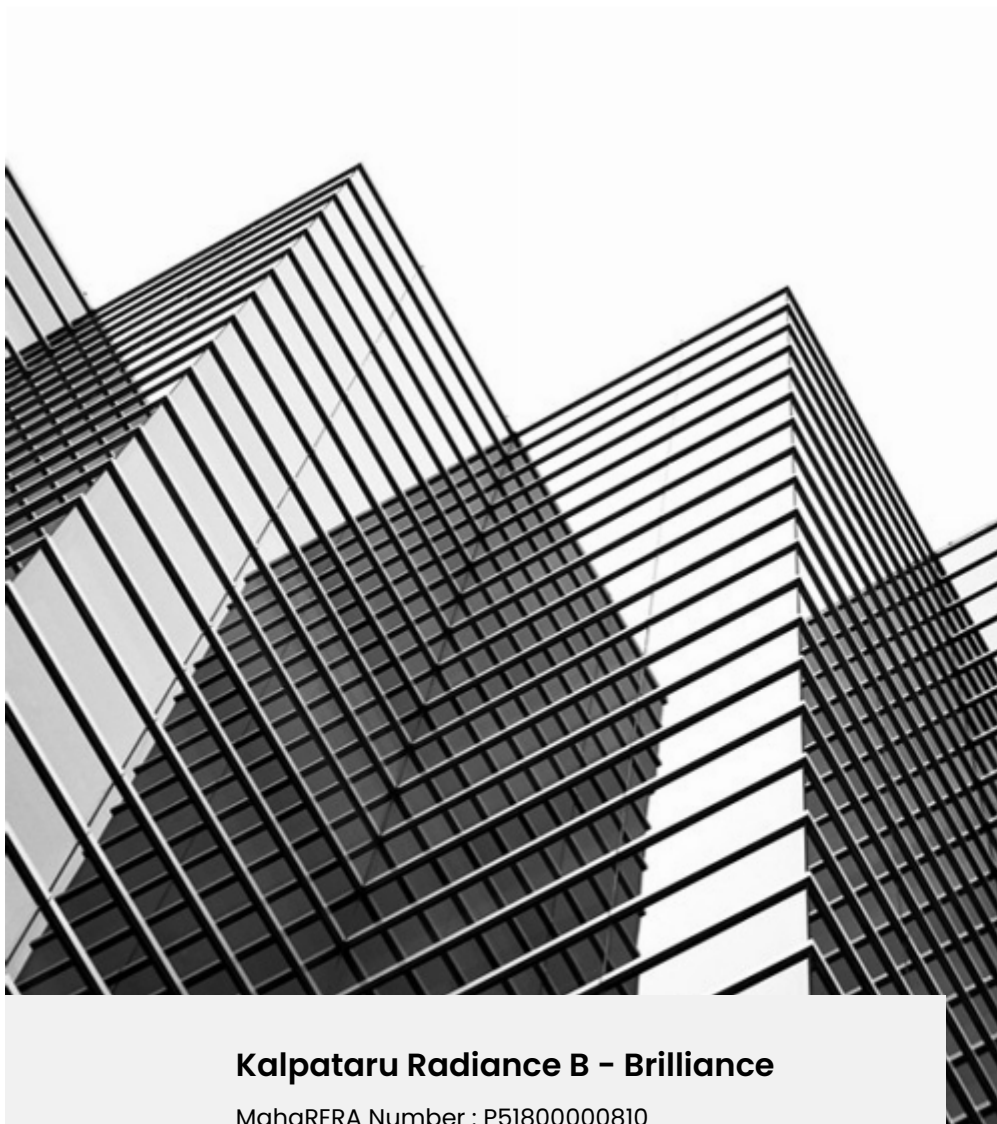


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PROP REPORT



Kalpataru Radiance B - Brilliance

MahaRERA Number : P51800000810



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.

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 lii , 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 |

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**

LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| May 2022 | 2 | 3 |

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 | 851 Sqmt | 2 BHK,3 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 |

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---------------------|-----------------|--------------|-----------------|----------------|----------------|
| Wing B - Brilliance | 6 | 33 | 6 | 2 BHK,3 BHK | 198 |

| | |
|-----------------------|-----|
| 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)

KALPATARU RADIANCE B -
BRILLIANCE

FLAT INTERIORS

| | |
|---------------|-------------------|
| Configuration | RERA Carpet Range |
|---------------|-------------------|

| | |
|-------|-----------------|
| 2 BHK | 809 sqft |
| 3 BHK | 978 - 1014 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 |

KALPATARU RADIANCE B -
BRILLIANCE

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------------------|
| 2 BHK | INR 27000 | INR 21843000 | INR 21843000 |
| 3 BHK | INR 27000 | INR 26406000 | INR 26406000 to 27378000 |

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 | INR 0 | INR 0 |

| | |
|-----------------------|---|
| 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.

KALPATARU RADIANCE B –
BRILLIANCE

ANNEXURE A

| 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 |
| 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 |

KALPATARU RADIANCE B -
BRILLIANCE

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 | 62 |
| Project | 85 |
| People | 56 |
| Amenities | 100 |
| Building | 65 |
| Layout | 60 |
| Interiors | 73 |
| Pricing | 30 |
| Total | 70/100 |

KALPATARU RADIANCE B –
BRILLIANCE

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