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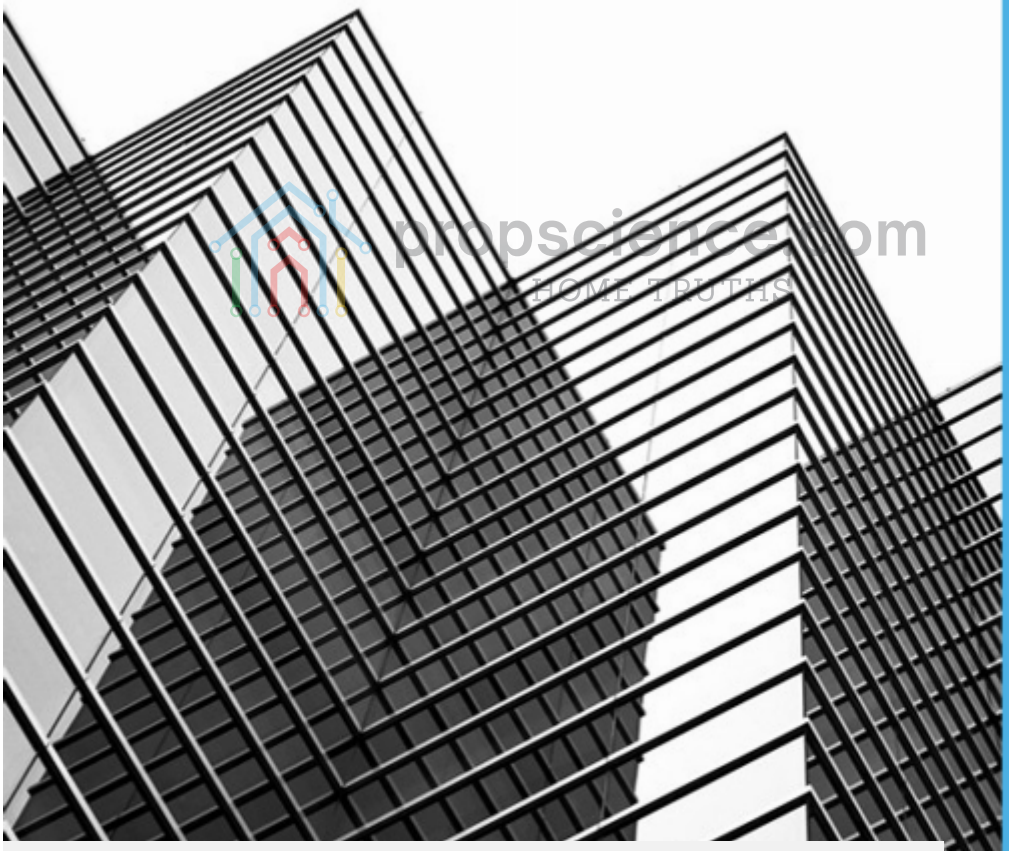
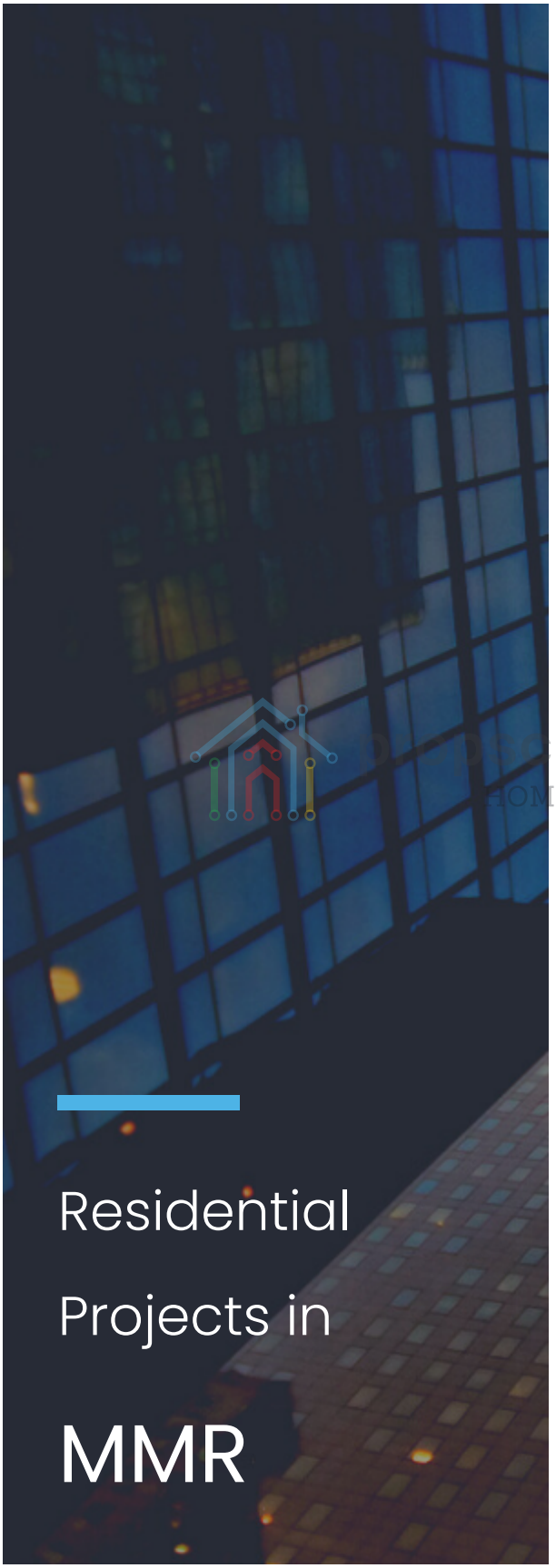
PROP REPORT



