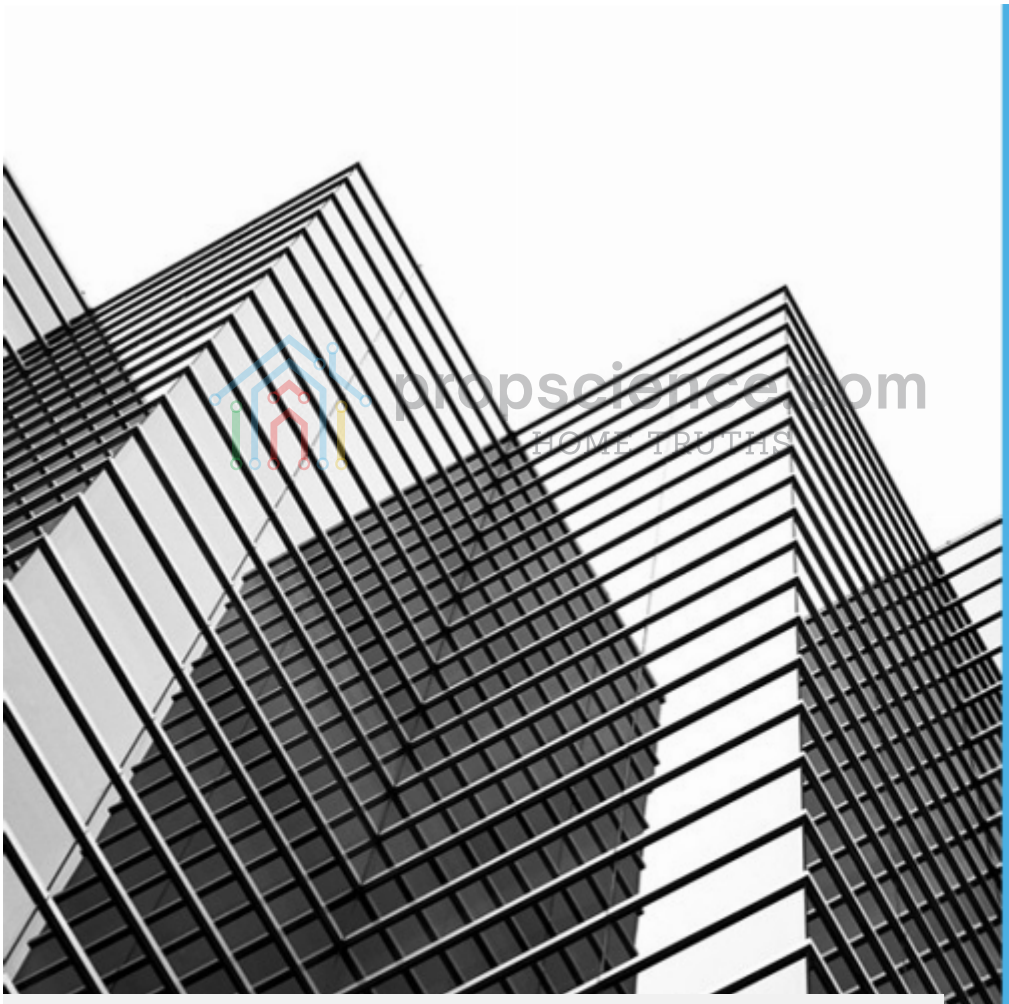
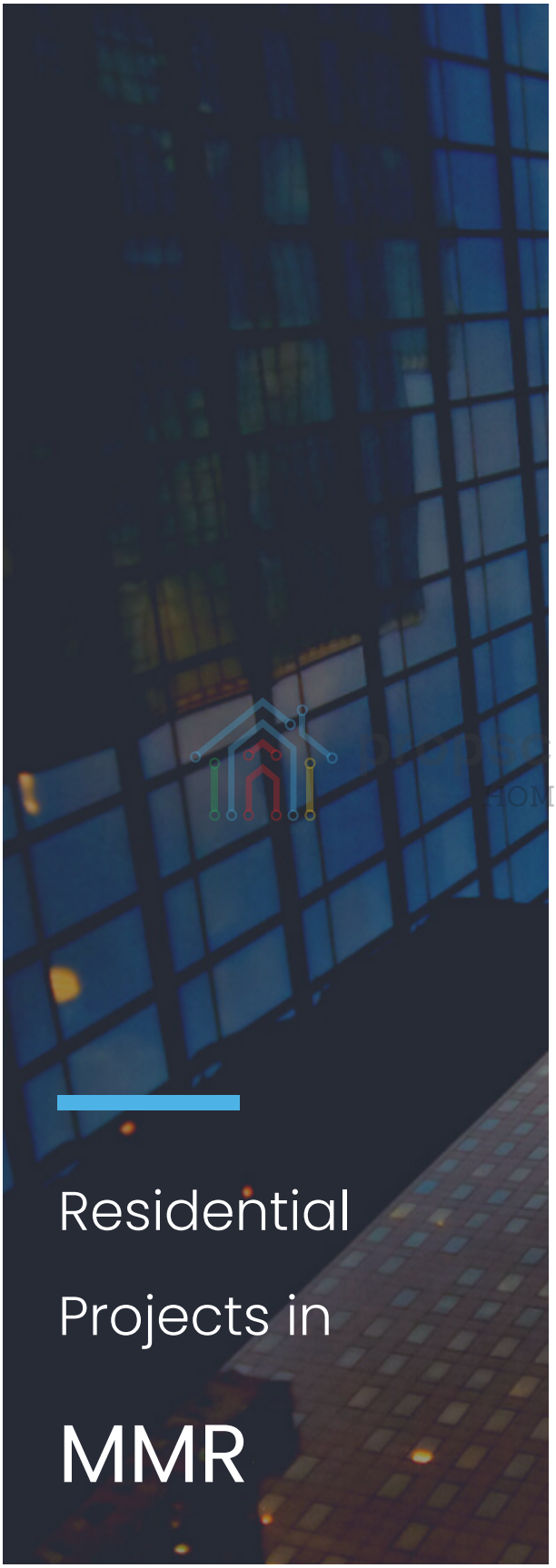
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# PROP REPORT




