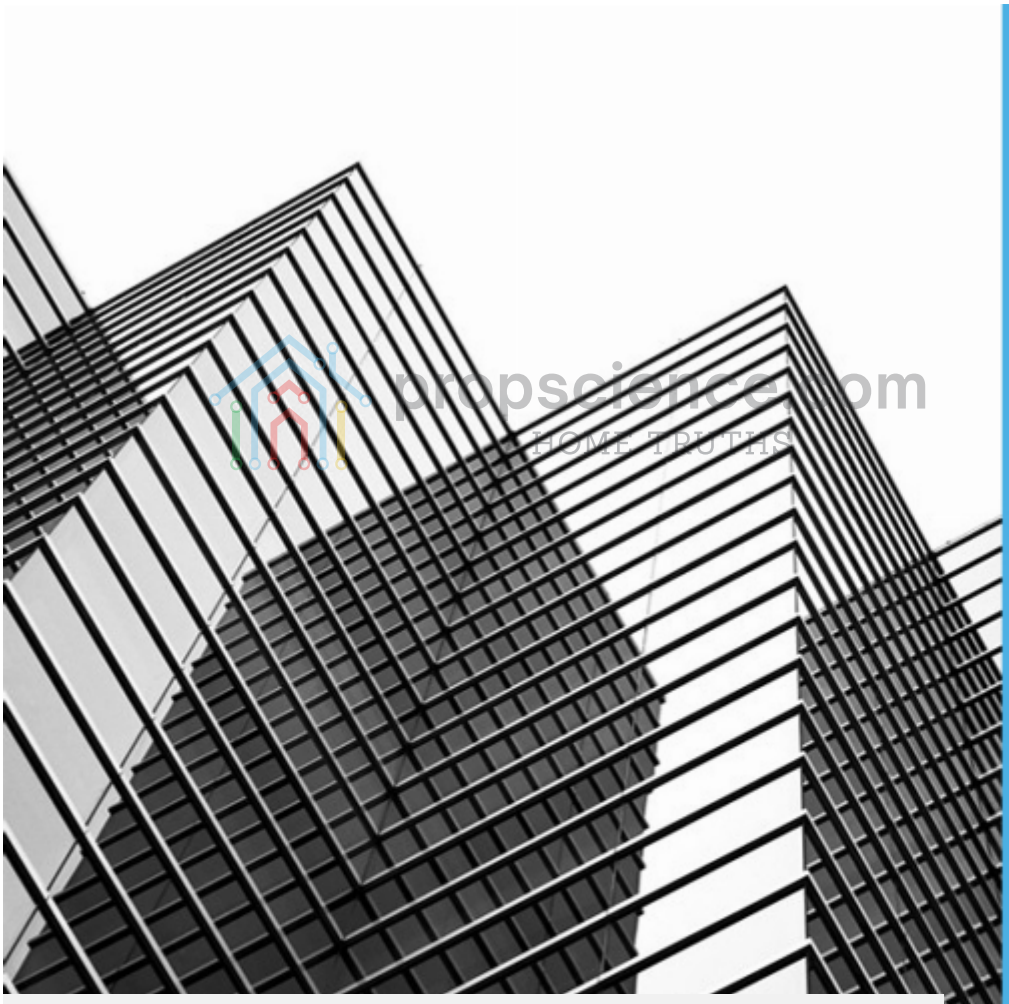
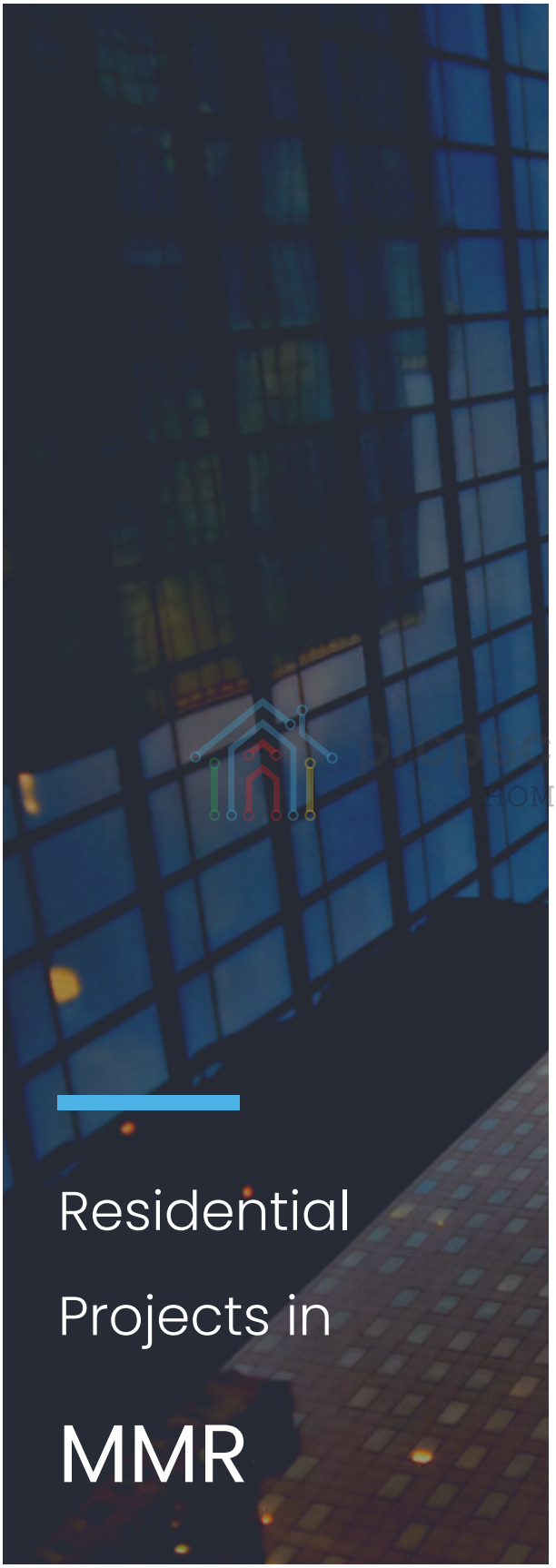
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# PROP REPORT




