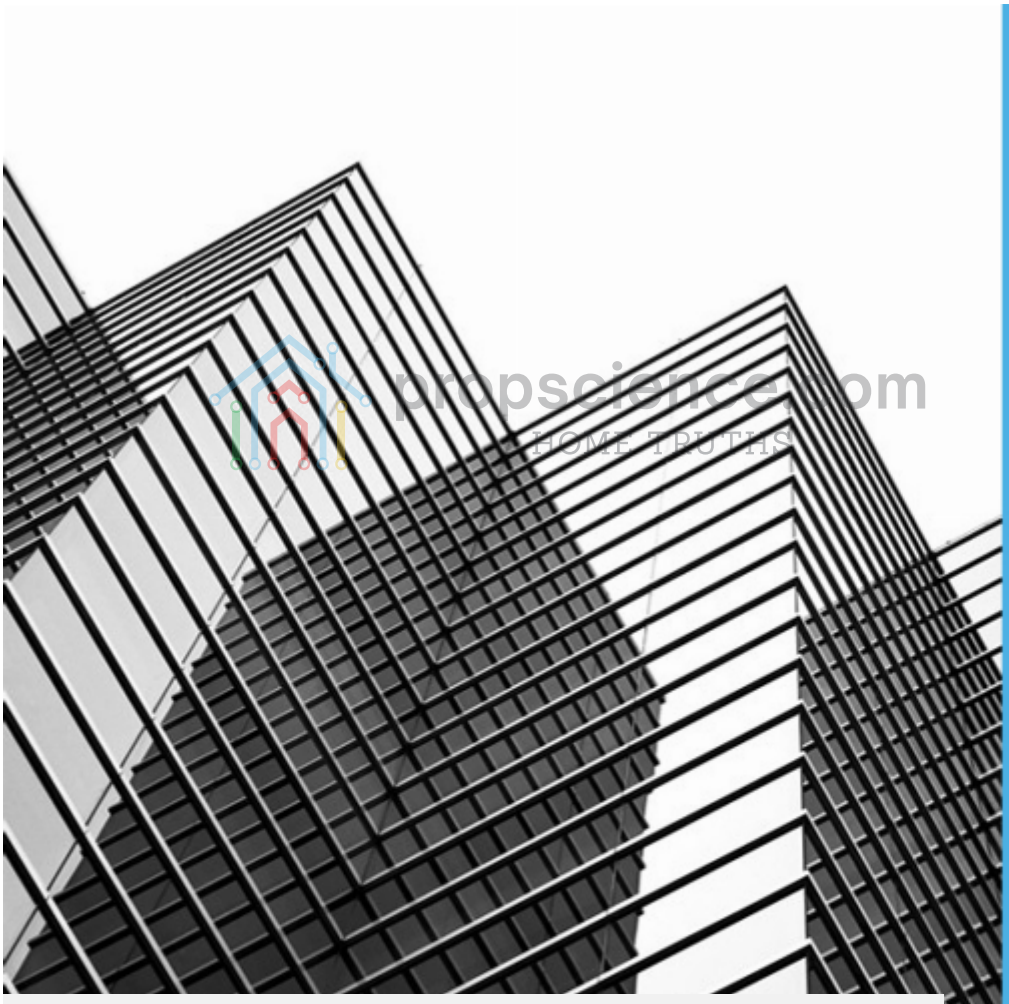
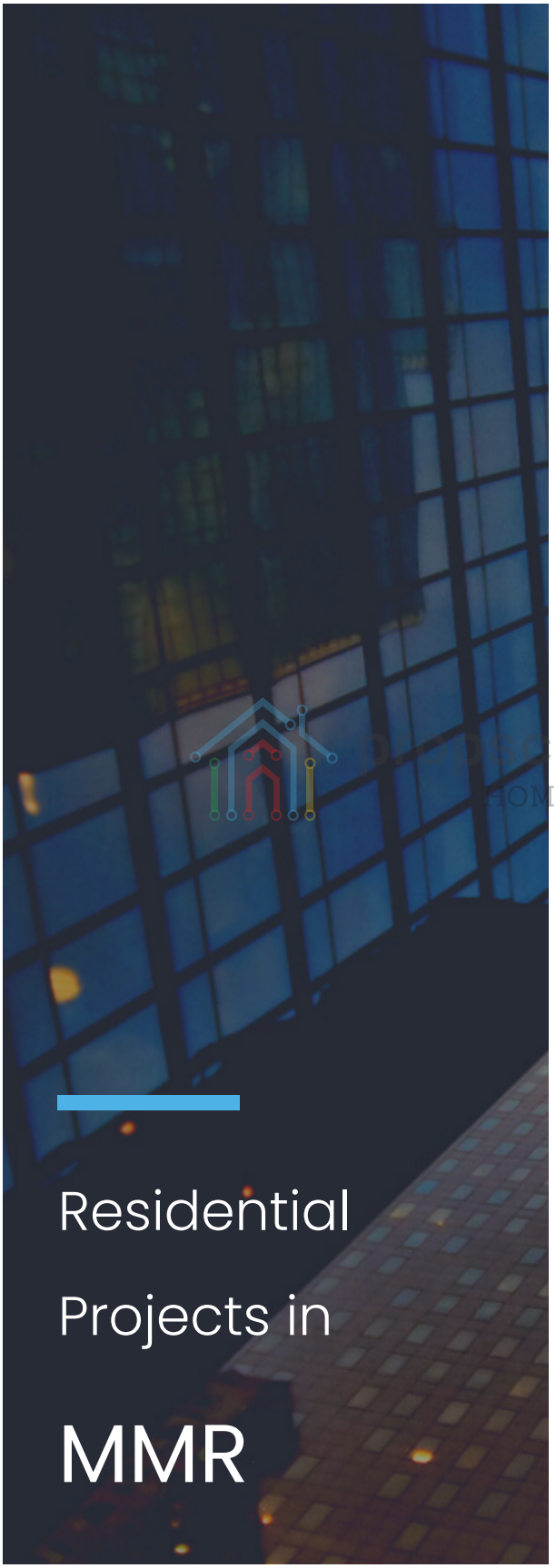
propscience.com

# PROP REPORT




**Superio Grand Central**

MahaRERA Number : P51700025980



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.

