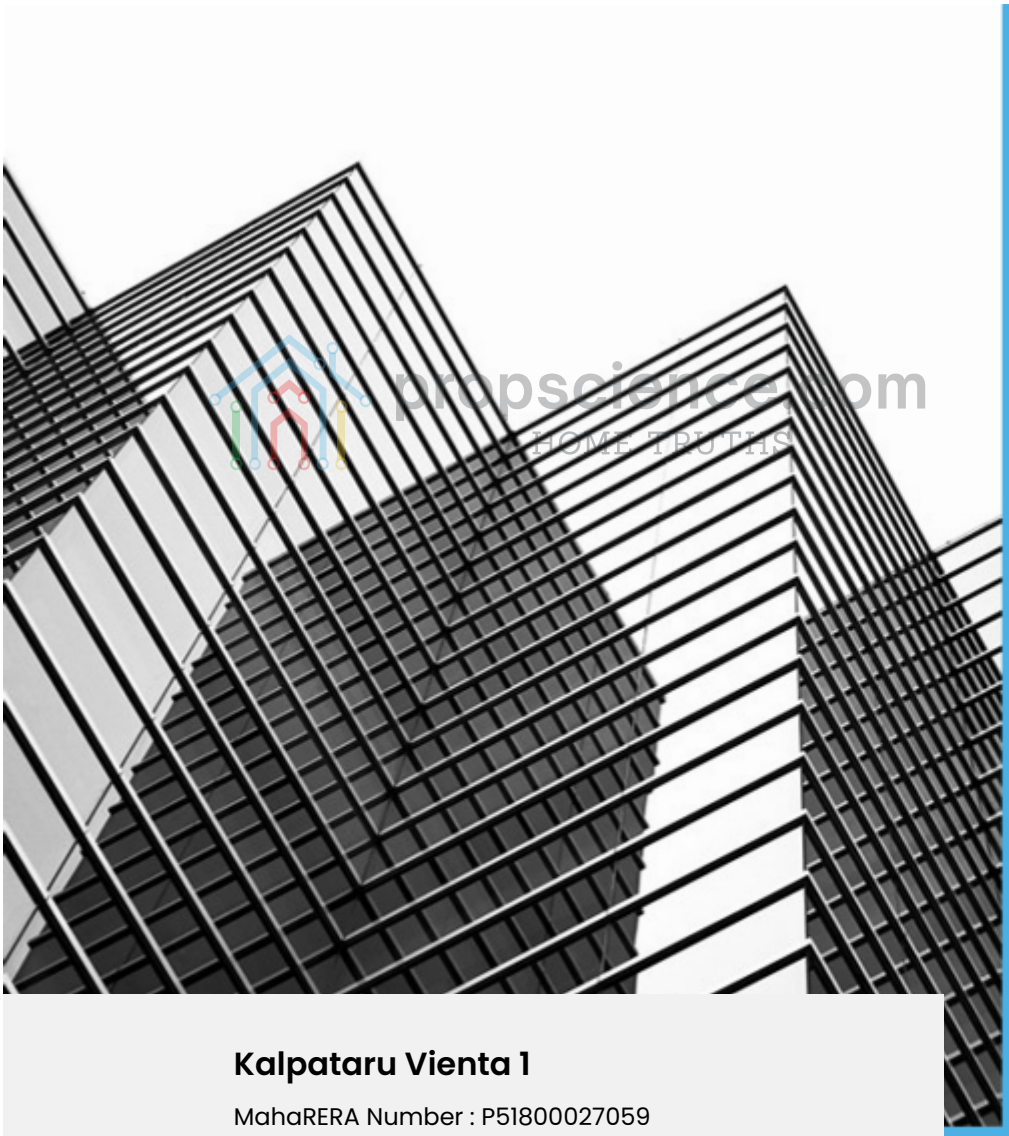
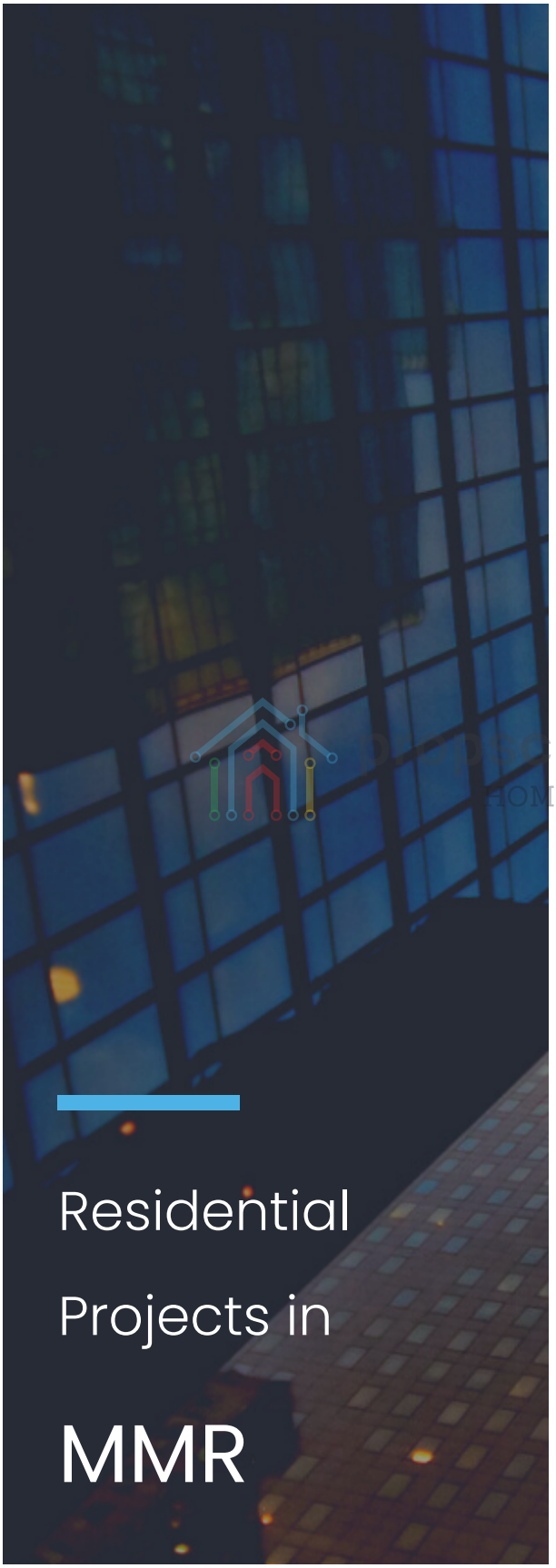
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PROP REPORT



