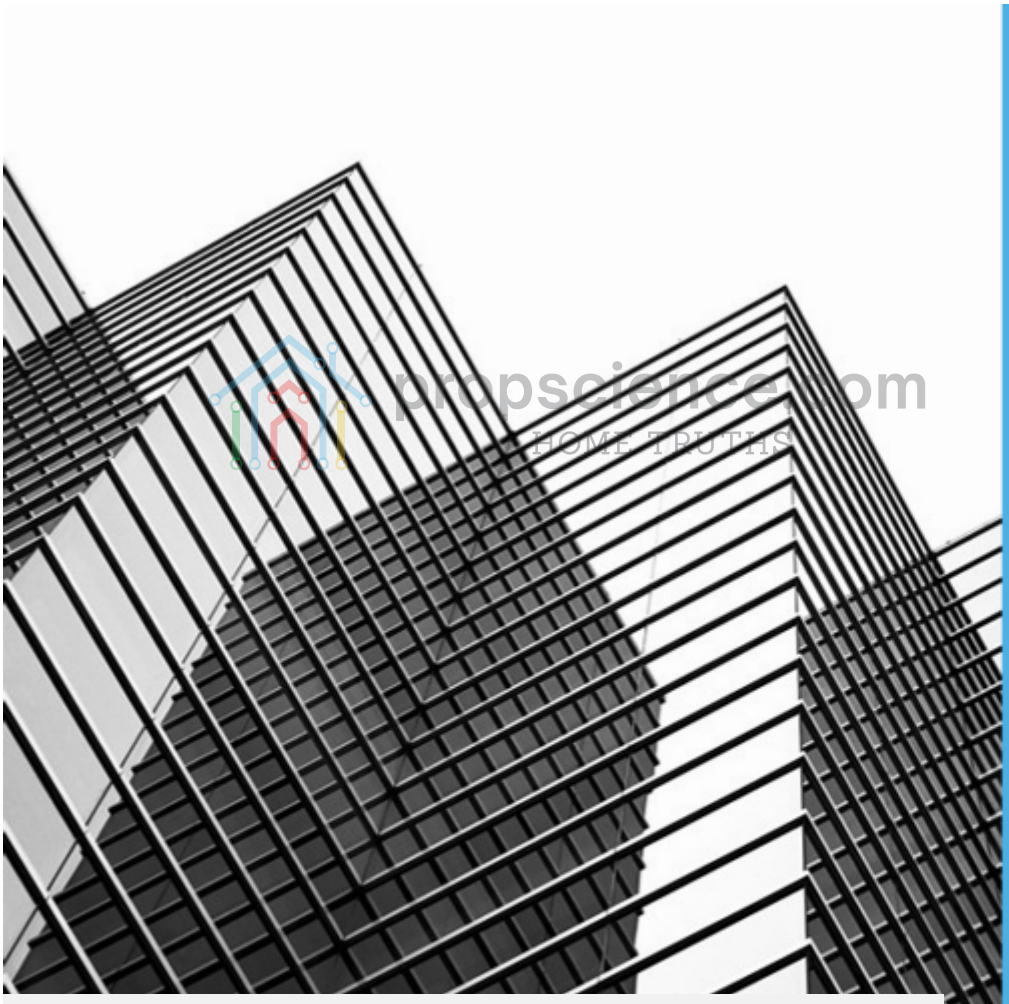
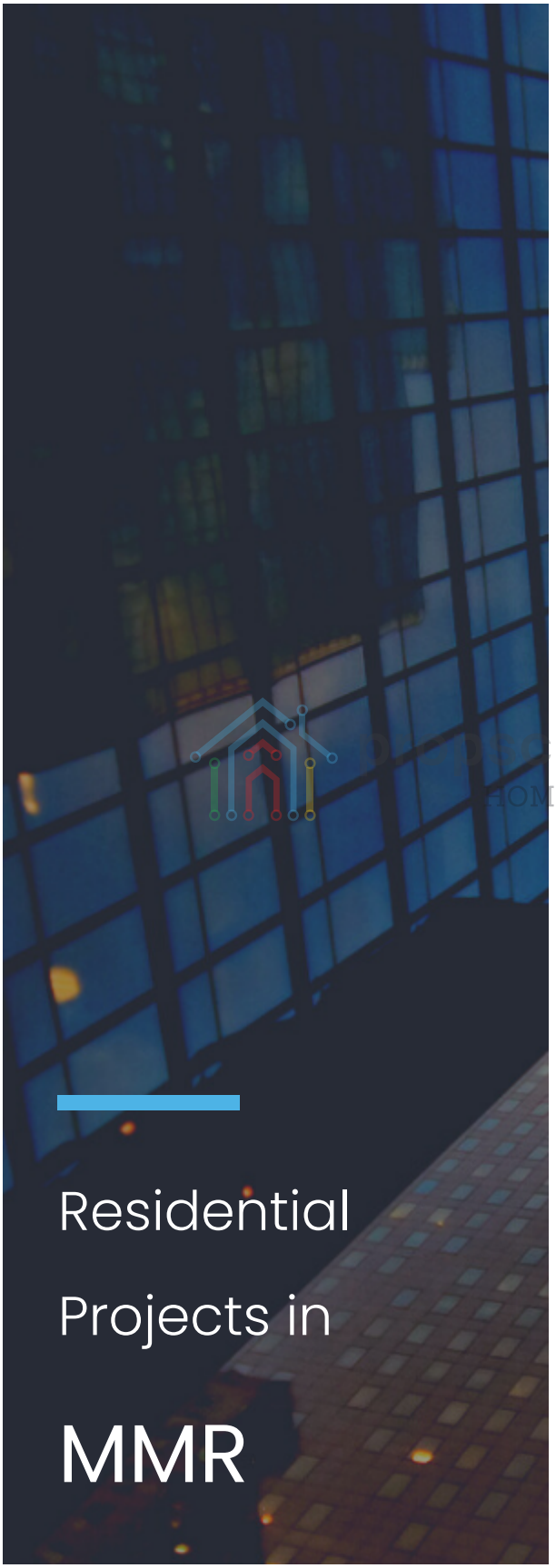
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PROP REPORT



