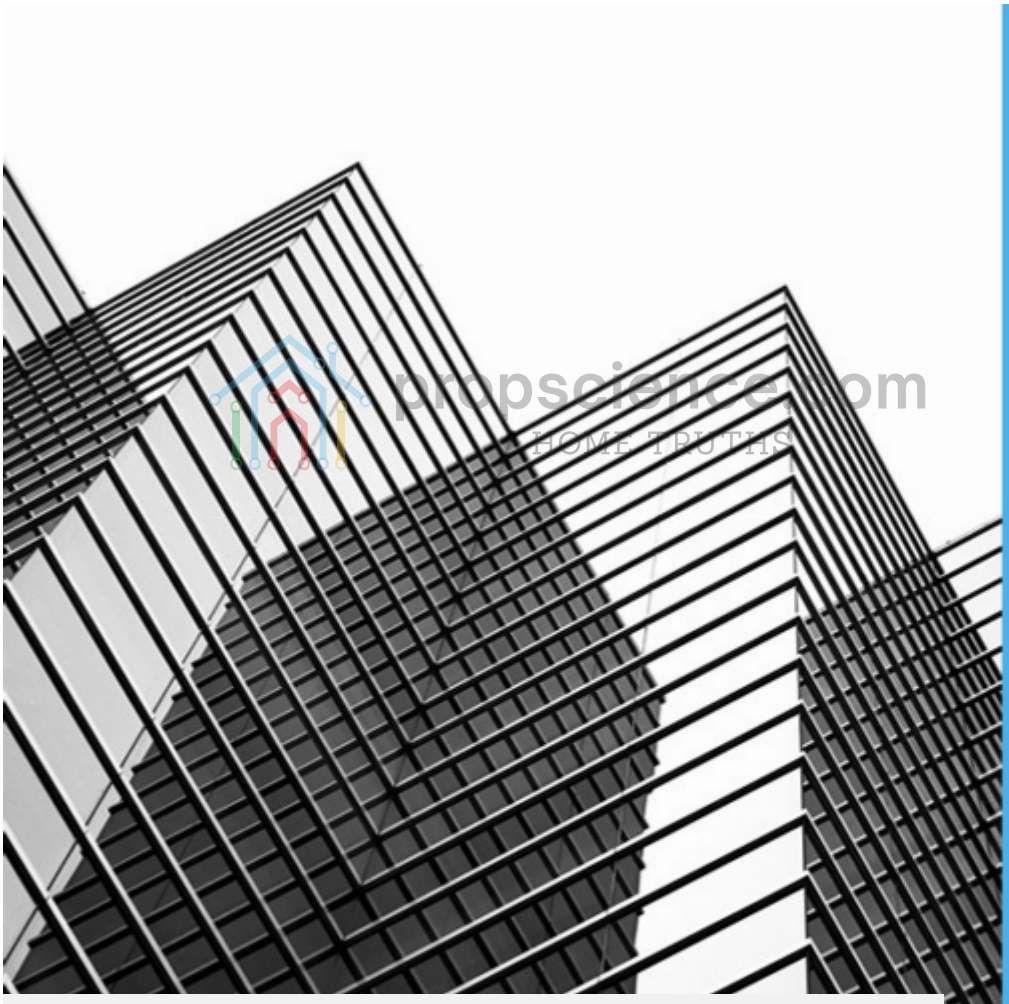
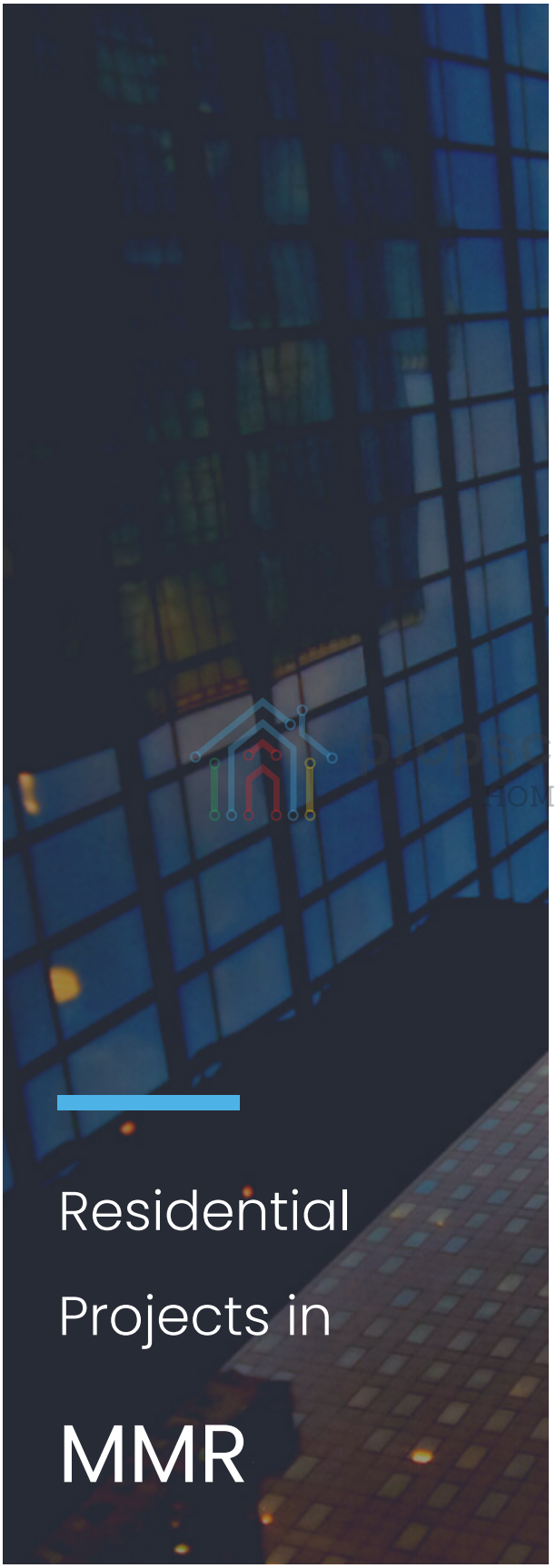
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PROP REPORT



