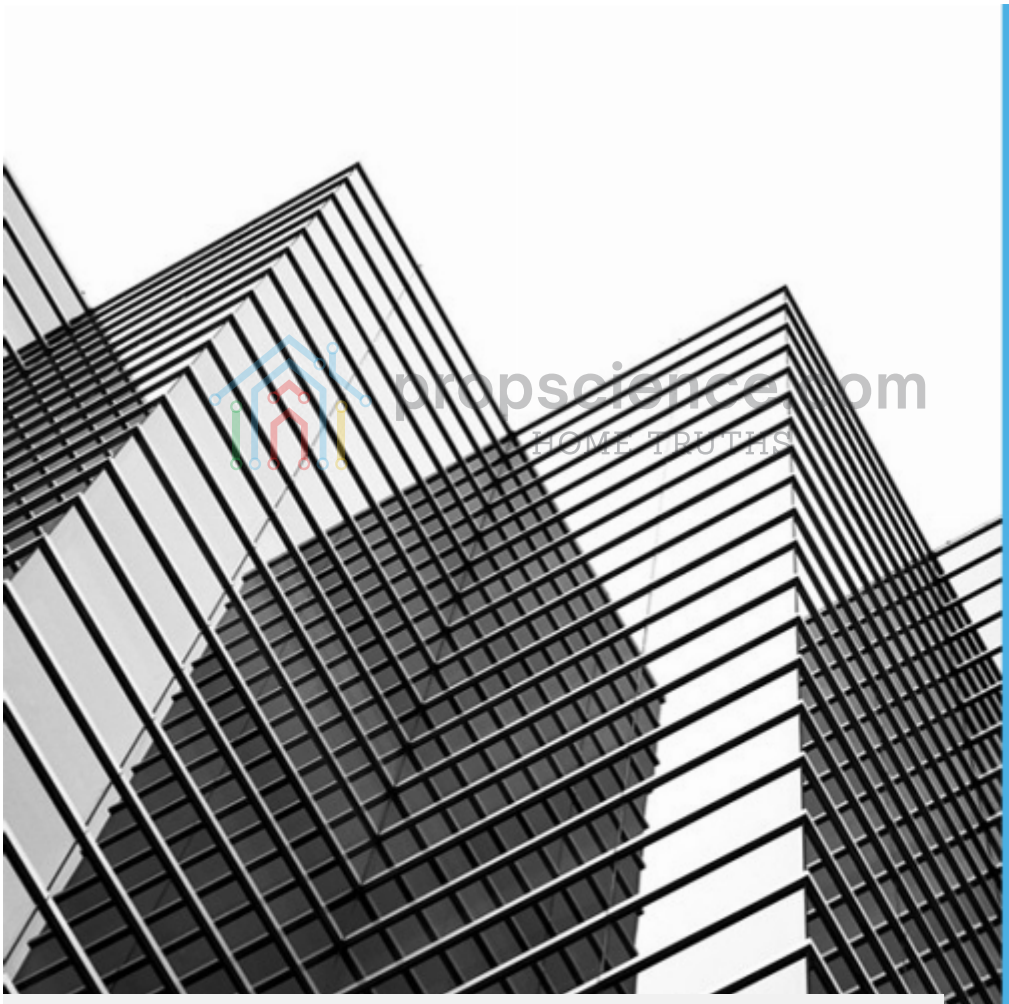
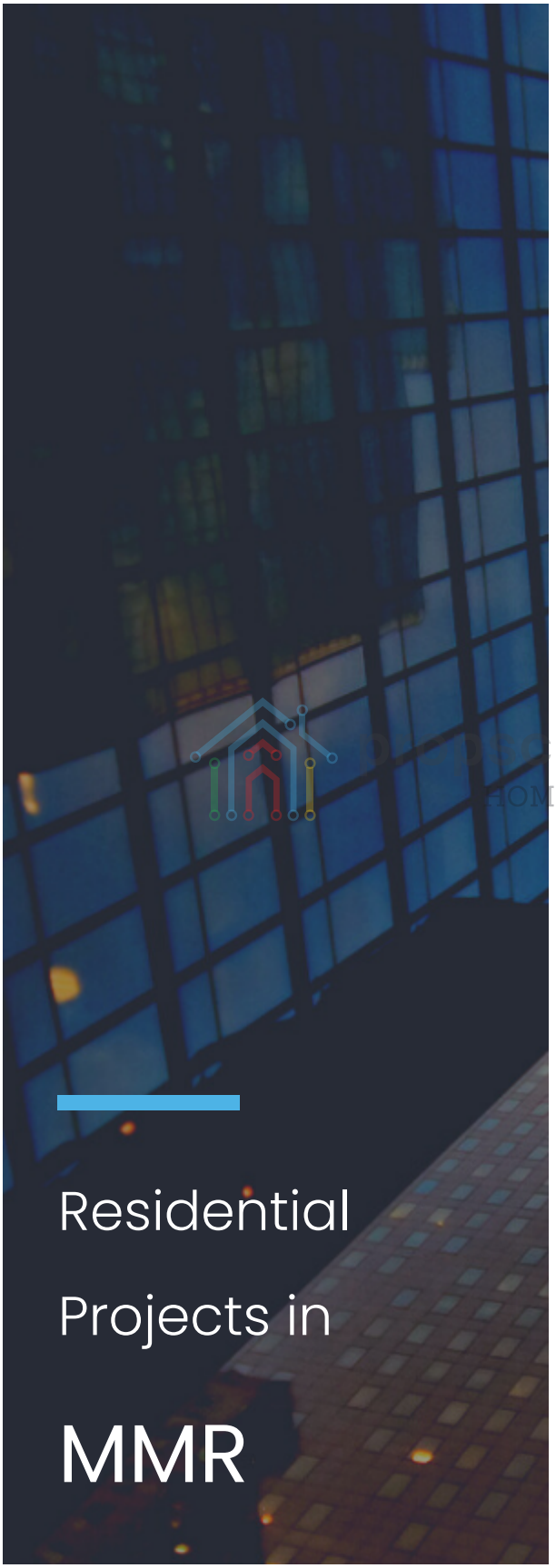
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PROP REPORT



