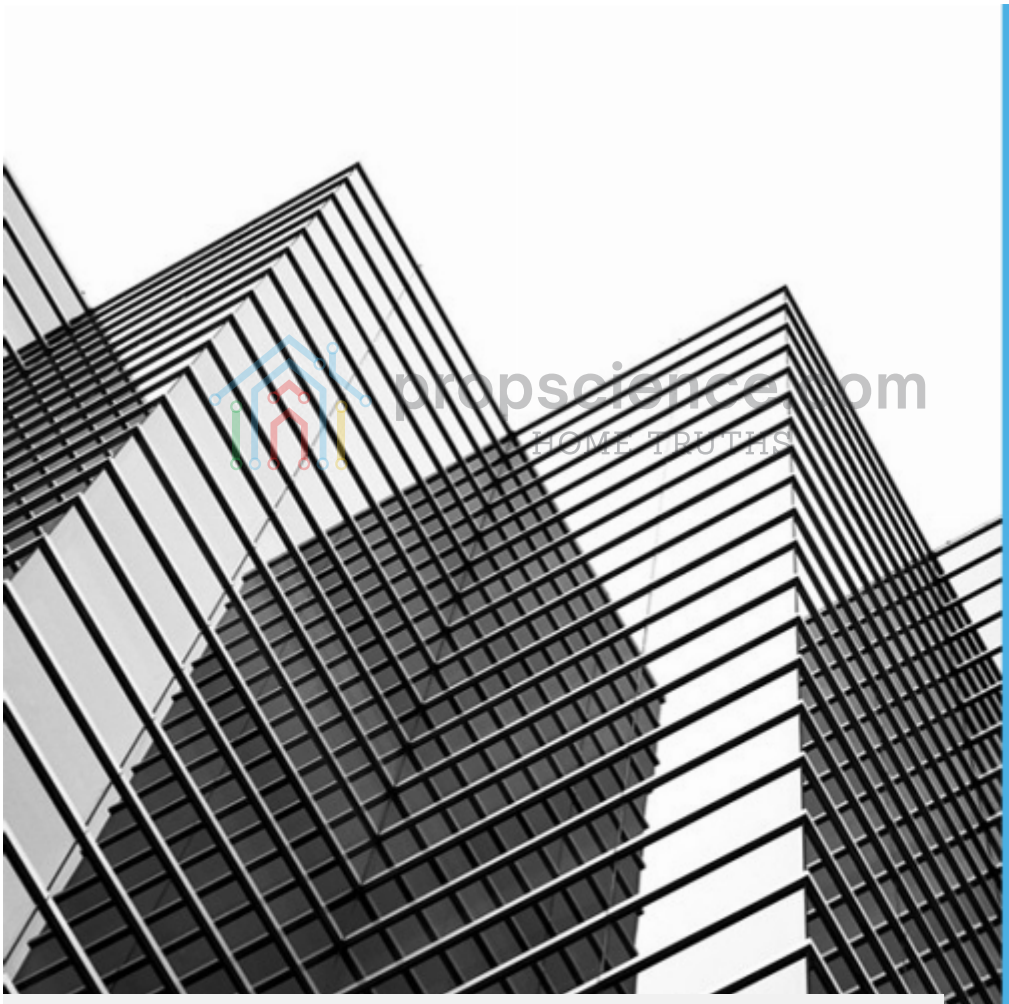
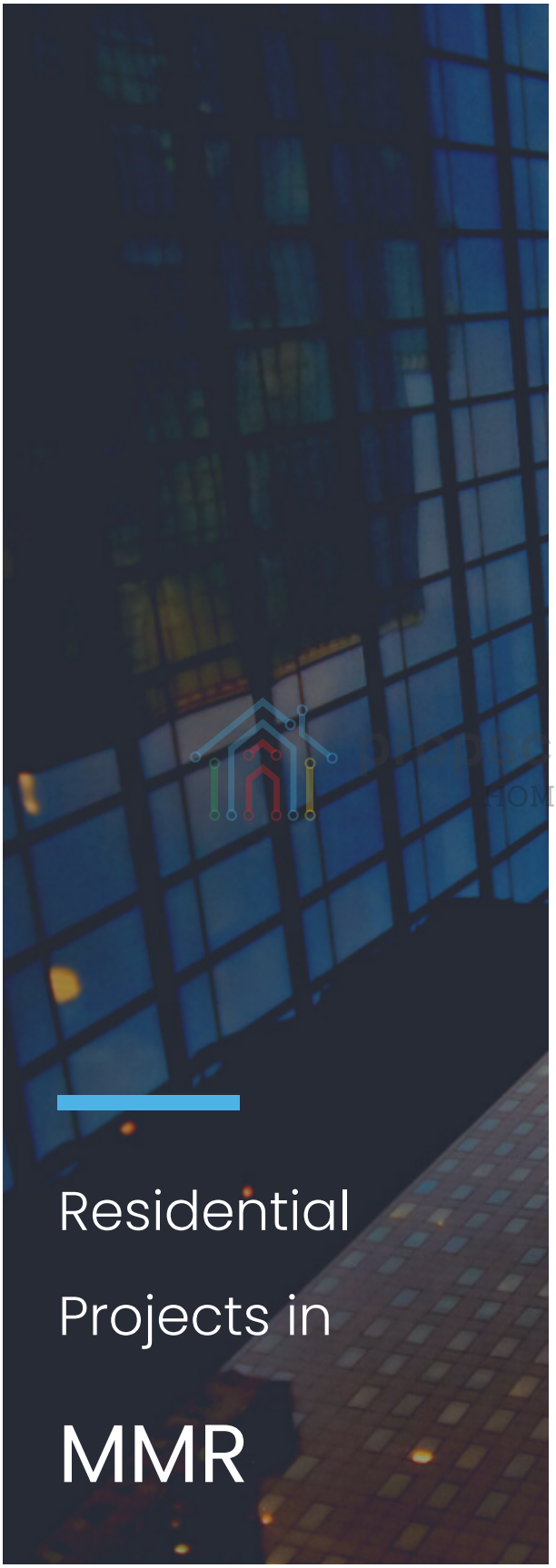
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PROP REPORT



