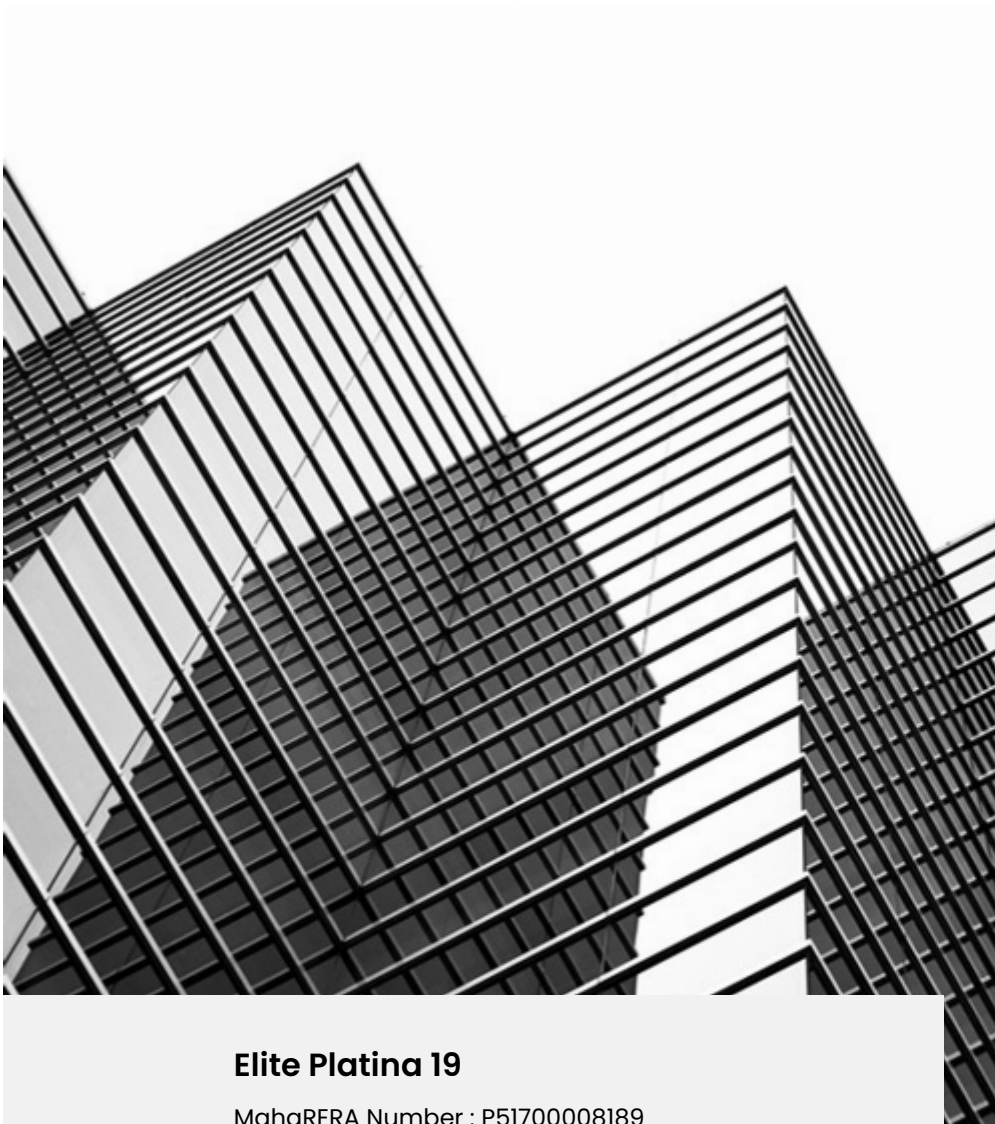


propscience.com

# PROP REPORT



**Elite Platina 19**

MahaRERA Number : P51700008189



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is a major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

Post Office	Police Station	Municipal Ward
NA	NA	NA

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 76 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **34.5 Km**
- Dhokali Naka **800 Mtrs**
- Thane Railway Station **5.9 Km**
- Eastern Express Highway **2.4 Km**
- Jupiter Hospital **3.6 Km**
- DAV Public School **2.8 Km**
- R Mall **1.5 Km**
- D'Mart **1.3 Km**

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	6	2

## BUILDER & CONSULTANTS

The Wadhwa Group has a rich history dating back over half a century, built on our customers' and stakeholders' confidence and belief. The group is one of Mumbai's most prominent real estate developers, with current residential, commercial, and township projects totalling to roughly 4.21 million square metres (developed, ongoing, and projected). The group has an advantage over its competitors due to timely project completion, good planning, and design innovation. The company is also well-known for its employee-friendly and professional work environment. Over 20,000+ pleased consumers and 150+ MNC corporate tenants make up the group's clientele today.

Project Funded By	Architect	Civil Contractor
HDFC Bank	NA	NA

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2021	0.13 Acre	2 BHK,3 BHK

### Project Amenities

<b>Sports</b>	Multipurpose Court,Swimming Pool,Kids Play Area,Indoor Games Area
<b>Leisure</b>	Yoga Room / Zone,Senior Citizen Zone,Pet Friendly
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Elite Platina 19	2	24	2	2 BHK,3 BHK	48

First Habitable Floor	3rd
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## Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Security Staff,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Auto Rescue Device (ARD)

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## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	781 sqft
3 BHK	898 - 938 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Open Grounds / Landscape / Project Amenities

<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Brass Joinery, Concealed copper wiring, Electrical Sockets / Switch Boards
<b>Finishing</b>	Laminated flush doors, Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	Modular Kitchen, Water Purifier

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 18744000

3 BHK	--	--	INR 21552000 to 22512000
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**Disclaimer:** Prices mentioned are approximate value and subject to change.

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
0%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 0	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,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

### Transaction History

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

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## PROJECT PROPSCORE



Propscience uses a unique and highly proprietary algorithm to arrive at Propcores 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 Propcore is given. The purpose of the Propcore 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>	73
<b>Connectivity</b>	65
<b>Infrastructure</b>	92
<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	62
<b>Project</b>	83
<b>People</b>	65
<b>Amenities</b>	54
<b>Building</b>	80
<b>Layout</b>	60

<b>Interiors</b>	70
<b>Pricing</b>	40
<b>Total</b>	<b>70/100</b>

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