

propscience.com

PROP REPORT



Kalpataru Radiance D - Lumina

MahaRERA Number : P51800000579



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 | 1 | 7 |

 propscience.com
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 | 895 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 D- Lumina | 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 D -
LUMINA

FLAT INTERIORS

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

| | |
|-------|------------------|
| 2 BHK | 815 - 865 sqft |
| 3 BHK | 1165 - 1231 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 | HOME TRUTHS 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 D -
LUMINA

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------------------|
| 2 BHK | INR 27000 | INR 22005000 | INR 22005000 to 23355000 |
| 3 BHK | INR 27000 | INR 31455000 | INR 31455000 to 33237000 |

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 D -
LUMINA

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 D -
LUMINA



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 | 65 |
| Interiors | 73 |
| Pricing | 30 |
| Total | 70/100 |

propscience.com
HOME TRUTHS

KALPATARU RADIANCE D -
LUMINA

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.



propscience.com

HOME BUYERS

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.



propscience.com
HOME TRUTHS