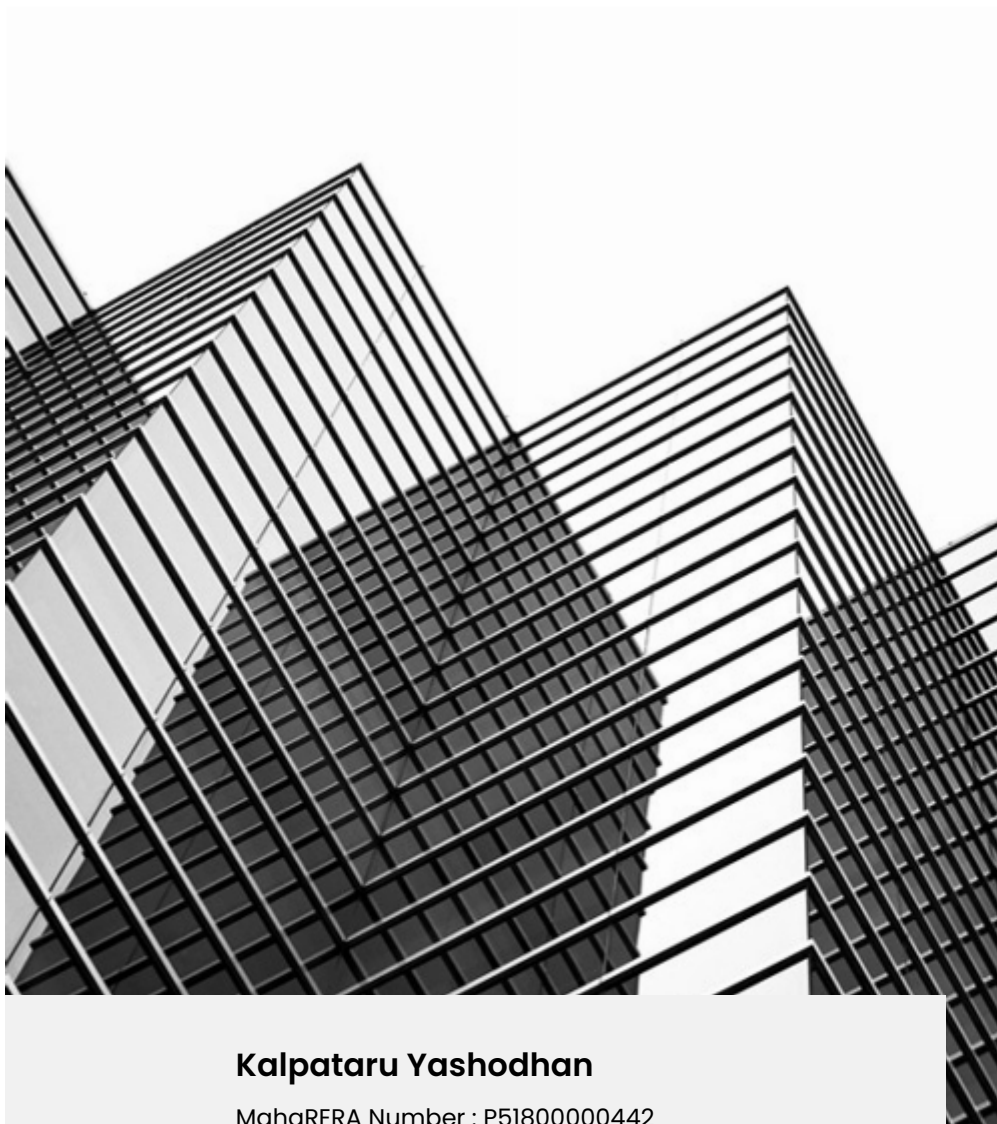


propscience.com

# PROP REPORT



**Kalpataru Yashodhan**

MahaRERA Number : P51800000442



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

The project is in Andheri (West). Andheri is a locality in the western part of the city of Mumbai in India. Andheri is the major Bollywood Industry hub and it is the talent enclave of Mumbai, be it those from production houses, animation, the entertainment industry, and corporate. For administrative purposes, the area is separated into Andheri West and Andheri East. Andheri East comes under the K/E ward of BMC. Andheri West is a big and developed residential and commercial suburb.

Post Office	Police Station	Municipal Ward
NA	NA	Ward K West

### Neighborhood & Surroundings

### Connectivity & Infrastructure

- International Airport **3.1 Km**
- Andheri Metro Station **2.2 Km**
- Andheri Railway Station **1.2 Km**
- Cooper Hospital **1 Km**
- Dwarkadas Jivanlal Sanghvi College of Engineering **950 Mtrs**
- Infiniti Mall **4.5 Km**

## LAND & APPROVALS

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

KALPATARU YASHODHAN

## 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 30th April, 2021	2 Acre	2 BHK,3 BHK,3.5 BHK

## Project Amenities

<b>Sports</b>	Cricket Pitch,Swimming Pool,Kids Play Area,Kids Pool,Gymnasium
<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	Banquet Hall
<b>Eco Friendly Features</b>	Landscaped Gardens

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A, B and C	2	13	4	2 BHK,3 BHK,3.5 BHK	52
Wing D and E	2	13	4	2 BHK,3 BHK,3.5 BHK	52

First Habitable Floor

NA

## Services & Safety

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

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## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	750 sqft
3 BHK	1300 - 1400 sqft
3.5 BHK	1440 sqft
2 BHK	750 sqft
3 BHK	1300 - 1400 sqft
3.5 BHK	1440 sqft

<b>Floor To Ceiling Height</b>	NA
<b>Views Available</b>	NA

<b>Flooring</b>	NA
<b>Joinery, Fittings &amp; Fixtures</b>	NA
<b>Finishing</b>	NA
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	Modular Kitchen

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## COMMERCIALS

<b>Configuration</b>	<b>Rate Per Sqft</b>	<b>Agreement Value</b>	<b>Box Price</b>
3.5 BHK	INR 55555.56	--	INR 80000000

2 BHK	INR 53333.33	--	INR 40000000
3 BHK	INR 57142.86	--	INR 75000000 to 80000000

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

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

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	Axis Bank,DHFL Bank,HDFC Bank,PNB Housing Finance Ltd

### Transaction History

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



# PROJECT PROPSCORE

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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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	65
<b>Connectivity</b>	40
<b>Infrastructure</b>	64
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	50
<b>Project</b>	58
<b>People</b>	56
<b>Amenities</b>	36

<b>Building</b>	53
<b>Layout</b>	55
<b>Interiors</b>	30
<b>Pricing</b>	30
<b>Total</b>	<b>47/100</b>

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KALPATARU YASHODHAN

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