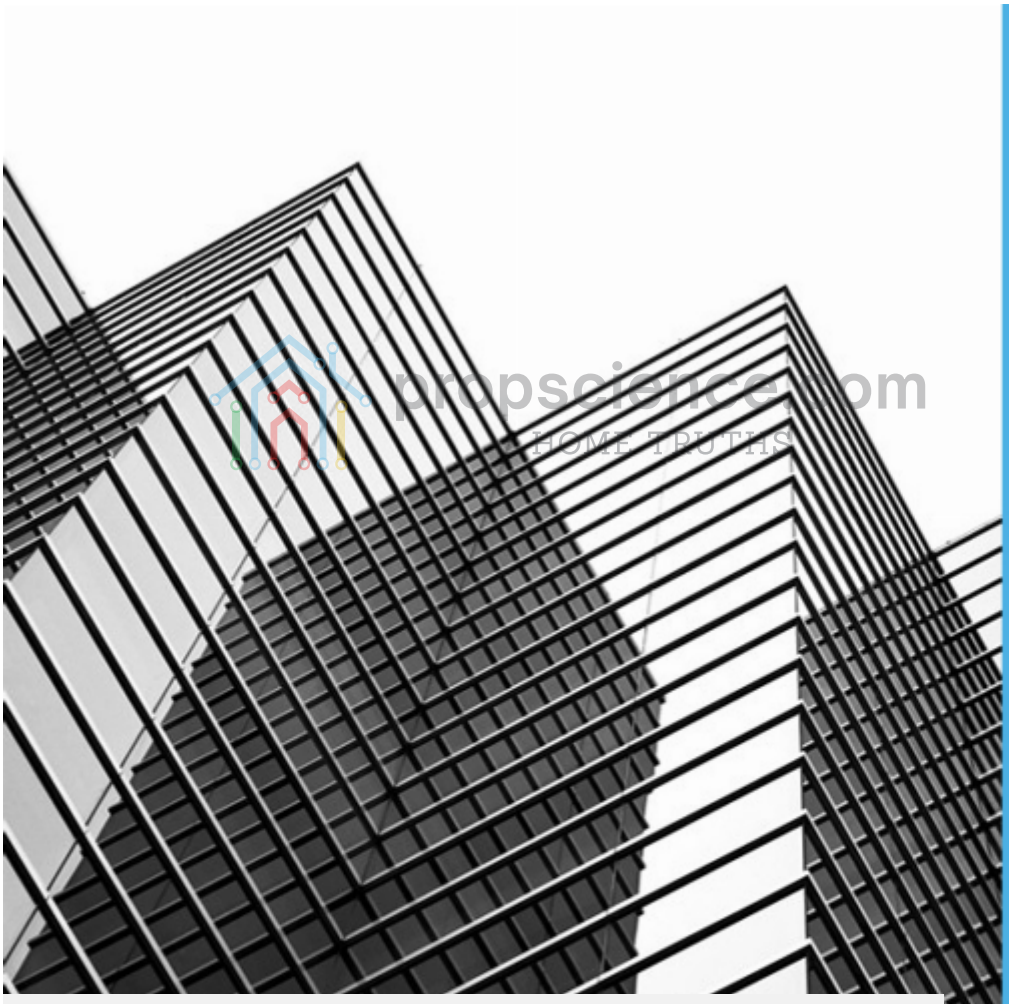
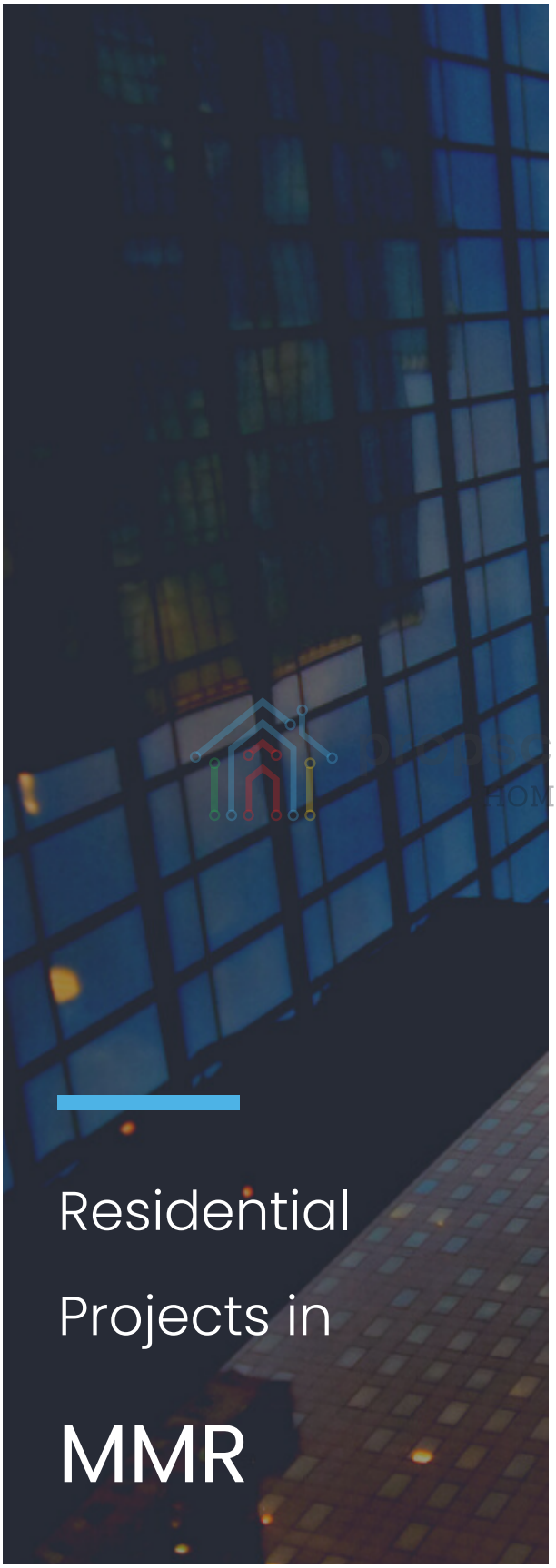
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PROP REPORT



