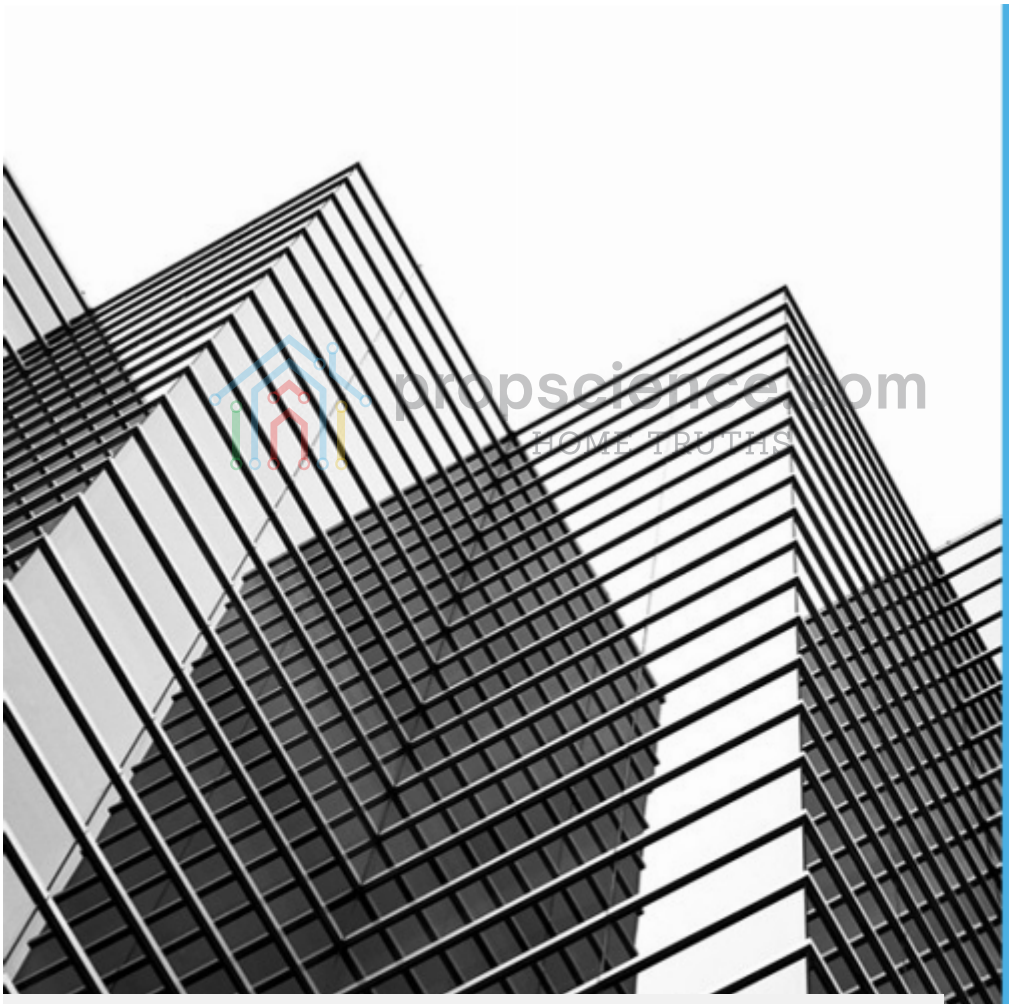
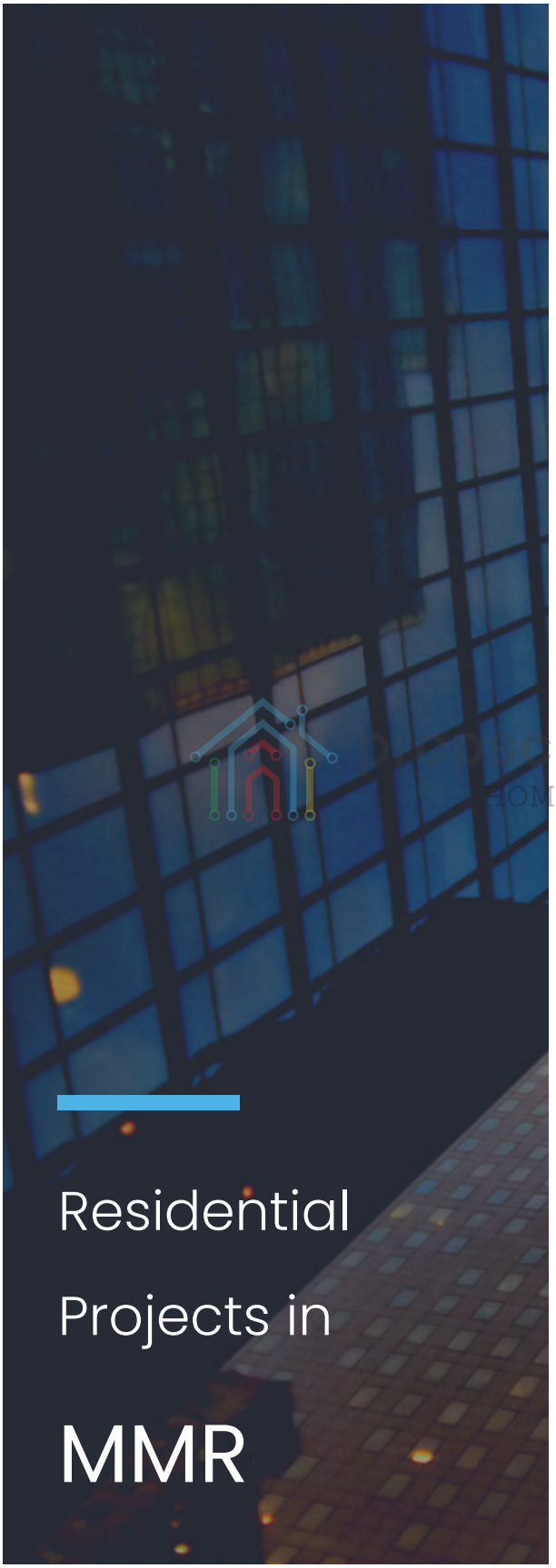
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# PROP REPORT