Kalpataru Magnus

MahaRERA Number : P51800004029



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 Bandra (East). Bandra is an upscale coastal suburb located in Mumbai, India. The suburb is located to the immediate north of the Mithi River, which separates Bandra from Mumbai City district. It is the third-largest commercial hub in Maharashtra. Bandra East is an up-and-coming area with clusters of high-rises like Bandra Kurla Complex, home to offices and trendy Asian, South American and European restaurants.

Post Office	Police Station	Municipal Ward
Government Colony	BKC Police Station	Ward H East

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Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 54 Satisfactory AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport **5.50 Km**
- Chhatrapati Shivaji Maharaj International Airport **5.90 Km**
- Government Colony Bus Stop **800 Mtrs**
- Bandra Station **1.6 Km**
- Western Express Highway **7.2 Km**
- Guru Nanak Hospital **260 Mtrs**
- Chetana College **500 Mtrs**
- Phoenix Market City **5.5 Mtrs**
- A to Z Supemart **72 Mtrs**

KALPATARU MAGNUS

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	11	1

KALPATARU MAGNUS

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

KALPATARU MAGNUS

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st July, 2023	2.24 Acre	2 BHK,3 BHK,4 BHK

Project Amenities

Sports	Basketball Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium
Leisure	Steam Room,Spa,Senior Citizen Zone
Business & Hospitality	Party Lawn,Clubhouse,Community Hall,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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KALPATARU MAGNUS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

Kalpataru Magnus Wing A	3	30	4	2 BHK,3 BHK,4 BHK	120
Kalpataru Magnus Wing B	3	30	4	2 BHK,3 BHK,4 BHK	120
Kalpataru Magnus Wing C	3	30	4	2 BHK,3 BHK,4 BHK	120

First Habitable Floor	1st floor

Services & Safety

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

KALPATARU MAGNUS

FLAT INTERIORS

Configuration	RERA Carpet Range

2 BHK	781 sqft
3 BHK	1121 - 1321 sqft
4 BHK	1657 sqft
2 BHK	781 sqft
3 BHK	1121 sqft
4 BHK	1657 sqft
2 BHK	781 sqft
3 BHK	1321 sqft
4 BHK	1657 sqft

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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Electrical Sockets / Switch Boards

Finishing	NA
HVAC Service	Split / Box A/C Provision
Technology	Home Automation,WIFI enabled
White Goods	Geyser,Air Conditioners

KALPATARU MAGNUS

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 56081.95	INR 43800000	INR 43800000
3 BHK	INR 55000	INR 61655000	INR 61655000 to 74100000
4 BHK	INR 58599.88	INR 97100000	INR 97100000

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

GST	Stamp Duty	Registration

5%	6%	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	Construction Linked Payment
Bank Approved Loans	Axis Bank,HDFC Bank,PNB Housing Finance Ltd

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Transaction History

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

KALPATARU MAGNUS

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	48
Connectivity	65
Infrastructure	100
Local Environment	100
Land & Approvals	36
Project	78
People	56
Amenities	68
Building	68
Layout	62
Interiors	63
Pricing	40
Total	65/100

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