Peninsula Salsette 27

MahaRERA Number : P51900000642



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 Byculla (West). Byculla is mainly a residential area in the making. It is also known for Dr. Bhau Daji Lad Mumbai City Museum, a stately Victorian building with historic photos and folk costumes. Jijamata Udyaan, or Victoria Garden, is home to the small Byculla Zoo, a playground and a massive clock tower. Nearby, Gothic-style Gloria Church and Khada Parsi, a towering cast-iron statue of a Parsi mogul, are popular backdrops for photos and movies.

Post Office	Police Station	Municipal Ward
NA	NA	Ward E

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Neighborhood & Surroundings

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **16.4 Km**
- Byculla Railway Station **1 Km**
- Balaji Hospital **1.2 Km**
- JBCN International School **3 Km**
- Phoenix Mall **4.3 Km**

PENINSULA SALSETTE 27

LAND & APPROVALS

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

PENINSULA SALSETTE 27

BUILDER & CONSULTANTS

As part of the Ashok Piramal Group, the company is committed to creating international landmarks. They are amongst the first real estate companies to be listed on the stock exchange. This fact is the biggest indicator of their adherence to good corporate governance along with fair and transparent business practices. Today, Peninsula Land is an integrated real estate company. Their projects include pioneering retail ventures, world-class commercial projects and residential complexes. They have delivered more than 6.4 million sq. ft. of real estate with around 18.6 million under development in Mumbai, Bengaluru, Pune, Goa, Nashik and Lonavala. Some of the landmarks that Peninsula has given Mumbai include the Peninsula Corporate Park, Peninsula Technopark, Peninsula Business Park, Crossroads, CR2, Ashok Towers and Ashok Gardens.

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

PENINSULA SALSETTE 27

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2022	4.29 Acre	2 BHK,2.5 BHK,3 BHK

Project Amenities

Sports	Badminton Court,Cricket Pitch,Squash Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium
Leisure	Amphitheatre,Library / Reading Room,Senior Citizen Zone,Temple
Business & Hospitality	Banquet Hall,Barbeque Pit
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

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PENINSULA SALSETTE 27

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

Tower A	4	52	6	2 BHK,3 BHK	312
Tower B	4	52	6	2 BHK,3 BHK	312

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
2 BHK	798 sqft
3 BHK	1157 - 1173 sqft
3 BHK	1157 - 1173 sqft

2 BHK	798 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Wooden Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	Modular Kitchen

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 60401	--	INR 48200000

3 BHK	INR 55129.27	--	INR 64100000 to 65000000

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

GST	Stamp Duty	Registration
5%	0%	0
Floor Rise	**Parking Charges**	**Other Charges**
NA	NA	NA

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

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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 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	48
Connectivity	33
Infrastructure	64
Local Environment	30
Land & Approvals	56
Project	60
People	48
Amenities	50
Building	53
Layout	50

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Interiors	38
Pricing	30
Total	**47/100**

PENINSULA SALSETTE 27

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