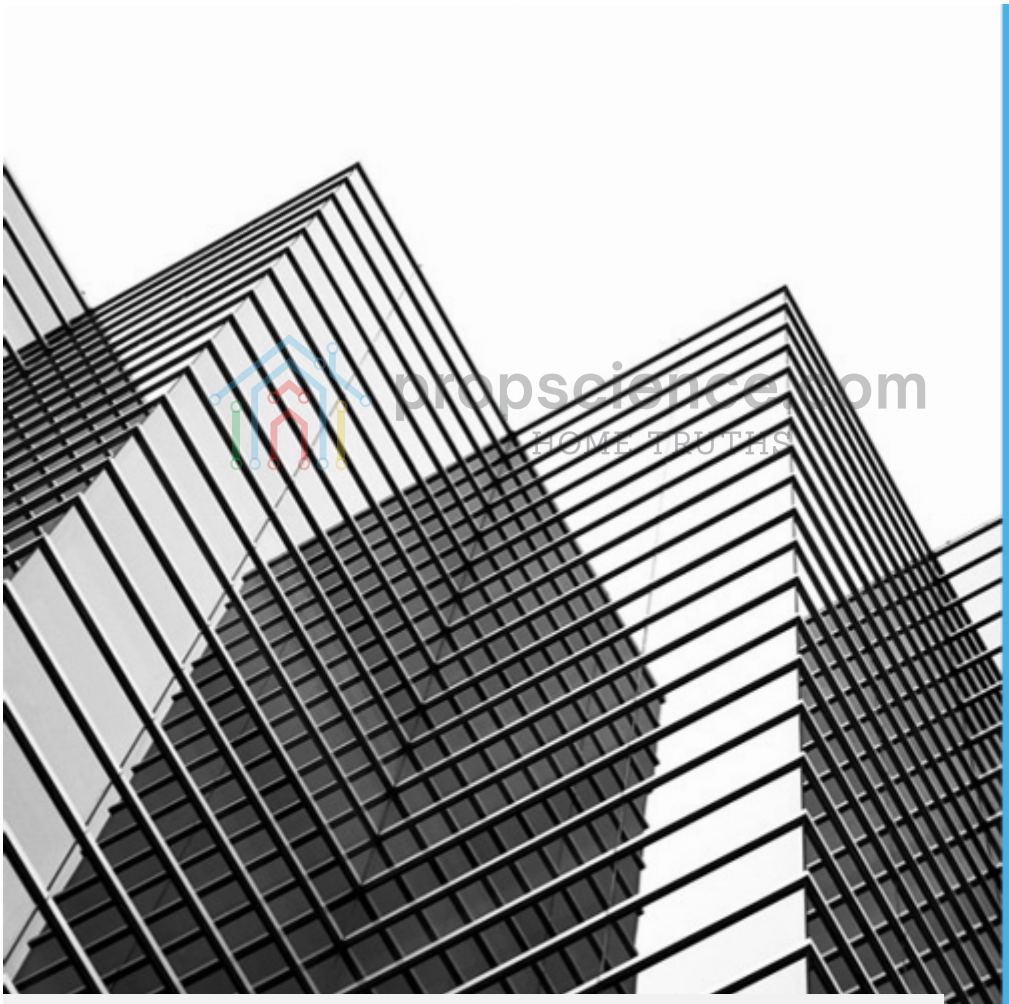
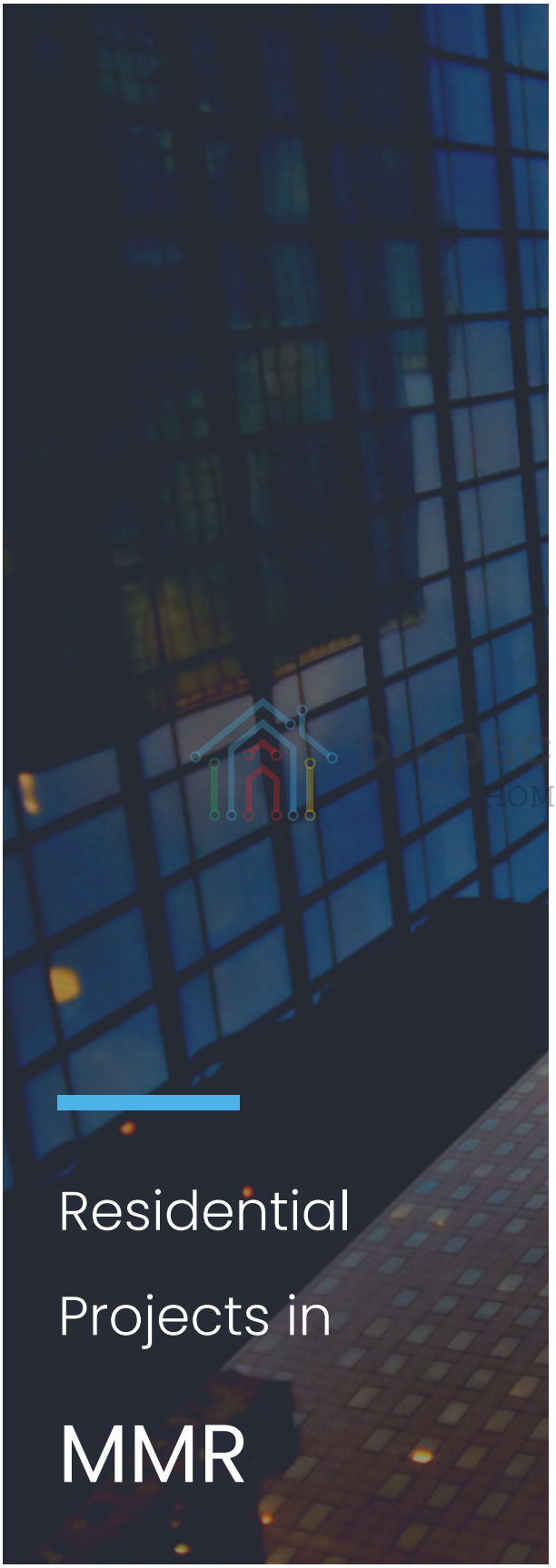
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PROP REPORT