Poonam Imperia

MahaRERA Number : P99000017908



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

Post Office	Police Station	Municipal Ward
Vasai East IE	Vasai Police Station	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 125 AQI and the noise pollution is 0 to 50 dB .

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HOME TRUTHS

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **44 Km**
- Vitthal Mandir **250 Km**
- Vasai Railway Station **6.8 Km**
- NH 48 **2 Km**
- Platinum Hospital **5.6 Km**
- Ambassador High School **1 Km**
- The Capital Mall **7.7 Km**
- The Capital Mall **7.7 Km**

POONAM IMPERIA

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
September 2022	NA	1

POONAM IMPERIA

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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HOME TRUTHS

POONAM IMPERIA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st May, 2022	5273 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Squash Court,Jogging Track,Kids Play Area
Leisure	Amphitheatre,Senior Citizen Zone
Business & Hospitality	Clubhouse,Multipurpose Hall
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

POONAM IMPERIA

BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A WING	2	14	6	1 BHK,2 BHK	84
B WING	2	14	6	1 BHK,2 BHK	84
C WING	2	14	6	1 BHK,2 BHK	84
H Wing	2	14	6	1 BHK,2 BHK	84

First Habitable Floor	1st Floor

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility
- **Fire Safety :** Sprinkler System
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

POONAM IMPERIA

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	383 sqft
2 BHK	483 - 497 sqft
1 BHK	383 sqft
2 BHK	483 - 497 sqft
1 BHK	383 sqft
2 BHK	483 - 497 sqft

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HOME TRUTHS

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

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

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POONAM IMPERIA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 8224.54	--	INR 3150000

2 BHK	INR 8048.29	--	INR 3900000 to 4000000

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 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,IDBI Bank,SBI Bank

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Transaction History

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

POONAM 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.

Category	Score
Place	55
Connectivity	48
Infrastructure	58
Local Environment	90
Land & Approvals	50
Project	80
People	39
Amenities	42
Building	65
Layout	53

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HOME TRUTHS

Interiors	63
Pricing	63
Total	**59/100**

POONAM IMPERIA

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