**Kalpataru Paramount D**

MahaRERA Number : P51700021474



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 Balkum. Balkum Pada is a locality in Thane West, part of the Konkan Division. It is one of the most important towns in the Thane district. Infrastructure development, such as the construction of the Balkum flyover, which connects it to the Eastern Express Highway, has helped Balkum transform its image from a mid-segment to an upscale residential area that meets the needs of people. It is well connected by Thane Bhiwandi Road, Eastern Express Highway, Mumbai Nasik Highway, and Ghodunder Road. The nearest train station is Thane and is about 5 km away. CST International Airport is 25 km away. The upcoming metro stations, Kapurbawdi and Balkum, are planned on Line 5, which Thane plans to connect with Bhiwandi, Kalyan, and other places in the eastern suburbs. It has schools, colleges, supermarkets, and shopping centres in the area. Many industrial centres are in the vicinity.

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| Post Office | Police Station | Municipal Ward |
|---|---|---|
| Balkum | NA | NA |

## 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 35 AQI and the noise pollution is 0 to 50 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **26.0 Km**
- Balkum Naka Bus Stop **100 Mtrs**
- Thane Station **5.1 Km**
- Thane Bhiwandi Road **100 Mtrs**
- Highland Super Specialist Hospital **2.1 Km**
- Lodha World School **2.8 Km**
- Vivana Mall **2.8 Km**
- Big Bazaar **850 Mtrs**



# LAND & APPROVALS

## Legal Title Summary

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The land upon which the project has been constructed appears to be owned by the free hold. The owner is Clariant Chemicals India ltd and the development rights have been provided to Ananta Landmark Pvt Ltd who were previously known as Kalpataru Landmarks Pvt Ltd.

## Encumbrances

As per documents uploaded on the MahaRERA website, there does not appear to be any charges, claimants or mortgages attached to the project.

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|---|---|---|
| September 2022 | 4 | 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.

| Project Funded By | Architect | Civil Contractor |
|---|---|---|
| NA | NA | NA |

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KALPATARU PARAMOUNT D

# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|
| Completed on 30th December, 2023 | 700.10 Sqmt | 2 BHK |

### Project Amenities

| | |
|---|---|
| **Sports** | Basketball Court,Multipurpose Court,Tennis Court,Putting Green,Football Field,Swimming Pool,Kids Play Area,Kids Zone,Kids Pool,Gymnasium,Indoor Games Area |
| **Leisure** | Yoga Room / Zone,Steam Room,Sauna,Spa,Deck Area,Sit-out Area |
| **Business & Hospitality** | Banquet Hall,Party Lawn,Restaurant / Cafe,Clubhouse,Multipurpose Hall |
| **Eco Friendly Features** | Waste Segregation,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage |

KALPATARU PARAMOUNT D

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# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| Tower 4 - Camellia | 3 | 35 | 6 | 2 BHK | 210 |

| | |
|---|---|
| **First Habitable Floor** | 4th |

## Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Video Door Phone,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders,Fireman's Lift
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

KALPATARU PARAMOUNT D

# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---|---|
| 2 BHK | 580 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,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards |

| | |
|---|---|
| **Finishing** | Luster Finish Paint,Dry Walls,False Ceiling,Laminated flush doors,Double glazed glass windows |
| **HVAC Service** | Split / Box A/C Provision |
| **Technology** | Optic Fiber Cable |
| **White Goods** | NA |

KALPATARU PARAMOUNT D

# COMMERCIALS

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| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 2 BHK | INR 18200 | INR 10556000 | INR 10556000 |

**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 800000 | 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,Bank of India,Canara Bank,HDFC Bank,ICICI Bank,Kotak Bank,SBI Bank |

**Transaction History**

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

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# 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** | 73 |
| **Connectivity** | 65 |

| | |
|---|---|
| **Infrastructure** | 100 |
| **Local Environment** | 100 |
| **Land & Approvals** | 56 |
| **Project** | 80 |
| **People** | 56 |
| **Amenities** | 84 |
| **Building** | 67 |
| **Layout** | 53 |
| **Interiors** | 73 |
| **Pricing** | 40 |
| **Total** | **70/100** |

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## KALPATARU PARAMOUNT D

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