Kalpataru Vienta 2

MahaRERA Number : P51800023768



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**
- Ashok 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 Udyan Shahid 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 2

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 2

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2026	840.23 Sqmt	2 BHK,3 BHK,3.5 BHK,4 BHK,4.5 BHK

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	Party Lawn,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 B	6	40	5	2 BHK,3 BHK,3.5 BHK,4 BHK,4.5 BHK	200

First Habitable Floor	6th Floor

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,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,Stretcher Lift

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KALPATARU VIENTA 2

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	743 sqft
3 BHK	1016 sqft

4 BHK	1526 sqft
3.5 BHK	1494 sqft
4.5 BHK	1610 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

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 17453017	INR 17453017
3 BHK	INR 23489.93	INR 23865768	INR 23865768
4 BHK	INR 23489.93	INR 35845633	INR 35845633
3.5 BHK	INR 23489.93	INR 35093955	INR 35093955
4.5 BHK	INR 23489.93	INR 37818787	INR 37818787

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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.
October 2022	1684	39	INR 53045964	INR 31499.98
July 2022	817	38	INR 24973200	INR 30566.95
June 2022	1112	17	INR 23731162	INR 21340.97
April 2022	1672	5	INR 48283098	INR 28877.45
April 2022	817	34	INR 19771000	INR 24199.51

March 2022	817	36	INR 25169579	INR 30807.32
March 2022	1120	29	INR 32869360	INR 29347.64
March 2022	817	30	INR 23197430	INR 28393.43
February 2022	814	6	INR 18555036	INR 22794.88
January 2022	1684	35	INR 44852850	INR 26634.71
January 2022	817	28	INR 22978245	INR 28125.15
December 2021	817	33	INR 20999120	INR 25702.72
November 2021	1672	10	INR 42576980	INR 25464.7
November 2021	1672	13	INR 43080200	INR 25765.67
October 2021	817	30	INR 19958589	INR 24429.12
October 2021	1684	36	INR 48219380	INR 28633.84

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October 2021	1672	7	INR 44696900	INR 26732.6
September 2021	1672	14	INR 46881060	INR 28038.91
September 2021	817	25	INR 21369650	INR 26156.24
July 2021	1679	24	INR 33889400	INR 20184.28

KALPATARU VIENTA 2

PROJECT PROPSCORE

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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	73

Infrastructure	86
Local Environment	100
Land & Approvals	50
Project	70
People	56
Amenities	84
Building	67
Layout	65
Interiors	73
Pricing	40
Total	**68/100**

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