Kalpataru Radiance A - Ora

MahaRERA Number : P51800000591



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 Goregaon (West). Goregaon is a suburb of Mumbai city, in the Mumbai Suburban district. It has a railway station on the Mumbai suburban railway on the Western Line. Goregaon bounds Sanjay Gandhi National Park from the south-western side and is home to the Conservation Education Centre (CEC) run by the Bombay Natural History Society. The area is home to a diverse flora and fauna. Unnat Nagar Iii , Sane Guruji Nagar , Kala Galli , Mitha Nagar , Manav Kalyan Tower Chs are the nearby Localities to Goregaon West.

Post Office	Police Station	Municipal Ward
Motilal Nagar	Goregaon West Police Station	Ward P South

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Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 35 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **9.6 Km**
- Goregaon West Bus Stand **1.5 Km**
- Goregaon West Railway Station **1.6 Km**
- Western Express Highway **2.5 Km**
- Ashtavinayak Nursing Home Private Limited **1.0 Km**
- Vibgyor High School **1.1 Km**
- Carnival Cinemas **1.3 Km**
- D Mart **1.7 Km**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
May 2022	1	9

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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

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2023	997 Sqmt	2 BHK,3 BHK,4 BHK

Project Amenities

Sports	Badminton Court,Squash Court,Tennis Court,Swimming Pool,Kids Play Area,Kids Zone,Kids Pool,Kids Gym,Gymnasium,Indoor Games Area
Leisure	Mini Theatre,Yoga Room / Zone,Steam Room,Sauna,Spa,Deck Area,Sit-out Area
Business & Hospitality	Banquet Hall,Visitor's Room,Barbeque Pit,Party Lawn,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Herb Garden,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Kalpataru Radiance A	6	33	5	2 BHK,3 BHK,4 BHK	165

First Habitable Floor	3rd

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Auto Rescue Device (ARD)

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FLAT INTERIORS

Configuration	RERA Carpet Range

2 BHK	849 sqft
3 BHK	1360 - 1371 sqft
4 BHK	1969 sqft

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

Flooring	Wooden 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	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	VRV / VRF System,Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Air Conditioners

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 27000	INR 22923000	INR 22923000
3 BHK	INR 27000	INR 36720000	INR 36720000 to 37017000
4 BHK	INR 27000	INR 53163000	INR 53163000

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

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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	Time Linked Payment
Bank Approved Loans	Axis Bank,Bank of India,Canara Bank,HDFC Bank,ICICI Bank,IDBI Bank,Kotak Bank,SBI Bank

Transaction History

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

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ANNEXURE A

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Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
November 2021	2363	18	INR 65688200	INR 27798.65
October 2021	1008	3	INR 19292241	INR 19139.13
April 2021	1308	27	INR 31152044	INR 14749.42
March 2021	1115	31	INR 23726234	INR 21279.13
March 2021	1496	4	INR 25853540	INR 17281.78

February 2021	1308	21	INR 32682500	INR 24986.62
January 2021	1115	1	INR 23372462	INR 20961.85
December 2020	934	20	INR 18336548	INR 19632.28
December 2020	2166	1	INR 42068964	INR 19422.42
November 2020	115	20	INR 26485545	INR 230309.09
October 2020	2166	3	INR 49150000	INR 12227.86
September 2020	1308	26	INR 32789342	INR 25068.3
September 2020	1076	13	INR 23975568	INR 22282.13
September 2020	726	11	INR 12000000	INR 16528.93
August 2020	1091	8	INR 23216030	INR 21279.59

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December 2019	1091	28	INR 25205030	INR 23102.69
November 2019	896	24	INR 22596773	INR 25219.61
October 2019	934	17	INR 20000000	INR 21413.28
September 2019	934	17	INR 21423148	INR 22936.99
September 2019	1115	17	INR 25690662	INR 23040.95

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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	55
Connectivity	83
Infrastructure	86
Local Environment	80
Land & Approvals	56
Project	75
People	56
Amenities	100
Building	65
Layout	70
Interiors	73
Pricing	30
Total	**69/100**

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KALPATARU RADIANCE A - ORA

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