Propscience.com HOME TRUTHS

# LOCATION

The project is in Vartak Nagar. Vartak Nagar is a locality in the city of Thane. Pokhran No. 1 passes through the area and joins Pokhran No. 2 at Lake Upvan. A large part of Vartak Nagar is covered by 63 acres of MHADA colonial buildings. These buildings are occupied by industrial workers employed by manufacturing units in and around Thane. Some well-known companies, such as Raymond, Kores, Voltas, NRB Bearing, Blue Star, etc., have branches in Vartak Nagar and the neighbouring areas. The famous landmark in the area is the Sai Baba Temple. Schools in the area include Sulochana Devi Singhania High School, Little Flower High School, Brahman Vidyalaya, Smt Savitri Devi Thirani School, and College. Due to remodelling and new real estate development, the area is gradually transforming. The locality is well connected by roads as the Eastern Expressway is very near and the nearest railway station is Thane.

propscience.com
HOME TRUTHS

| Post Office | Police Station | Municipal Ward |
|---|---|---|
| Jekegram | NA | NA |

## Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **21.2 Km**
- Thane Railway Station **3.8 Km**
- Jupiter Hospital **1.8 Km**
- Smt. Sulochanadevi Singhania School **800 Mtrs**
- Viviana Mall **1.6 Km**
- Big Bazaar Viviana Mall **1.6 Km**

SUPERIO GRAND CENTRAL

# LAND & APPROVALS

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

propscience.com
HOME TRUTHS

SUPERIO GRAND CENTRAL

# BUILDER & CONSULTANTS

Puranik Builders Limited is a leading real estate company providing comprehensive residential and commercial solutions across various categories. Established in 1990, we have successfully developed over 4.21 Lakh sq.mt over two decades, while over 9.88 Lakh sq.mt. are under construction.

| Project Funded By | Architect | Civil Contractor |
|---|---|---|

| | | |
|---|---|---|
| NA | NA | NA |

SUPERIO GRAND CENTRAL

# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|
| 2026 Ready to move | 1902.35 Sqmt | 1 BHK,2 BHK |

## Project Amenities

| | |
|---|---|
| **Sports** | Multipurpose Court,Kids Play Area,Gymnasium |
| **Leisure** | Yoga Room / Zone,Senior Citizen Zone,Pet Friendly |
| **Business & Hospitality** | Clubhouse |
| **Eco Friendly Features** | Rain Water Harvesting,Water Storage |

propscience.com
HOME TRUTHS

SUPERIO GRAND CENTRAL

# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| Superio Grand Central | 4 | 35 | 8 | 1 BHK,2 BHK | 280 |

| First Habitable Floor | 1st |
|---|---|

## Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Power Back-up Generator
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

propscience.com
HOME TRUTHS

SUPERIO GRAND CENTRAL

# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---|---|
| 2 BHK | 465 sqft |
| 1 BHK | 313 sqft |

| | |
|---|---|
| **Floor To Ceiling Height** | NA |
| **Views Available** | NA |

| | |
|---|---|
| **Flooring** | Vitrified Tiles,Anti Skid Tiles |
| **Joinery, Fittings & Fixtures** | Sanitary Fittings,Kitchen Platform |
| **Finishing** | Laminated flush doors,Double glazed glass windows |
| **HVAC Service** | NA |
| **Technology** | NA |
| **White Goods** | NA |

propscience.com
HOME TRUTHS

SUPERIO GRAND CENTRAL

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 2 BHK | -- | -- | INR 7905000 |
| 1 BHK | -- | -- | INR 5321000 |

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

| GST | Stamp Duty | Registration |
|---|---|---|
| 6% | 4% | INR 30000 |
| **Floor Rise** | **Parking Charges** | **Other Charges** |
| NA | INR 500000 | INR 0 |

| | |
|---|---|
| **Festive Offers** | The builder is not offering any festive offers at the moment. |
| **Payment Plan** | NA |
| **Bank Approved Loans** | Axis Bank,Bank of Baroda,Bank of India,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans,PNB Housing Finance Ltd,SBI Bank |

propscience.com
HOME TRUTHS

**Transaction History**

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

SUPERIO GRAND CENTRAL

# 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** | 38 |
| **Infrastructure** | 100 |
| **Local Environment** | 30 |
| **Land & Approvals** | 56 |
| **Project** | 68 |
| **People** | 56 |
| **Amenities** | 48 |
| **Building** | 53 |
| **Layout** | 38 |
| **Interiors** | 53 |
| **Pricing** | 30 |

propscience.com
HOME TRUTHS

| | |
|---|---|
| **Total** | **53/100** |

SUPERIO GRAND CENTRAL

**Disclaimer**

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

propscience.com
HOME TRUTHS

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information of data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.

propscience.com
HOME TRUTHS