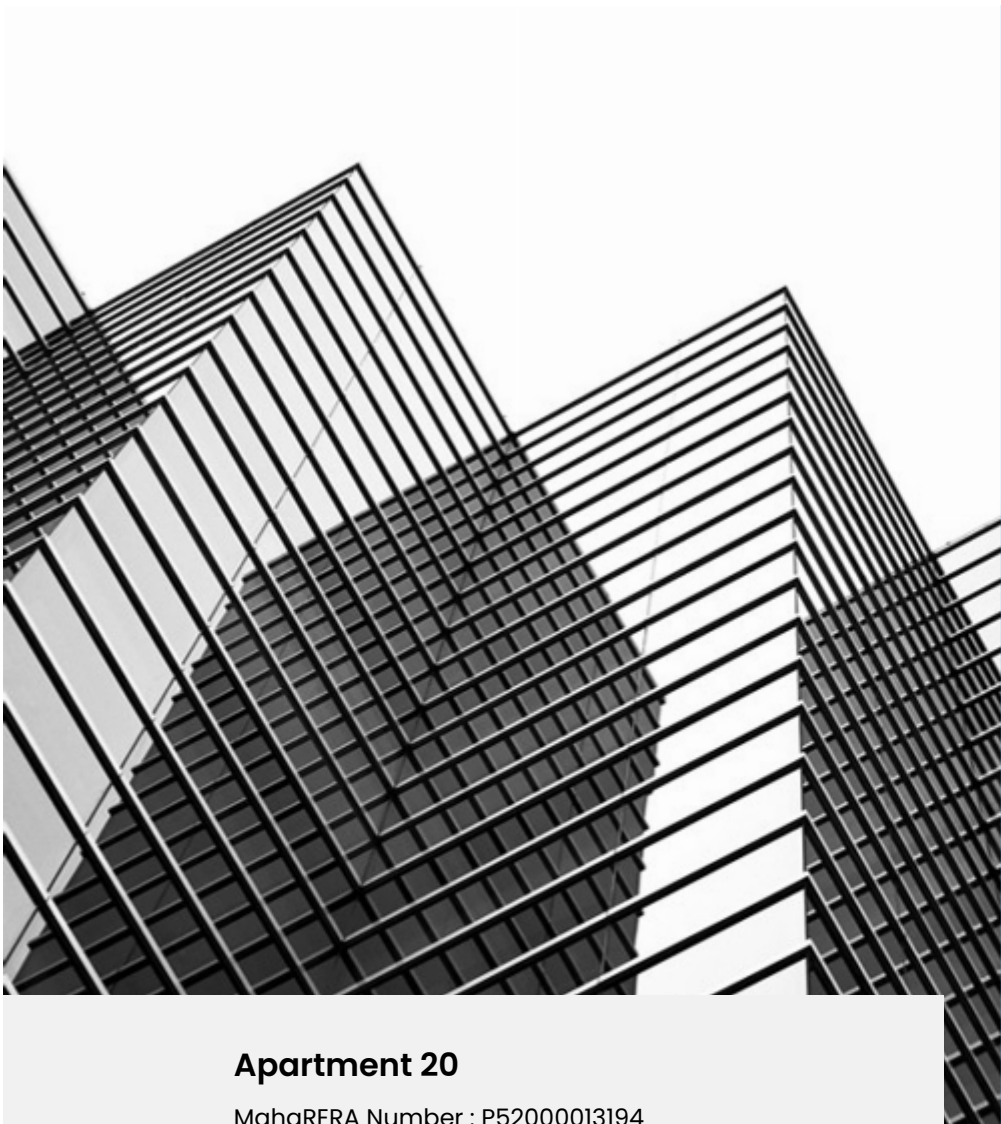


propscience.com

# PROP REPORT



**Apartment 20**

MahaRERA Number : P52000013194



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 City Police Station	NA

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 253 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **43 Km**
- Bus Stop near MSEB **900 Mtrs**
- Panvel Railway Station **3.3 Km**
- NH 48 **900 Mtrs**
- Veer Hospital & ICU **500 Mtrs**
- Mahatma Junior College **0.27 Km**
- Orion Mall **2.7 Km**
- D-Mart **2.2 Km**

## LAND & APPROVALS

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

## APARTMENT 20

## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

## APARTMENT 20

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 21st May, 2020	500 Sqmt	1 BHK

### Project Amenities

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

## APARTMENT 20

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Apartment 20	1	5	4	1 BHK	20

<b>First Habitable Floor</b>	1st
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## Services & Safety

- **Security** : Maintenance Staff,Security System / CCTV,Security Staff,Earthquake Resistant Design
- **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
1 BHK	211.61 - 287.82 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

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

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 24157.46	INR 5130000	INR 5400000 to 7319000

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

GST	Stamp Duty	Registration
0%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	INR 0

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

## Transaction History

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

## APARTMENT 20

# 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	73
Connectivity	73
Infrastructure	86
Local Environment	63
Land & Approvals	36
Project	69
People	39



<b>Amenities</b>	42
<b>Building</b>	78
<b>Layout</b>	38
<b>Interiors</b>	63
<b>Pricing</b>	40
<b>Total</b>	<b>58/100</b>

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## APARTMENT 20

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