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PROP REPORT



Kalpataru Bliss

MahaRERA Number : P51800020262



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 (East). 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 |
|-------------|----------------|----------------|
| Vidyanagari | NA | Ward H East |

Neighborhood & Surroundings



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HOME TRUTHS

The locality is not prone to traffic jams. The air pollution levels are 138 Moderate AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **9.50 Km**
- Vidya Nagari, Kolivery Village, University of Mumbai, Vidya Nagari, Kalina, Santacruz East, Mumbai, Maharashtra 400098 **350 Mtrs**
- Lokmanya Tilak Terminus, Pipeline Rd, Tilak Nagar, Kurla, Mumbai, Maharashtra 400089 **3.70 Km**
- Western Express Highway **3.40 Km**
- Durga Nursing Home, 25, CST Road, Kolivery Village, MMRDA Area, Kalina, Santacruz East, Mumbai, Maharashtra 400098 **600 Mtrs**
- Mumbai University, 10, Bandra Kurla Complex Rd, Kolivery Village, MMRDA Area, Kalina, Bandra East, Mumbai, Maharashtra 400098 **800 Mtrs**
- Phoenix Market City **3.20 Km**
- Kalina Market, Air India Rd, Kolivery Village, Kalina, Santacruz East, Mumbai, Maharashtra 400029 **1.00 Km**

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LAND & APPROVALS  propscience.com
HOME TRUTHS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| NA | 5 | 1 |

KALPATARU BLISS

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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HOME TRUTHS

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PROJECT & AMENITIES

| Time Line | Size | Typography |
|----------------------------------|----------|---------------------|
| Completed on 31st December, 2023 | 0.5 Acre | 2 BHK,2.5 BHK,3 BHK |

Project Amenities

| | |
|---------------|---|
| Sports | Badminton Court,Multipurpose Court,Jogging Track,Kids Play Area,Gymnasium |
|---------------|---|

| | |
|-----------------------------------|--|
| Leisure | Yoga Room / Zone,Senior Citizen Zone |
| Business & Hospitality | Barbeque Pit,Party Lawn,Multipurpose Hall |
| Eco Friendly Features | Waste Segregation,Rain Water Harvesting,Landscaped Gardens |

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BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------------------|-----------------|--------------|-----------------|---------------------|----------------|
| Kalpataru Bliss Apartments A Wing | 2 | 14 | 3 | 2 BHK,2.5 BHK,3 BHK | 42 |
| Kalpataru Bliss Apartments B Wing | 2 | 14 | 3 | 2 BHK,2.5 BHK,3 BHK | 42 |
| First Habitable Floor | 1 st floor | | | | |

Services & Safety

- **Security** : Security System / CCTV, Security Staff, Video Door Phone, Earthquake Resistant Design
- **Fire Safety** : Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas / slums / gutters / sewers
- **Vertical Transportation** : High Speed Elevators

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FLAT INTERIORS

| Configuration | RERA Carpet Range |
|--------------------------------|-----------------------|
| 2 BHK | 726 - 789 sqft |
| 2.5 BHK | 880 sqft |
| 3 BHK | 992 sqft |
| 2 BHK | 726 - 789 sqft |
| 2.5 BHK | 880 sqft |
| 3 BHK | 992 sqft |
| Floor To Ceiling Height | Between 9 and 10 feet |

Views Available

Road View / No View

| | |
|---|---|
| Flooring | Vitrified Tiles,Anti Skid Tiles |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings |
| Finishing | Dry Walls,Double glazed glass windows |
| HVAC Service | NA |
| Technology | NA |
| White Goods | Air Conditioners |

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HOME TRUTHS

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------------------|
| 2 BHK | -- | -- | INR 27500000 to 30500000 |
| 2.5 BHK | -- | -- | INR 34000000 |
| 3 BHK | -- | -- | INR 39500000 |

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

| | | |
|-------------------|------------------------|----------------------|
| GST | Stamp Duty | Registration |
| 5% | 1% | 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 | Bank of Baroda, Bank of India, HDFC Bank, ICICI Bank |

Transaction History

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

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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 | 63 |
| Infrastructure | 92 |
| Local Environment | 90 |
| Land & Approvals | 56 |
| Project | 73 |
| People | 56 |
| Amenities | 54 |
| Building | 65 |
| Layout | 53 |
| Interiors | 53 |



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HOME TRUTHS

| | |
|----------------|---------------|
| Pricing | 30 |
| Total | 62/100 |

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