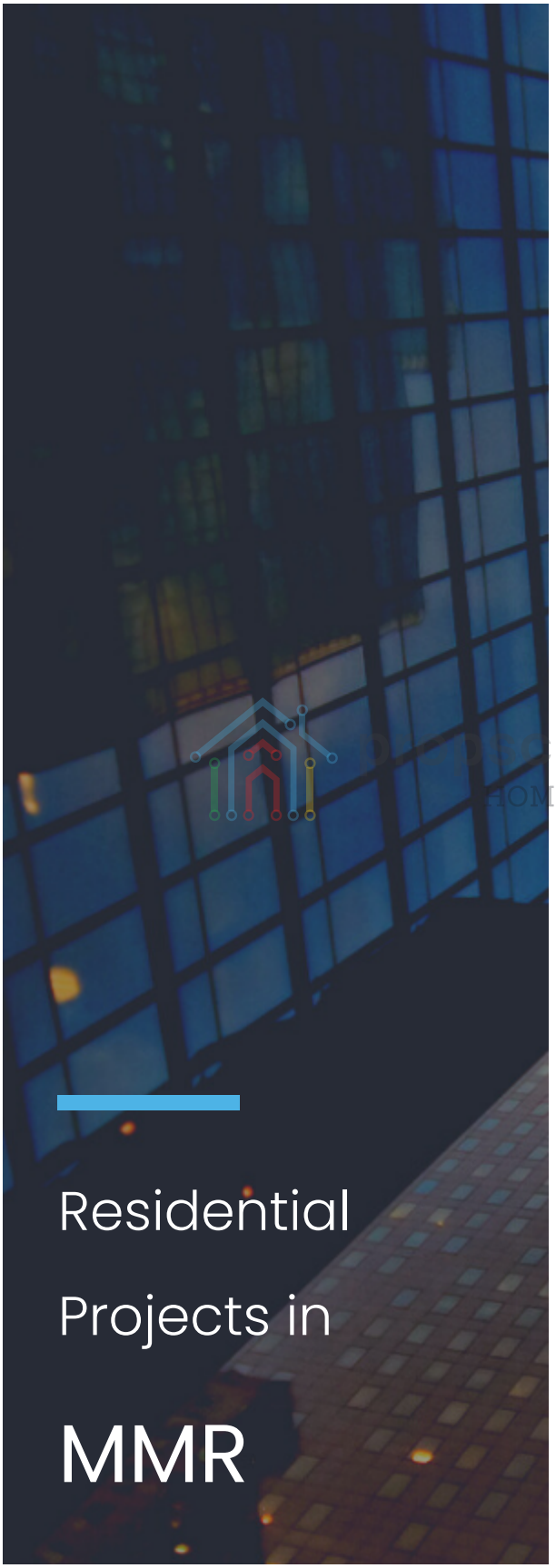
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PROP REPORT



KIPL Morya

MahaRERA Number : P51900010004



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.

Propscience.com HOME TRUTHS

LOCATION

The project is in Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

Post Office	Police Station	Municipal Ward
NA	NA	NA

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HOME TRUTHS

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **30.0 Km**
- Thane Railway Station **11.2 Km**
- Hiranandani Hospital **4.8 Km**
- New Horizon Scholar's School **2.4 Km**
- Viviana Mall **8.8 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	NA	4

KIPL MORYA

BUILDER & CONSULTANTS

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REAL TRUTHS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

KIPL MORYA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2021	5210 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Jogging Track,Gymnasium
Leisure	Pet Friendly
Business & Hospitality	Clubhouse
Eco Friendly Features	Waste Segregation,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	2	18	8	1 BHK,2 BHK	144
Wing B	2	15	4	1 BHK	60
First Habitable Floor				1st	

Services & Safety

- **Security :** Society Office,Security System / CCTV
- **Fire Safety :** NA

- **Sanitation :** NA
- **Vertical Transportation :** NA

KIPL MORYA

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	416 - 462 sqft
2 BHK	577 - 704 sqft
1 BHK	416 - 462 sqft

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Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform

Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 14285.71	--	INR 6100000 to 6600000
2 BHK	INR 14204.55	--	INR 8600000 to 10000000

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

GST	Stamp Duty	Registration
5%	4%	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	Bajaj Finance Ltd,Indialbulls Home Loans

Transaction History

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

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HOME TRUTHS

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	73
Connectivity	30
Infrastructure	50
Local Environment	30
Land & Approvals	56
Project	68
People	39
Amenities	36
Building	53
Layout	38
Interiors	53
Pricing	30
Total	**46/100**

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KIPL MORYA

Disclaimer

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