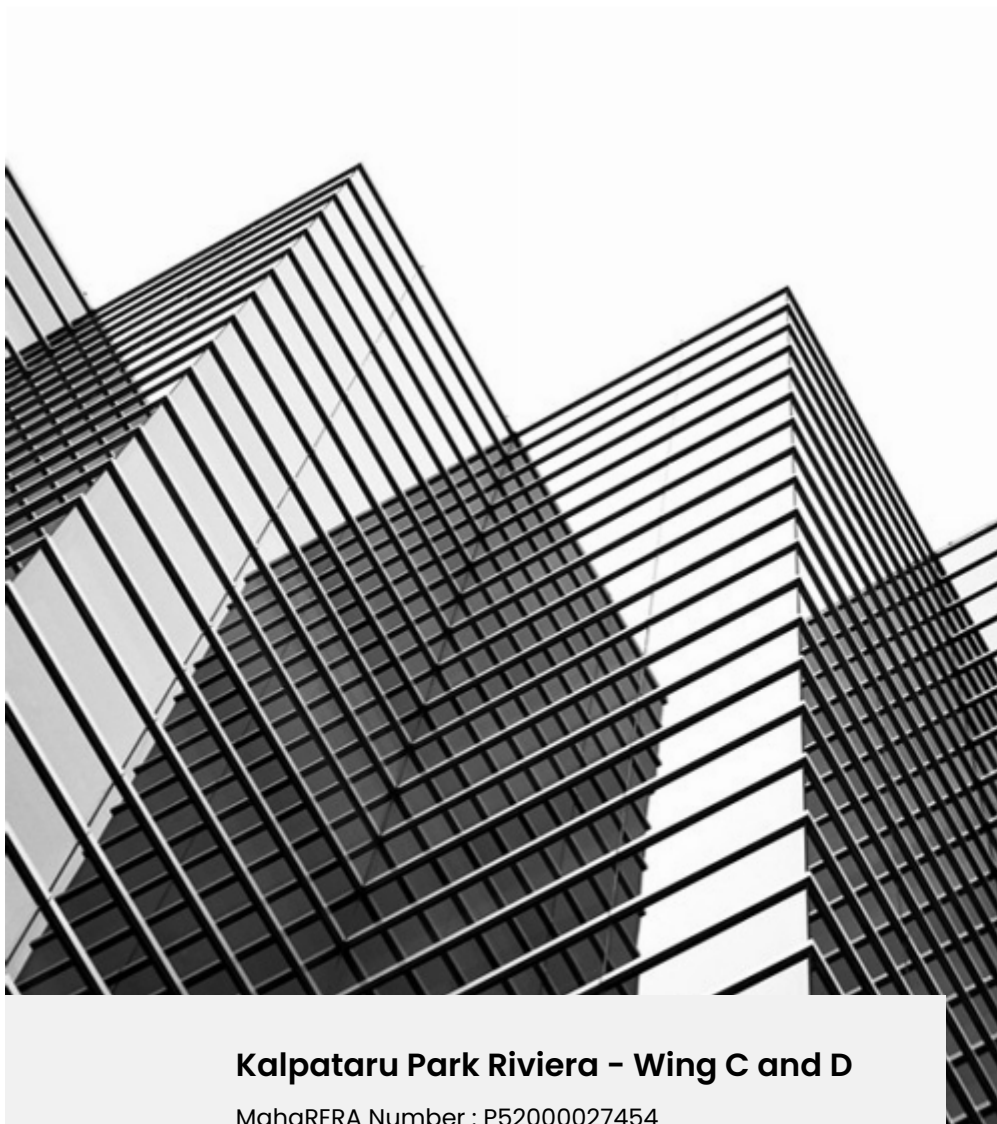


propscience.com

PROP REPORT



Kalpataru Park Riviera - Wing C and D

MahaRERA Number : P52000027454



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.

LOCATION

Post Office	Police Station	Municipal Ward
NA	Panvel Taluka Police Station	NA

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 102 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **46.1 Km**
- Navi Mumbai International Airpor **8.9 Km**
- Panvel Bus Depo **1.7 Km**
- Panvel Railway Station **2 Km**
- Old Mumbai-Pune Highway **300 Mtrs**
- Shukham Hospital **450 Km**
- MNR English School **600 Mtrs**
- Orion Mall **1.8 Km**
- D-Mart **3.8 Km**

LAND & APPROVALS

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

KALPATARU PARK RIVIERA –
WING C AND D

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

KALPATARU PARK RIVIERA –
WING C AND D

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st May, 2025	1474 Sqmt	2 BHK,3 BHK

Project Amenities

Sports	Swimming Pool,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Deck Area,Sit-out Area
Business & Hospitality	Clubhouse
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage

KALPATARU PARK RIVIERA -
WING C AND D

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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Wing C - Aqua	2	20	6	2 BHK,3 BHK	120
Wing D - Azure	2	20	6	2 BHK,3 BHK	120
First Habitable Floor					1st

Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System,Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : Stretcher Lift

KALPATARU PARK RIVIERA -
WING C AND D

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	631 - 687 sqft
3 BHK	862 sqft

2 BHK	631 – 687 sqft
3 BHK	862 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, Concealed copper wiring, Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint, Anodized Aluminum / UPVC Window Frames, Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

KALPATARU PARK RIVIERA –
WING C AND D

COMMERCIALS



Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 12969.43	INR 8190000	INR 9100000 to 9900000
3 BHK	INR 14825.99	INR 12780000	INR 14200000

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	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	HDFC Bank, ICICI 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	63
Connectivity	83
Infrastructure	64
Local Environment	70
Land & Approvals	56
Project	85
People	56

Amenities	62
Building	65
Layout	56
Interiors	63
Pricing	40
Total	64/100

KALPATARU PARK RIVIERA -
WING C AND D

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