Kalpataru Vienta 1

MahaRERA Number : P51800027059



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 Kandivali (East). Kandivali is a neighbourhood in the north Mumbai. It is an upmarket locality. Artifacts found near Kandivali indicate that the region was inhabited in the Stone Age. Kandivali east has emerged as a mid-segment residential location with a good mix of industrial and commercial developments.

Post Office	Police Station	Municipal Ward
Kandivali East	Samta Nagar Police Station	Ward R South

Neighborhood & Surroundings

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The locality is not prone to traffic jams. The air pollution levels are 36 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **13.3 Km**
- Asjhok Nagar **600 Mtrs**
- Metro **2.9 Km**
- Kandivali Railway Station East **900 Mtrs**
- Western Express Highway **3.6 Km**
- Sanchaiti Hospital **800 Mtrs**
- Bal Bharati College **1.7 Km**
- Hahid Vijay Salasakar UdyanShahid Vijay Salasakar Udyan **2.4 Km**
- Big Bazaar **2.9 Km**

LAND & APPROVALS

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

KALPATARU VIENTA 1

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.

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

KALPATARU VIENTA 1

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2026	2.10 Acre	2 BHK,3 BHK,3.5 BHK,Duplex

Project Amenities

Sports	Multipurpose Court,Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Steam Room,Sauna,Spa,Sit-out Area
Business & Hospitality	Clubhouse,Community Hall,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Herb Garden,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage,Eco Friendly Paint,STP Plant

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower A	6	40	5	2 BHK,3 BHK,3.5 BHK,Duplex	200

First Habitable Floor	6th

Services & Safety

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

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	745 sqft
3 BHK	1021 sqft

3.5 BHK	1111 sqft
Duplex	1564 - 1653 sqft

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

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	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 23489.93	INR 17500000	INR 17500000
3 BHK	INR 23489.93	INR 23983218	INR 23983218
3.5 BHK	INR 23489.93	INR 26097312	INR 26097312
Duplex	INR 23489.93	INR 36738250	INR 36738250 to 38828854

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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 900000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bank of Baroda,HDFC Bank,ICICI Bank,Kotak 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.
September 2022	1224	34	INR 38016215	INR 31059
September 2022	1155	25	INR 32083171	INR 27777.64
August 2022	1098	13	INR 33618668	INR 30618.09
July 2022	1125	34	INR 34553070	INR 30713.84

July 2022	1105	24	INR 31789379	INR 28768.67
July 2022	817	29	INR 21589695	INR 26425.58
July 2022	1105	15	INR 31525500	INR 28529.86
June 2022	1105	18	INR 33851390	INR 30634.74
May 2022	1219	12	INR 32853162	INR 26950.91
May 2022	817	27	INR 21964050	INR 26883.78
May 2022	1224	29	INR 34292730	INR 28016.94
April 2022	823	38	INR 24634590	INR 29932.67
April 2022	817	27	INR 21103656	INR 25830.67
April 2022	1114	29	INR 28539871	INR 25619.27
April 2022	1221	15	INR 31160504	INR 25520.48
March 2022	817	26	INR 20850041	INR 25520.25
March 2022	823	33	INR 24457303	INR 29717.26
March 2022	814	5	INR 21453500	INR 26355.65
March 2022	1125	31	INR 28281278	INR 25138.91

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February 2022	1105	22	INR 28964935	INR 26212.61

KALPATARU VIENTA 1

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.

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Category	Score
Place	55
Connectivity	73
Infrastructure	86
Local Environment	100
Land & Approvals	50
Project	73

People	56
Amenities	92
Building	68
Layout	68
Interiors	73
Pricing	40
Total	**69/100**

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