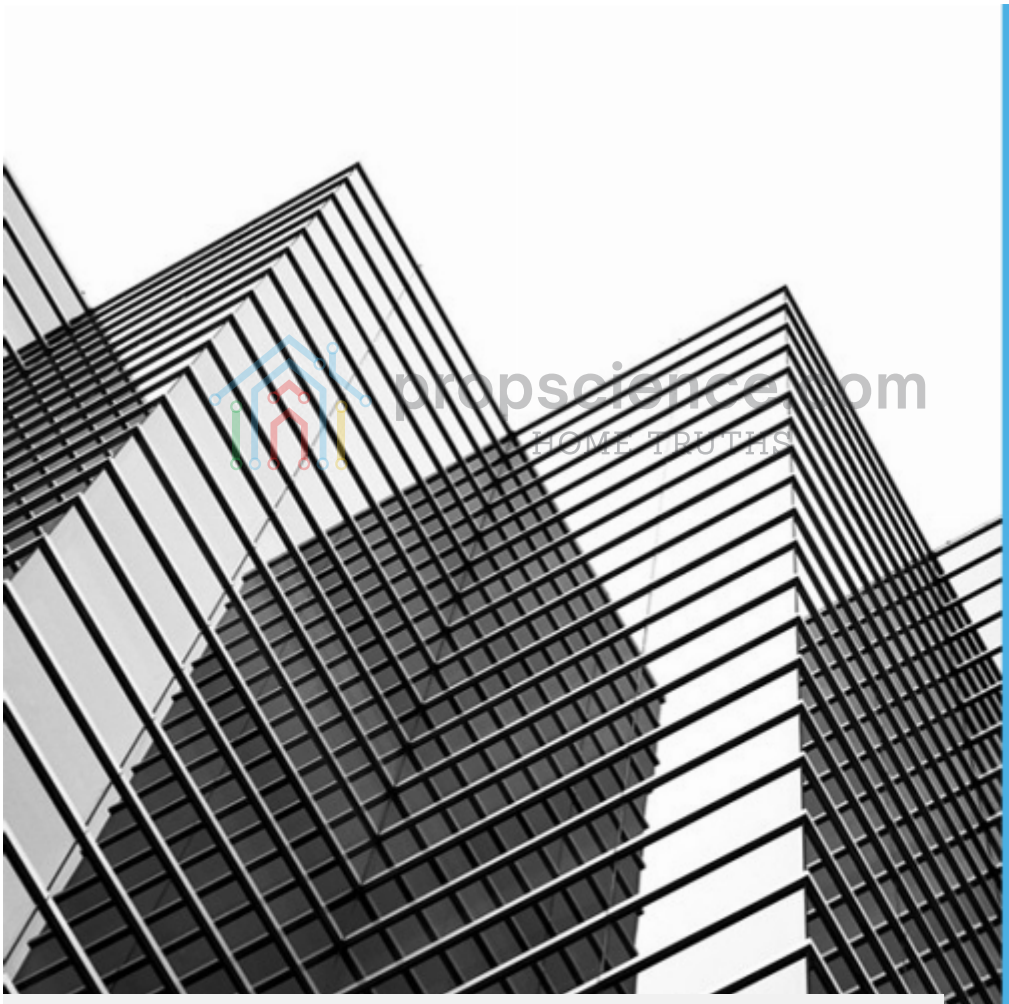
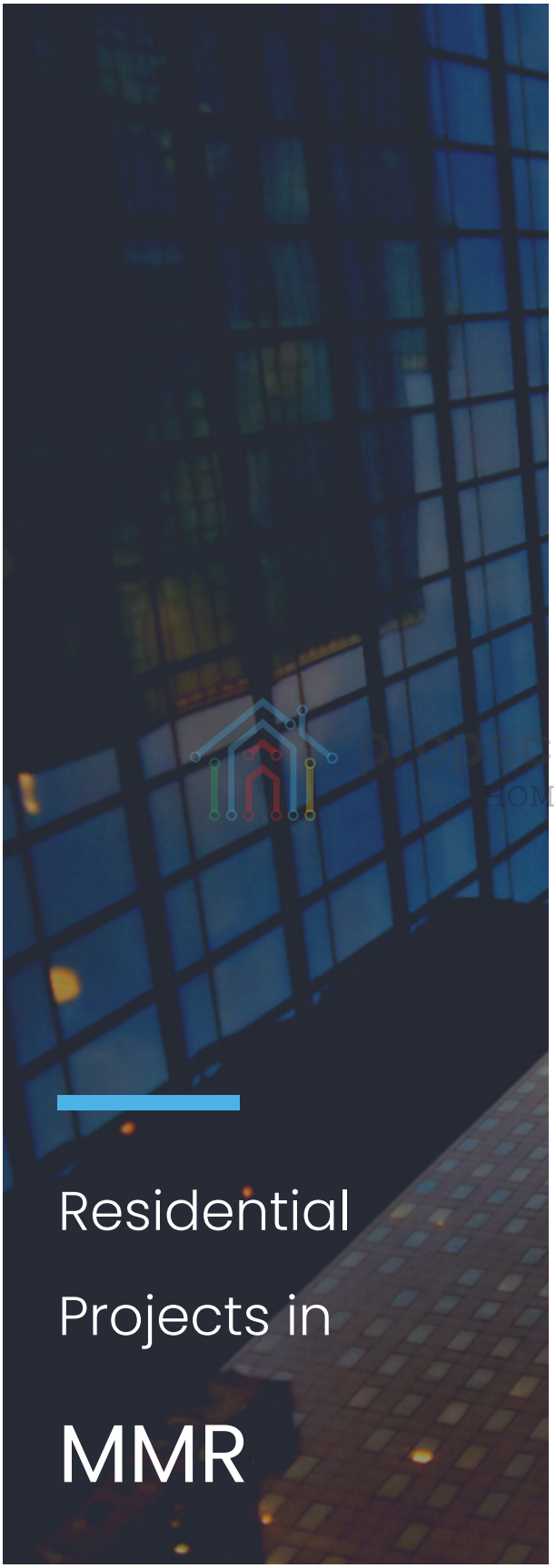
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PROP REPORT



