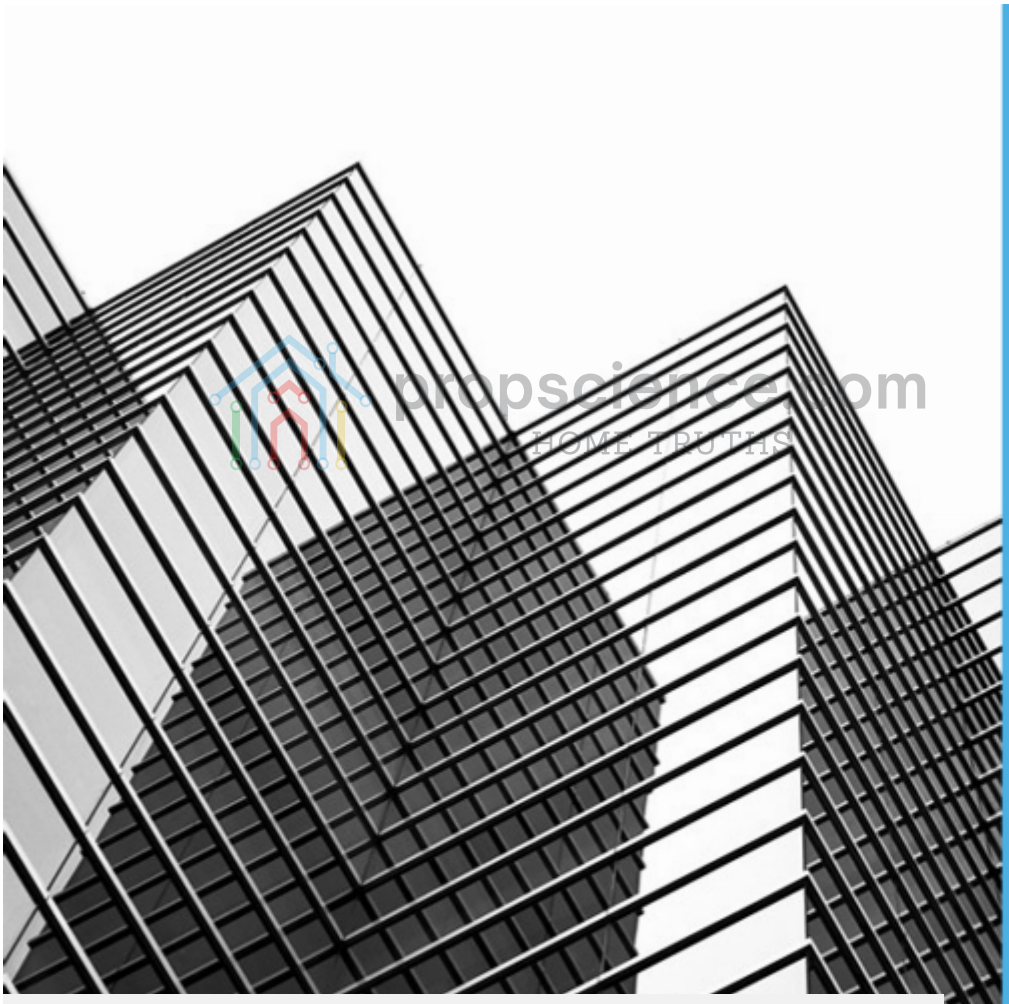
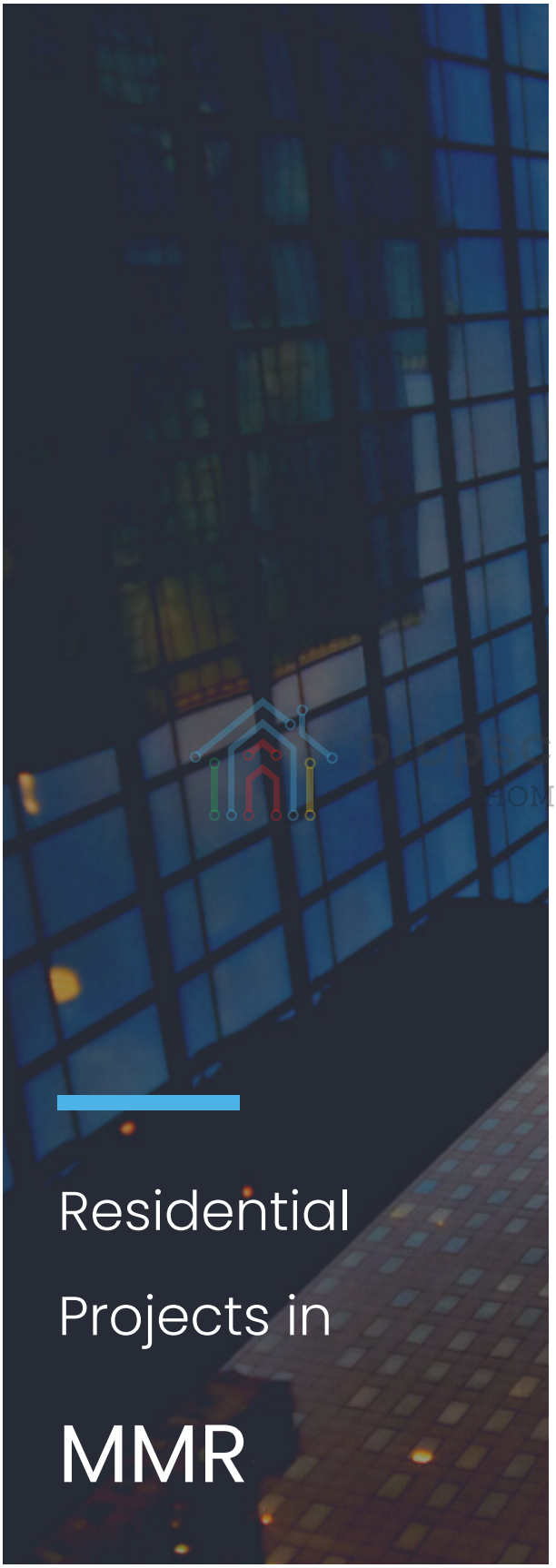
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PROP REPORT



