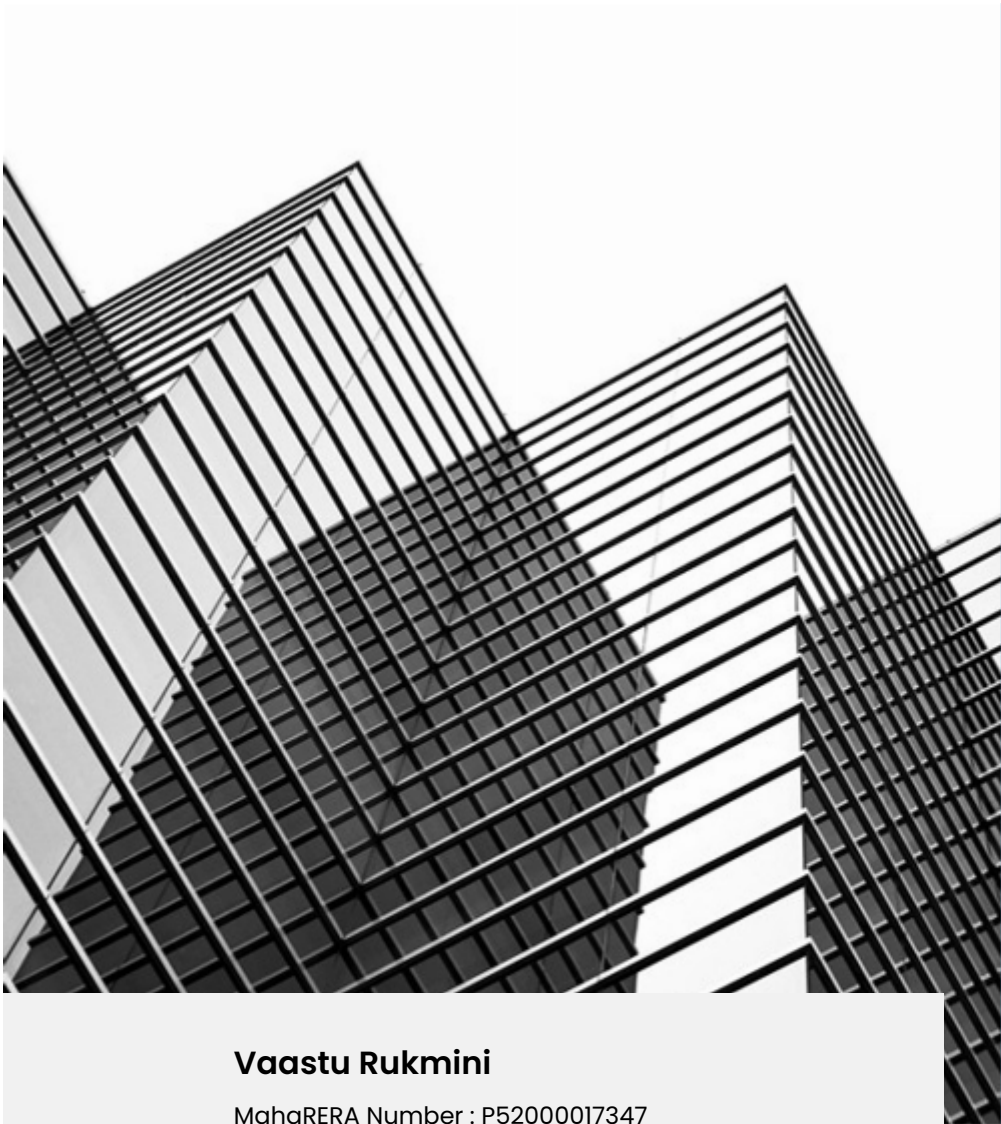


propscience.com

PROP REPORT



Vaastu Rukmini

MahaRERA Number : P52000017347



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	NA	NA

Neighborhood & Surroundings

Connectivity & Infrastructure

- Panvel Railway Station **1 Km**
- Lifeline Hospital **1 Km**
- K.E.S. English Medium High School **1 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
January 2021	NA	1

BUILDER & CONSULTANTS



Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES



Time Line	Size	Typography
Completed on 31st December, 2022	1.5 Acre	1 BHK,Studio

Project Amenities

Sports	Swimming Pool,Kids Pool,Gymnasium
Leisure	Senior Citizen Zone,Temple
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A Wing	2	4	8	Studio	32
B Wing	2	4	8	1 BHK,Studio	32
First Habitable Floor				NA	

Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

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FLAT INTERIORS

Configuration	RERA Carpet Range
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Studio	215 – 248 sqft
1 BHK	322 – 344 sqft
Studio	226 – 322 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	NA
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	NA

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 9316.77	--	INR 3000000
1 BHK	INR 14825.58	--	INR 5100000

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	INR 100000	NA

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

Transaction History

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

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
April 2021	331	3	INR 3100000	INR 9365.56
March 2021	343	2	INR 3740000	INR 10903.79
October 2020	336	1	INR 2835000	INR 8437.5
February 2020	329	1	INR 3380000	INR 10273.56
January 2020	332	1	INR 3000000	INR 9036.14
January 2020	331	3	INR 2112000	INR 6380.66

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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	55
Connectivity	48
Infrastructure	52
Local Environment	30
Land & Approvals	50
Project	65
People	30
Amenities	36
Building	53
Layout	38
Interiors	30

Pricing	30
Total	43/100

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