Mahavir Kalpavruksha - J Wing

MahaRERA Number : P51700013805



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 Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

Post Office	Police Station	Municipal Ward
NA	Kasarwadawali Police Station	NA

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Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 51 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **30.1 Km**
- Kasarvadavali Bus Stop **1.0 Km**
- Thane West Railway Station **10.4 Km**
- Ghodbunder Road **550 Mtrs**
- Vedant Super Speciality Hospital **400 Mtrs**
- New Horizon Institute of Technology & Management, New Horizon Institute Of Technology & Management **2.5 Km**
- Hypercity Mall **1.2 Km**
- D Mart **1.9 Km**

MAHAVIR KALPAVRUKSHA - J WING

LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
August 2022	2	1

MAHAVIR KALPAVRUKSHA - J WING

BUILDER & CONSULTANTS

The companies of the Damji Shamji Shah Group are a certified company ISO 9001: 2015 and have been established as one of the most distinctive real estate developers and trust in the suburbs of Mumbai especially in eastern and central and Thane. We always establish a new point of reference for all our creation, a residential, commercial, or recreational building. The quality, comfort, and splendor in every project show their commitment to customers Over the course of over 59 years in construction and development projects, they understood all customer needs and, therefore, they created an environment that is best suited to them. They introduced innovative concepts in construction to establish new lifestyle standards. They serve the best of planning plans, services, places, etc., which will spend a long way to guarantee a better environment to live or work in. Damji Shamji Shamji Group helps you create memories by doing the classrooms and offices of the world-class class. A place you need generations. I am a group that is still efficient and meticulous in its focus.

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Project Funded By	Architect	Civil Contractor
HDFC Bank	NA	NA

MAHAVIR KALPAVRUKSHA - J WING

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 30th December, 2023	3135.46 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Cricket Pitch,Multipurpose Court,Tennis Court,Skating Rink,Football Field,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
Leisure	Sauna,Library / Reading Room,Sit-out Area,Pergola
Business & Hospitality	Banquet Hall,Party Lawn,Clubhouse
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

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MAHAVIR KALPAVRUKSHA - J WING

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

Mahavir Kalpavruksha - Wing J	6	29	12	1 BHK,2 BHK	348

First Habitable Floor	1st

Services & Safety

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

MAHAVIR KALPAVRUKSHA - J WING

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	444 - 492 sqft
2 BHK	621 - 684 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	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	Water Purifier

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MAHAVIR KALPAVRUKSHA - J WING

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price

1 BHK	--	--	INR 6690000 to 7380000
2 BHK	--	--	INR 9200000 to 10000000

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

GST	Stamp Duty	Registration
1%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 500000	INR 0

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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Time Linked Payment
Bank Approved Loans	Axis Bank,Bank of India,Canara Bank,HDFC Bank,ICICI Bank,Kotak Bank,SBI Bank,YES Bank

Transaction History

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

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	73
Connectivity	65
Infrastructure	86
Local Environment	100
Land & Approvals	56
Project	68
People	65

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Amenities	76
Building	67
Layout	53
Interiors	73
Pricing	30
Total	**67/100**

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