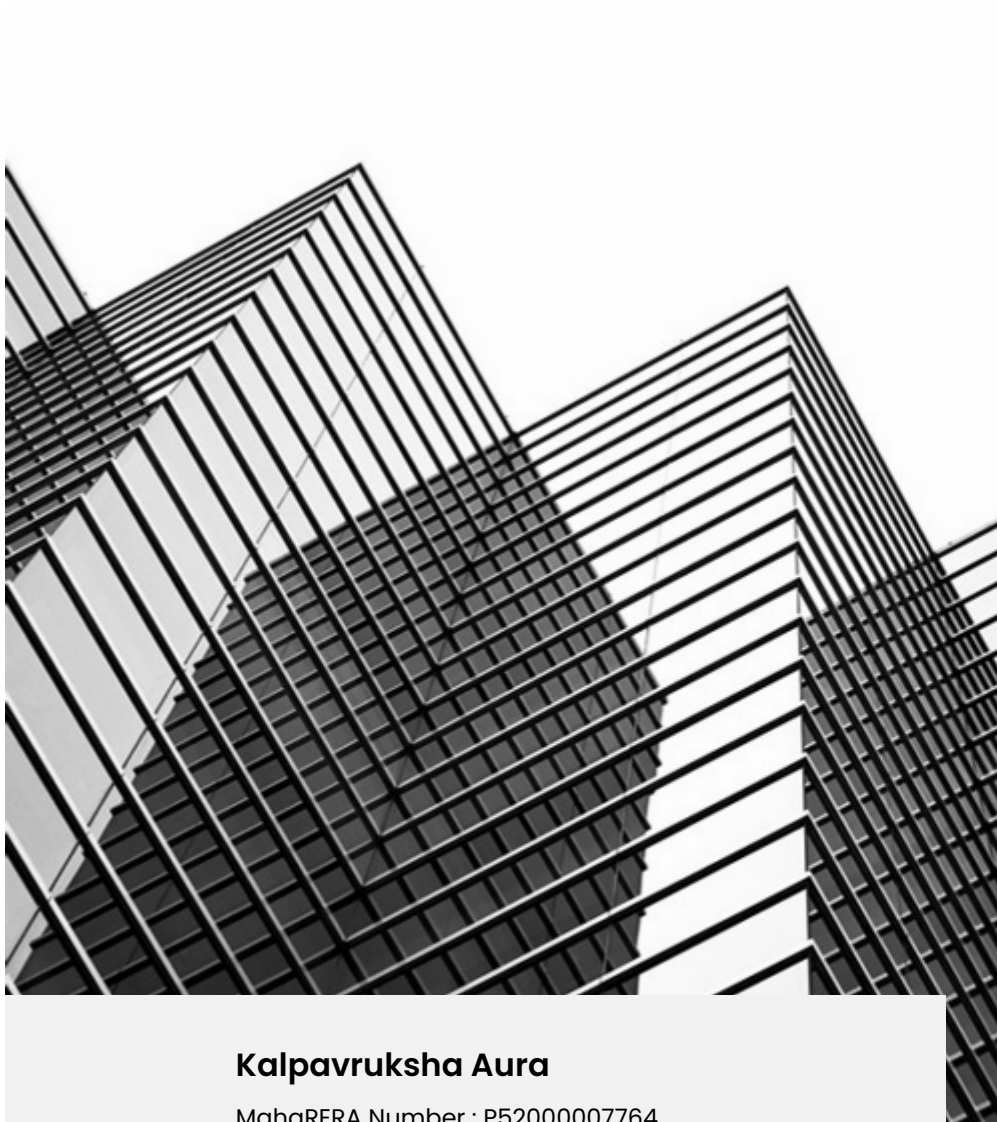


propscience.com

# PROP REPORT



**Kalpavruksha Aura**

MahaRERA Number : P52000007764



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

The project is in Taloja. Taloja is a locality which is situated in the northeastern part of Navi Mumbai. To decongest the main areas and fulfill the need for affordable housing, Taloja has emerged as a locality with great new residential projects and prospects. As it is a developing area, most of the important social infrastructure is available in the nearby areas like Kharghar and Kalamboli. Basic amenities such as schools, hospitals, markets, and other retail stores are present in the locality to cater to the daily needs of the local population. The industrial hub of Taloja has many small, medium, and large-scale industries. Taloja is located around 12 kms away from the CBD Belapur by the Mumbai-Pune Expressway. Taloja has great connectivity to other parts of Navi Mumbai like Kharghar, Kalamboli and Vashi.

Post Office	Police Station	Municipal Ward
Taloja A.V.	NA	NA

### Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions.

### Connectivity & Infrastructure

- Taloja Metro Station-Phase 2 **500 Mtrs**
- Taloja Railway Station **3.7 Km**
- New Horizon Public School **250 Mtrs**
- Little World Mall **9.1 Km**
- D-Mart **6.8 Km**

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KALPAVRUKSHA AURA

## LAND & APPROVALS

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

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KALPAVRUKSHA AURA

## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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KALPAVRUKSHA AURA

## PROJECT & AMENITIES

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Time Line	Size	Typography
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Completed on 31st December, 2017	1250 Sqmt	1 BHK,2 BHK,Studio+Terrace
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## Project Amenities

<b>Sports</b>	Gymnasium
<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

## KALPAVRUKSHA AURA

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Kalpavruksha Aura	2	15	4	1 BHK,2 BHK,Studio+Terrace	60
<b>First Habitable Floor</b>				2nd	

## Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

KALPAVRUKSHA AURA

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	295 - 372 sqft
2 BHK	419.1 - 467 sqft
Studio+Terrace	244.3 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform

<b>Finishing</b>	Laminated flush doors, Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

KALPAVRUKSHA AURA

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio+Terrace	INR 12279.98	INR 3000000	INR 3150000
1 BHK	INR 12193.55	INR 3600000	INR 3780000 to 4775000
2 BHK	INR 15803	INR 6640000	INR 6971000 to 7765000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
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0%	4%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	NA	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	HDFC Bank

### Transaction History

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

KALPAVRUKSHA AURA

## 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.



<b>Category</b>	<b>Score</b>
<b>Place</b>	53
<b>Connectivity</b>	48
<b>Infrastructure</b>	44
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	36
<b>Project</b>	55
<b>People</b>	39
<b>Amenities</b>	42
<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	45
<b>Pricing</b>	30
<b>Total</b>	<b>43/100</b>

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