**Kalpataru Sunrise A**

MahaRERA Number : P51700000635



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 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 |
|---|---|---|
| Chitalsar Manpada | NA | NA |

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## Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 35 AQI and the noise pollution is 0 to 50 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **25.8 Km**
- Khopat Bus Depot **4.8 Km**
- Thane **6.2 Km**
- G.B Road **2.8 Km**
- Jupiter Hospital **4.0 Km**
- Rainbow International School **2.6 Km**
- Viviana Mall **4.0 Km**
- DMart Kolshet **1.6 Km**

KALPATARU SUNRISE A

# LAND & APPROVALS

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

KALPATARU SUNRISE A

# BUILDER & CONSULTANTS

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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 |
|---|---|---|
| HDFC Bank | NA | NA |

KALPATARU SUNRISE A

# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|
| Completed on 30th December, 2019 | 527 Sqmt | 1 BHK,2 BHK |

## Project Amenities

| | |
|---|---|
| **Sports** | Badminton Court,Multipurpose Court,Squash Court,Tennis Court,Jogging Track,Kids Play Area,Gymnasium |
| **Leisure** | Yoga Room / Zone,Spa,Senior Citizen Zone,Pet Friendly |
| **Business & Hospitality** | ATM / Bank Attached,Clubhouse,Multipurpose Hall |
| **Eco Friendly Features** | Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage,Charging Ports - Electrical Cars |

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# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| Wing A - Aspen | 3 | 27 | 4 | 1 BHK,2 BHK | 108 |

| First Habitable Floor | 3rd |
|---|---|

## Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

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# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---|---|
| 1 BHK | 450 sqft |
| 2 BHK | 632 sqft |

| | |
|---|---|
| **Floor To Ceiling Height** | Between 9 and 10 feet |
| **Views Available** | Open Grounds / Landscape / Project Amenities |

| | |
|---|---|
| **Flooring** | Vitrified Tiles,Anti Skid Tiles |
| **Joinery, Fittings & Fixtures** | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards |
| **Finishing** | False Ceiling,Double glazed glass windows |
| **HVAC Service** | NA |
| **Technology** | WIFI enabled |
| **White Goods** | NA |

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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 1 BHK | -- | -- | INR 8000000 |

| | | | |
|---|---|---|---|
| 2 BHK | -- | -- | INR 12500000 |

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

| GST | Stamp Duty | Registration |
|---|---|---|
| 6% | 5% | INR 30000 |
| **Floor Rise** | **Parking Charges** | **Other Charges** |
| NA | INR 0 | INR 0 |

| | |
|---|---|
| **Festive Offers** | The builder is not offering any festive offers at the moment. |
| **Payment Plan** | Construction Linked Payment |
| **Bank Approved Loans** | Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,Indialbulls Home Loans,IndusInd Bank,L& T Housing Finance Ltd,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,SBI Bank,Tata Capital |

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**Transaction History**

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

# 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** | 55 |
| **Infrastructure** | 84 |
| **Local Environment** | 100 |
| **Land & Approvals** | 62 |
| **Project** | 80 |
| **People** | 65 |
| **Amenities** | 76 |

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| | |
|---|---|
| **Building** | 55 |
| **Layout** | 53 |
| **Interiors** | 63 |
| **Pricing** | 40 |
| **Total** | **67/100** |

KALPATARU SUNRISE A

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