Kalpataru Imperia

MahaRERA Number : P51800020203



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 Santacruz (West). Santacruz and its neighbouring suburb Khar fall under the H East and H West wards of the Municipal Corporation of Greater Mumbai. Santa Cruz is bordered by Vile Parle to the north, Khar to the south, Juhu to the west and Kurla, Bandra in the east. It is broadly divided in two areas: Santa Cruz (East) and Santa Cruz (West)

Post Office	Police Station	Municipal Ward
Santacruz West	NA	Ward H West

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HOME TRUTHS

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 78 Satisfactory AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj DomesticAirport **2.9 Km**
- Chhatrapati Shivaji Maharaj International Airport **2.4 Km**
- Santacruz Bus Stop West, Santacruz Railway Station Rd, Railway Colony, Santacruz West, Mumbai, Maharashtra 400054 **500 Mtrs**
- Santacruz **500 Mtrs**
- Western Express Highway **750 Mtrs**
- B.C.J. Hospital & Asha Parekh Research Centre, Unit 2, SV Rd, Navyug Colony, Santacruz West, Mumbai, Maharashtra 400054 **550 Mtrs**
- Orion Academy **600 Mtrs**
- Gold Cinema Santacruz **700 Mtrs**
- City Plaza, Santacruz Railway Station Rd, Navin Nagar, Willingdon, Santacruz West, Mumbai, Maharashtra 400054 **600 Mtrs**

KALPATARU IMPERIA

LAND & APPROVALS

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

KALPATARU IMPERIA

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
RBL Bank	NA	NA

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KALPATARU IMPERIA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	0.49 Acre	3 BHK

Project Amenities

Sports	Kids Play Area,Gymnasium

Leisure	Yoga Room / Zone
Business & Hospitality	Banquet Hall,Party Lawn
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens

KALPATARU IMPERIA

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Kalpataru Imperia	4	13	5	3 BHK	65

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HOME TRUTHS

First Habitable Floor	1st floor

Services & Safety

- **Security :** NA
- **Fire Safety :** Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1069 - 1269 sqft

Floor To Ceiling Height	Greater than 10 feet
Views Available	Road View / No View

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HOME TRUTHS

Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Dry Walls,False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	VRV / VRF System
Technology	NA
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 50000	INR 53450000	INR 53450000 to 63450000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000

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HOME TRUTHS

Floor Rise	Parking Charges	Other Charges
NA	NA	NA

Festive Offers	Builder will provide subvention scheme as per payment from customer.
Payment Plan	NA
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,Kotak Bank,RBL Bank

Transaction History

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

KALPATARU IMPERIA

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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HOME TRUTHS

Category	Score
Place	65
Connectivity	100
Infrastructure	86
Local Environment	100
Land & Approvals	50
Project	69

People	65
Amenities	36
Building	63
Layout	63
Interiors	73
Pricing	30
Total	**67/100**

Disclaimer

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