PUNEET KALPAVRIKSHA

MahaRERA Number : P51800030146



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 Kurla (East). Kurla is a neighbourhood of East Mumbai, India. Kurla may be divided into two parts: Kurla (East) and Kurla (West), It is the headquarters of the Kurla taluka of Mumbai Suburban district. Kurla East is bordered by the suburban neighbourhoods of Chunabhatti in the south, Chembur in the East and Ghatkopar in the North. The Eastern Express Highway is the main thoroughfare for Kurla East.

Post Office	Police Station	Municipal Ward
Nehru Nagar	Kurla Police Station	Ward L

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Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 32 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **10.1 Km**
- Nehru Nagar Kurla Bus Station (E) **200 Km**
- Kurla Railway Station **3.3 Km**
- Eastern Express Highway **1.5 Km**
- Sushrut Hospital & Research Centre **1.4 Km**
- Vivekanand Education Society's Swami Vivekanand Vidyalaya & Kanishtha Mahavidyalaya **800 Mtrs**
- Phoenix Marketcity **4.3 Km**
- BANIYA SUPER MART, Shop No C1,C2 Babavihar Angolimala **290 Mtrs**

LAND & APPROVALS

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

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BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
HDFC Bank	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2025	1536.70 Sqmt	1 BHK,1.5 BHK,2 BHK

Project Amenities

Sports	Multipurpose Court,Jogging Track,Kids Play Area,Gymnasium
Leisure	Library / Reading Room,Senior Citizen Zone
Business & Hospitality	Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Green Zone,Landscaped Gardens

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BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
PUNEET KALPAVRIKSHA -Wing A,B,C	6	20	12	1 BHK,1.5 BHK,2 BHK	240

First Habitable Floor	2nd Floor

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone

- **Fire Safety :** Sprinkler System,Fire cylinders,Fireman's Lift,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	387 sqft
1.5 BHK	437 sqft
2 BHK	600 sqft

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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View
Flooring	Marble Flooring,Wooden Flooring,Vitrified Tiles,Anti Skid Tiles

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Safety door,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,Dry Walls,False Ceiling
HVAC Service	VRV / VRF System,Centralized Air Conditioning System
Technology	WIFI enabled,Optic Fiber Cable
White Goods	Modular Kitchen,Geyser,Air Conditioners,Washing Machine & Dryer,Refrigerator,Microwave Oven,Dish Washer

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1.5 BHK	--	--	INR 10800000
1 BHK	--	--	INR 9500000
2 BHK	--	--	INR 13300000

Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
5%	5%	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	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bajaj Finance Ltd,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES Bank

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Transaction History

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

PUNEET KALPAVRIKSHA

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	55
Infrastructure	84
Local Environment	100
Land & Approvals	56
Project	66
People	48
Amenities	48
Building	61
Layout	45
Interiors	90
Pricing	40

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Total	**62/100**

PUNEET KALPAVRIKSHA

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