Kalpataru Woodsville

MahaRERA Number : P51800001512



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 Chandivali. Chandivali is an upmarket residential neighbourhood located in Andheri East. Jogeshwari-Vikhroli Link Road (JVLR) is located at a distance of less than 1 km.It is bound on the north by the Powai lake, on the East by Powai/Hiranandani complex, on the south by Saki Naka and by Marol on the West.There is film studio , one of the oldest in Mumbai with the same name right at the heart of the locality. It has an Assembly constituency in its name and is one of the 288 Assembly constituency in the State of Maharashtra.

Post Office	Police Station	Municipal Ward
Sakinaka	NA	Ward L

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Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 76 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East, Vile Parle, Mumbai, Maharashtra 400099 **8 Km**
- Chhatrapati Shivaji Maharaj International Airport **4.9 Km**
- Shopping Plaza / Mhada Colony Chandivali, Nahar Amrit Shakti, LOK Milan Colony, Chandivali, Powai, Mumbai, Maharashtra 400072 **90 Mtrs**
- Sakinaka Metro Station, Andheri - Ghatkopar Rd, Bandi Bazaar, Nair Wadi, Asalpha, Mumbai, Maharashtra 400072 **1.9 Km**
- Kanjur Marg Railway Station West, Kanjurmarg Sky Walk, Laxmi Udyog Nagar, Kanjurmarg West, Bhandup East, Ambedkar Nagar, Kanjurmarg West, Bhandup West, Mumbai, Maharashtra 400078 **6.4 Km**
- JVLR **1.9 Km**
- Dr. L.H.Hiranandani Hospital Powai **3.2 Km**
- Nahar International School, Nahar`s Amrit Shakti Road, Chandivali, Powai, Mumbai, Maharashtra 400072 **450 Mtrs**
- R City Mall, LBS Marg, Amrut Nagar, Ghatkopar West, Mumbai, Maharashtra 400086 **4.7 Km**
- DMart, Plot no, 19, Nahar's Amrit Shakti Rd, Nahar Amrit Shakti, LOK Milan Colony, Chandivali, Andheri (E, Mumbai, Maharashtra 400072 **76 Mtrs**

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LAND & APPROVALS

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

KALPATARU WOODSVILLE

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 WOODSVILLE

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	1 Acre	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Swimming Pool,Kids Play Area,Gymnasium,Indoor Games Area

Leisure	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Party Lawn,Clubhouse
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens

KALPATARU WOODSVILLE

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Kalpataru Woodsville	3	22	4	2 BHK,3 BHK	88

First Habitable Floor	2nd Floor

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Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety :** CNG / LPG Gas Leak Detector
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	2473.54 sqft
2 BHK	1934.38 sqft

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

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Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings
Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	NA
Technology	NA
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 15362.6	INR 38000000	INR 38000000
2 BHK	INR 12303.68	INR 23800000	INR 23800000

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

GST	Stamp Duty	Registration
5%	2%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

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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,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES 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.
May 2022	1275	7	INR 32830992	INR 25749.8
March 2022	818	9	INR 20761602	INR 25380.93
March 2022	818	12	INR 19985566	INR 24432.23
January 2022	1273	12	INR 32478810	INR 25513.6
January 2022	1273	11	INR 28662301	INR 22515.55
December 2021	1275	8	INR 29971609	INR 23507.14

November 2021	1273	14	INR 31425634	INR 705.92
November 2021	1275	9	INR 30428567	INR 23865.54
November 2021	818	9	INR 18897495	INR 23102.07
October 2021	818	12	INR 19981217	INR 24426.92
October 2021	1273	10	INR 31616111	INR 24835.91
August 2021	1275	11	INR 29312128	INR 22989.9
July 2021	1273	8	INR 26949556	INR 21170.11
June 2021	1273	15	INR 27775225	INR 21818.72
March 2021	1275	10	INR 26363411	INR 20677.19
March 2021	818	17	INR 18059077	INR 22077.11
February 2021	1273	16	INR 29365110	INR 23067.64
January 2021	818	8	INR 17485745	INR 21376.22

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September 2019	818	10	INR 20139375	INR 24620.26
July 2019	1275	6	INR 28308320	INR 22202.6

KALPATARU WOODSVILLE

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	90
Infrastructure	70
Local Environment	80
Land & Approvals	44

Project	59
People	56
Amenities	54
Building	57
Layout	68
Interiors	53
Pricing	40
Total	**60/100**

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