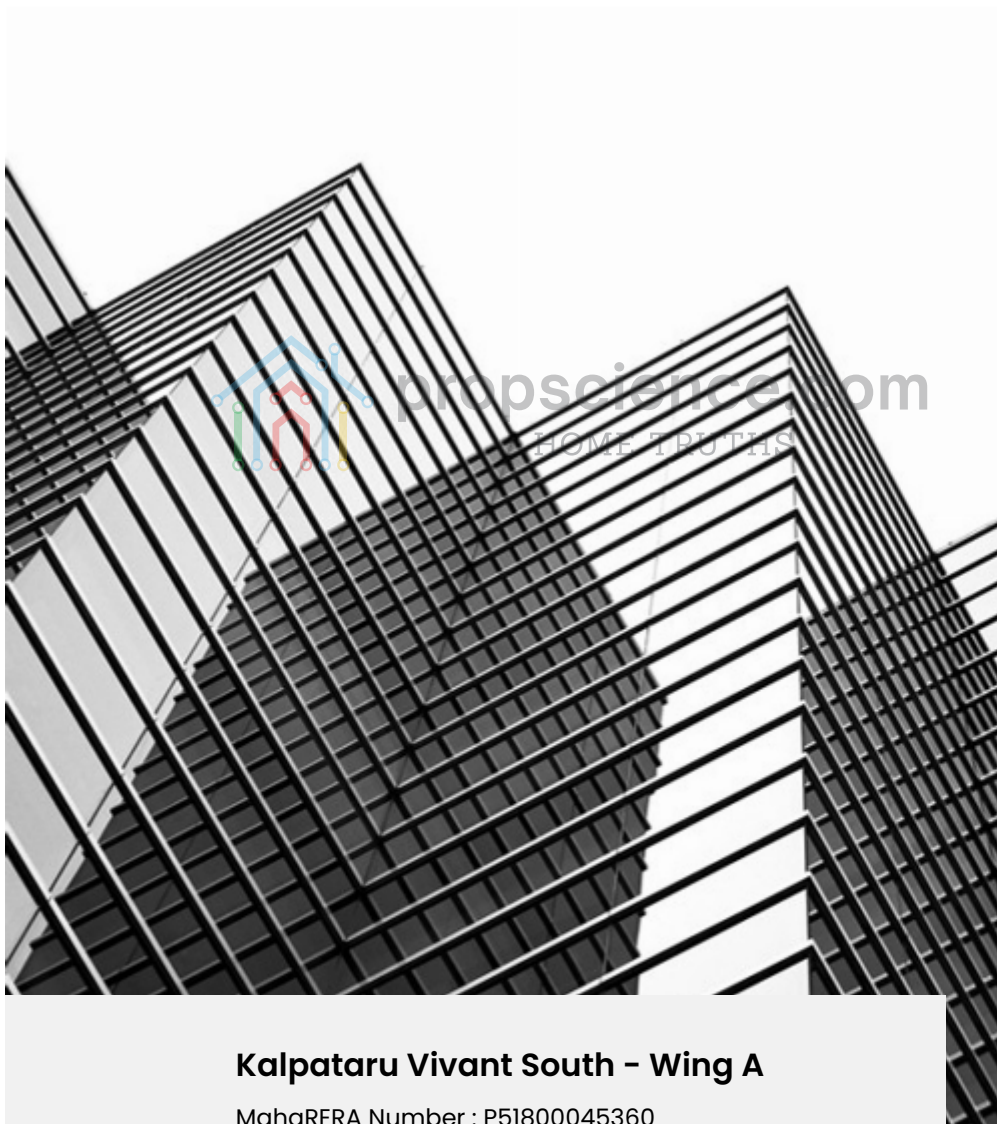


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# PROP REPORT



**Kalpataru Vivant South - Wing A**

MahaRERA Number : P51800045360



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 Jogeshwari (East). Jogeshwari is a suburb located in the western part of Mumbai. It is notable for its caves - 'Jogeshwari Caves'. The Jogeshwari - Vikhroli Link Road connects Jogeshwari a western suburb of Mumbai with Vikhroli an eastern suburb. Jogeshwari East is a well-known suburban locality in Mumbai, strategically placed along the important roads of Western Express Highway and Jogeshwari Vikhroli Link Road. It is primarily a residential area with presence of few commercial establishments.

Post Office	Police Station	Municipal Ward
Chakala Midc	M I D C Police Station	Ward K East

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 45 Good AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Ichapurti Ganesh Mandir **190 Mtrs**
- Chhatrapati Shivaji Maharaj International Airport **8.60 Km**
- Majas Bus Depot, **400 Mtrs**
- Ghatkopar Railway Station, **10.20 Km**
- Western Express Hwy **1.20 Km**
- Holy Spirit Hospital **2.50 Km**
- Swami Vivekanand High School, **650 Mtrs**
- D Mart, The Vijay Nagar Society **4.50 Km**
- Jogeshwari East Station Road, Market, near railway phatak **2.10 Km**

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## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2022	NA	1

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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



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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2026	6.20 Acre	1 BHK,2 BHK

## Project Amenities

<b>Sports</b>	Cricket Pitch,Multipurpose Court,Skating Rink,Swimming Pool,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
<b>Leisure</b>	Mini Theatre,Yoga Room / Zone,Sauna,Spa,Library / Reading Room,Senior Citizen Zone
<b>Business &amp; Hospitality</b>	Conference / Meeting Room,Barbeque Pit,Day Care,ATM / Bank Attached,Party Lawn,Restaurant / Cafe,Multipurpose Hall
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Kalpataru Vivant South - Wing A	3	22	4	1 BHK,2 BHK	88

First Habitable Floor

4th Floor

## Services & Safety

- **Security** : Security System / CCTV
- **Fire Safety** : Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

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## FLAT INTERIORS

 <b>Configuration</b>	<b>RERA Carpet Range</b>
1 BHK	439 sqft
2 BHK	616 - 758 sqft
<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Open Grounds / Landscape / Project Amenities
<b>Flooring</b>	Marble Flooring,Vitrified Tiles,Anti Skid Tiles

<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Dry Walls,False Ceiling,Laminated flush doors
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 28000	INR 12292000	INR 12292000
2 BHK	INR 28000	INR 17248000	INR 17248000 to 21224000

**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 8,00,000	NA

<b>Festive Offers</b>	For 1 BHK builder is providing scheme, Pay only 10% + Stamp Duty and for 36 months pay only 10,000/- as an EMI amount and rest balance amount at the time of Possession.
<b>Payment Plan</b>	Construction Linked Payment  propscience.com HOME TRUTHS
<b>Bank Approved Loans</b>	Axis Bank,Bank of Baroda,Bank of India,HDFC Bank,ICICI Bank,IIFL Bank,SBI Bank

### Transaction History

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

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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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	48
<b>Connectivity</b>	83
<b>Infrastructure</b>	84
<b>Local Environment</b>	80
<b>Land &amp; Approvals</b>	50
<b>Project</b>	74
<b>People</b>	56
<b>Amenities</b>	78
<b>Building</b>	53
<b>Layout</b>	53



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<b>Interiors</b>	73
<b>Pricing</b>	50
<b>Total</b>	<b>65/100</b>

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