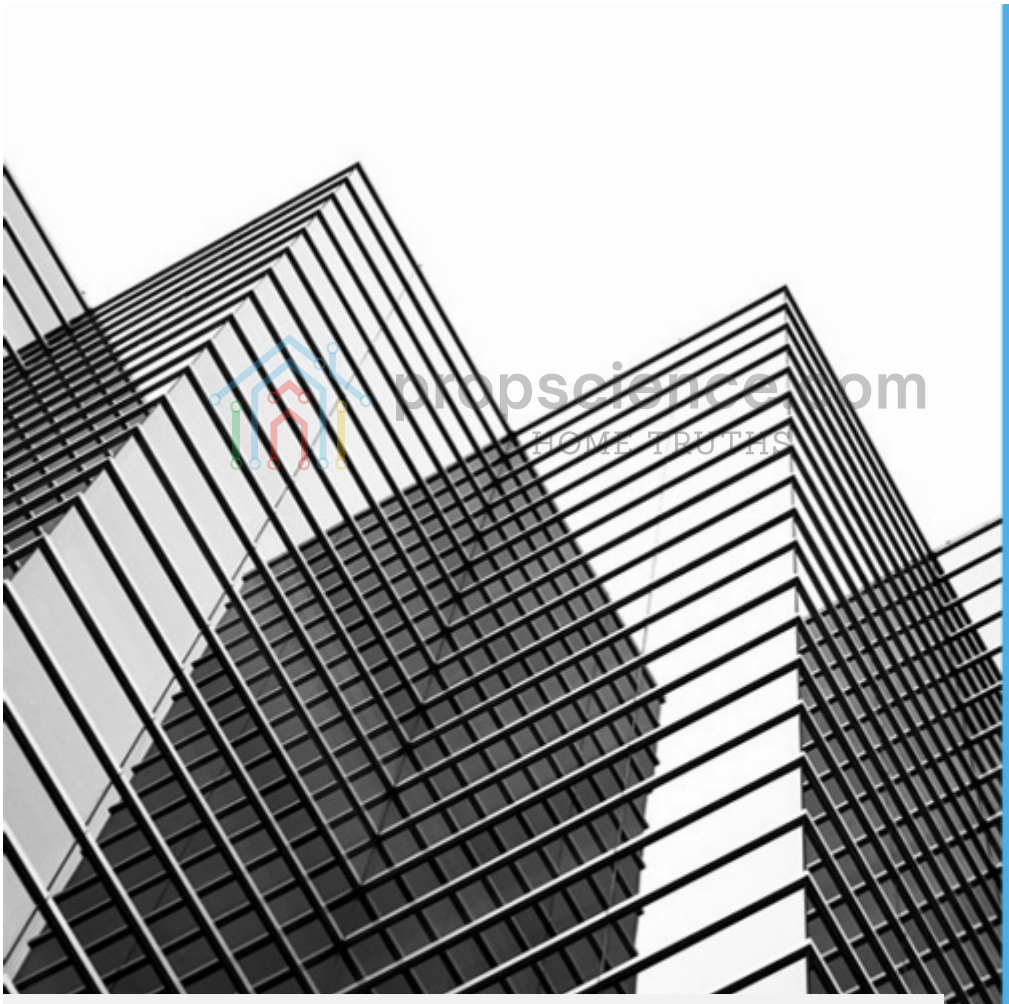
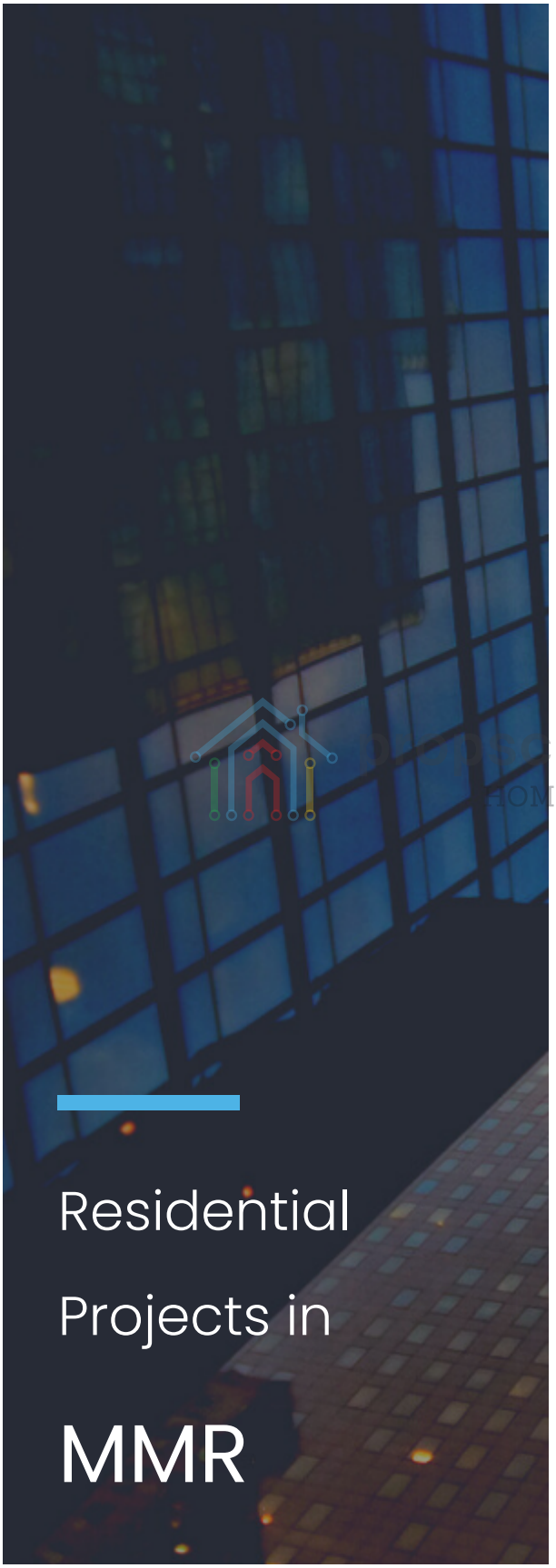
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PROP REPORT



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.

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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

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HOME TRUTHS

Neighborhood & Surroundings

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

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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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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	

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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

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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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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

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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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Pricing	30
Total	**62/100**

KALPATARU BLISS

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