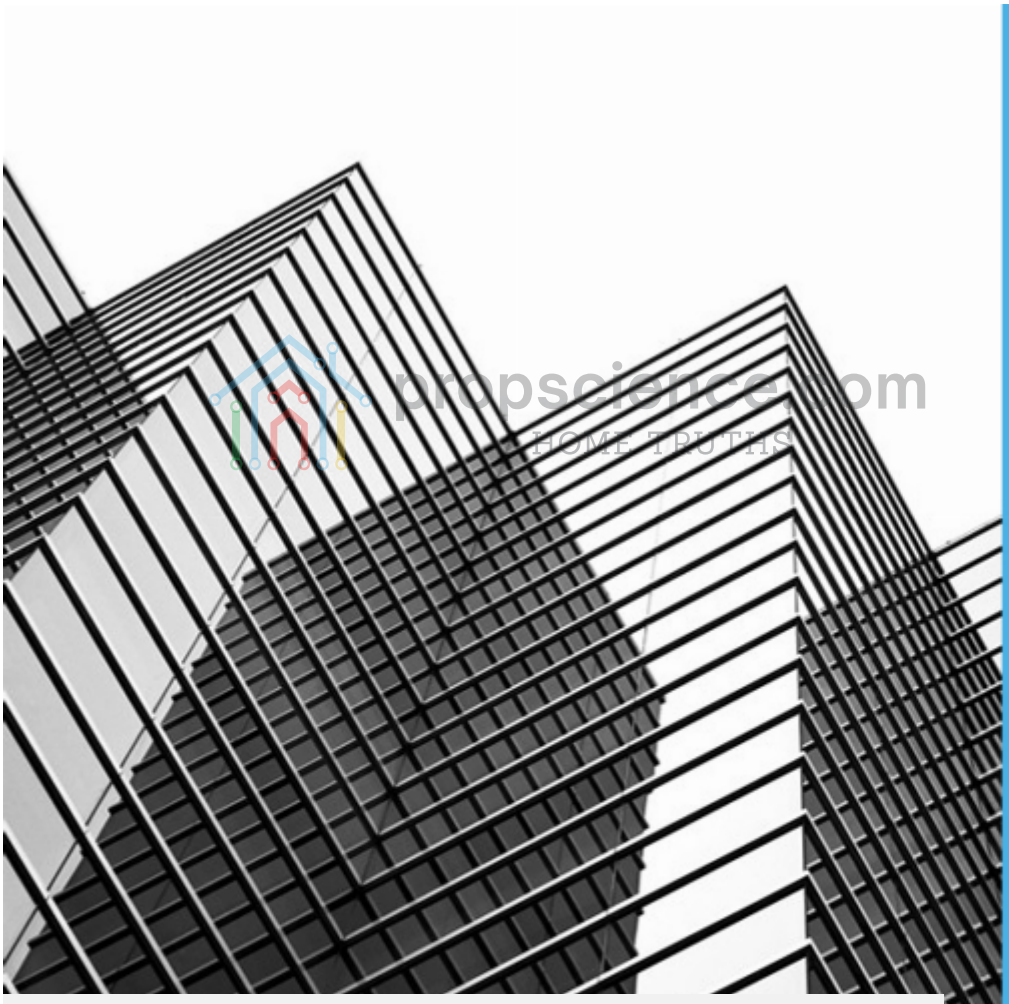
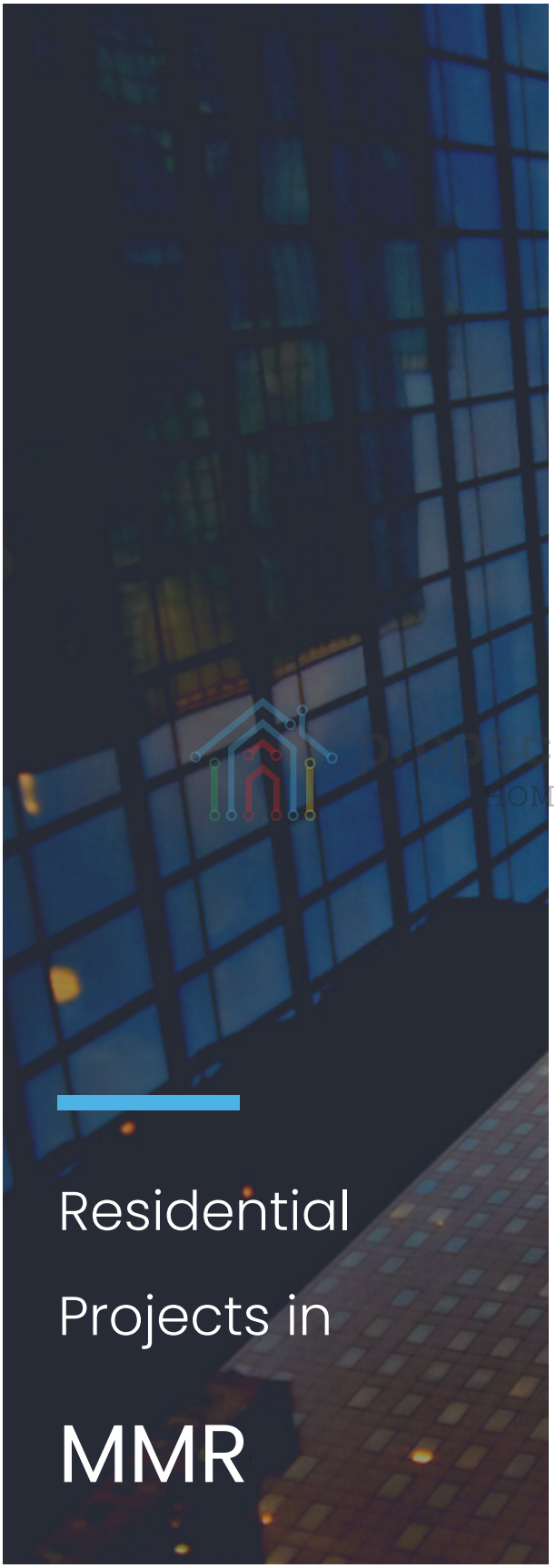
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PROP REPORT



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.

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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

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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**

KALPAVRUKSHA AURA

LAND & APPROVALS

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

KALPAVRUKSHA AURA

BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

KALPAVRUKSHA AURA

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 31st December, 2017	1250 Sqmt	1 BHK,2 BHK,Studio+Terrace

Project Amenities

Sports	Gymnasium
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

KALPAVRUKSHA AURA

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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

First Habitable Floor	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
Studio+Terrace	244.3 sqft
2 BHK	419.1 - 467 sqft
1 BHK	295 - 372 sqft

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Floor To Ceiling Height	NA
Views Available	NA

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

Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

KALPAVRUKSHA AURA

COMMERCIALS

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

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

GST	Stamp Duty	Registration

0%	4%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	NA	INR 0

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

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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	53
Connectivity	48
Infrastructure	44
Local Environment	30
Land & Approvals	36
Project	55
People	39
Amenities	42
Building	53
Layout	38
Interiors	45
Pricing	30
Total	43/100

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