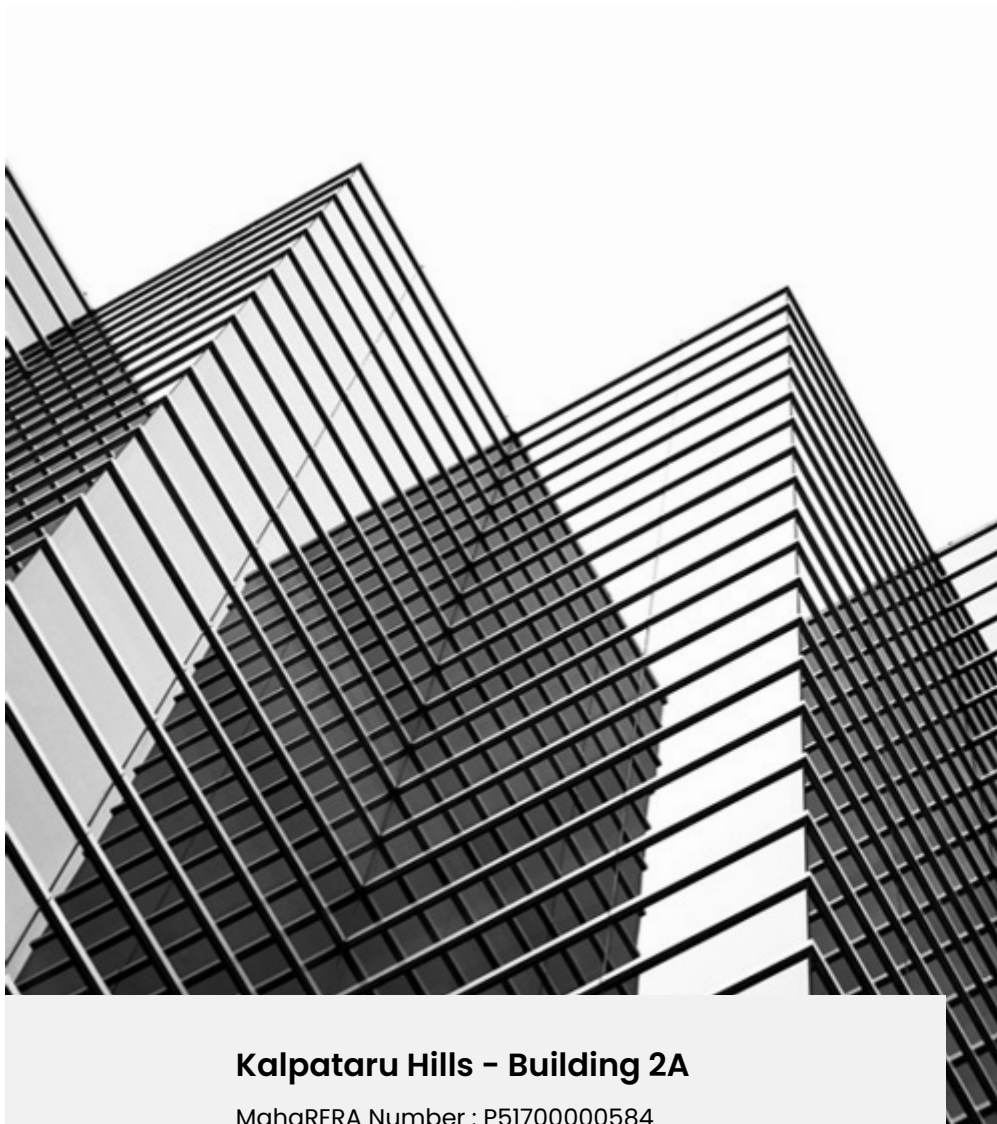


propscience.com

# PROP REPORT



**Kalpataru Hills - Building 2A**

MahaRERA Number : P51700000584



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 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 a 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

### Neighborhood & Surroundings

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

### Connectivity & Infrastructure

- Chhatrapati Shivaji International Airport **26.2 Km**
- Thane Railway Station **7.2 Km**
- Bethany Hospital **3.4 Km**
- DAV Public School **2.9 Km**
- R Mall **3.2 Km**

# LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	2	1

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KALPATARU HILLS -  
BUILDING 2A

# 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
NA	NA	NA

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KALPATARU HILLS -  
BUILDING 2A

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2021	534 Sqmt	1 BHK,3 BHK,Studio

## Project Amenities

<b>Sports</b>	Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
<b>Leisure</b>	Amphitheatre,Senior Citizen Zone,Pet Friendly,Deck Area
<b>Business &amp; Hospitality</b>	Visitor's Room,Clubhouse,Community Hall,Multipurpose Hall
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

KALPATARU HILLS -  
BUILDING 2A

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing 2A - Pristine	2	20	7	1 BHK,3 BHK,Studio	140
First Habitable Floor					1st

## Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

KALPATARU HILLS -  
BUILDING 2A

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	400 sqft
3 BHK	989 sqft

Studio	487 sqft
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Floor To Ceiling Height	NA
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Views Available	NA
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<b>Flooring</b>	Vitrified Tiles,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform
<b>Finishing</b>	Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

KALPATARU HILLS -  
BUILDING 2A

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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Studio	--	--	INR 4908960
1 BHK	--	--	INR 4320000
3 BHK	--	--	INR 10681200

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 0	INR 0

<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>	IDBI Bank, Indialbulls Home Loans

### 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	30
Infrastructure	62
Local Environment	30
Land & Approvals	56
Project	55
People	56

<b>Amenities</b>	68
<b>Building</b>	53
<b>Layout</b>	43
<b>Interiors</b>	53
<b>Pricing</b>	30
<b>Total</b>	<b>51/100</b>

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KALPATARU HILLS -  
BUILDING 2A

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