**Kalpataru Vivant North - Wing B**

MahaRERA Number : P51800045409



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 |

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## Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 44 Good AQI and the noise pollution is 51 to 85 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **6.60 Km**
- Majas Depot, Shyam Nagar, **400 Mtrs**
- Proposed Majas Station **350 Mtrs**
- Jogeshwari Railway Station, **2.10 Km**
- Western Express Highway **1.20 Km**
- Holy Spirit Hospital **2.50 Km**
- Holy Family High School and Junior College, **3.40 Km**
- D Mart, Sahar Rd, **3.90 Km**
- Jogeshwari East Station Road, Market, near railway phatak, **2.10 Km**

KALPATARU VIVANT NORTH - WING B

# LAND & APPROVALS

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

KALPATARU VIVANT NORTH - WING B

# 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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KALPATARU VIVANT NORTH - WING B

# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|
| Completed on 30th December, 2026 | 6.20 Acre | 2 BHK,3 BHK |

### Project Amenities

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

KALPATARU VIVANT NORTH - WING B

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# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| Kalpataru Vivant North - Wing B | 3 | 22 | 5 | 2 BHK,3 BHK | 110 |

| | |
|---|---|
| **First Habitable Floor** | 3rd 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

KALPATARU VIVANT NORTH - WING B

# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---|---|
| 2 BHK | 618 - 758 sqft |
| 3 BHK | 913 - 1076 sqft |

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| | |
|---|---|
| **Floor To Ceiling Height** | Between 9 and 10 feet |
| **Views Available** | Open Grounds / Landscape / Project Amenities |
| **Flooring** | Marble Flooring,Vitrified Tiles,Anti Skid Tiles |

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

KALPATARU VIVANT NORTH - WING B

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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 2 BHK | INR 28000 | INR 17304000 | INR 17304000 to 21224000 |
| 3 BHK | INR 28000 | INR 25564000 | INR 25564000 to 30128000 |

**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 8,00,000 | NA |

| | |
|---|---|
| **Festive Offers** | The builder is not offering any festive offers at the moment. |
| **Payment Plan** | Construction Linked Payment |
| **Bank Approved Loans** | Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,HDFC Bank,ICICI Bank,Kotak Bank,SBI Bank,YES Bank |

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**Transaction History**

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

KALPATARU VIVANT NORTH - WING B

# 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** | 83 |
| **Infrastructure** | 76 |
| **Local Environment** | 80 |
| **Land & Approvals** | 50 |
| **Project** | 85 |
| **People** | 56 |
| **Amenities** | 72 |
| **Building** | 63 |
| **Layout** | 56 |
| **Interiors** | 73 |

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| | |
|---|---|
| **Pricing** | 50 |
| **Total** | **66/100** |

KALPATARU VIVANT NORTH - WING B

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