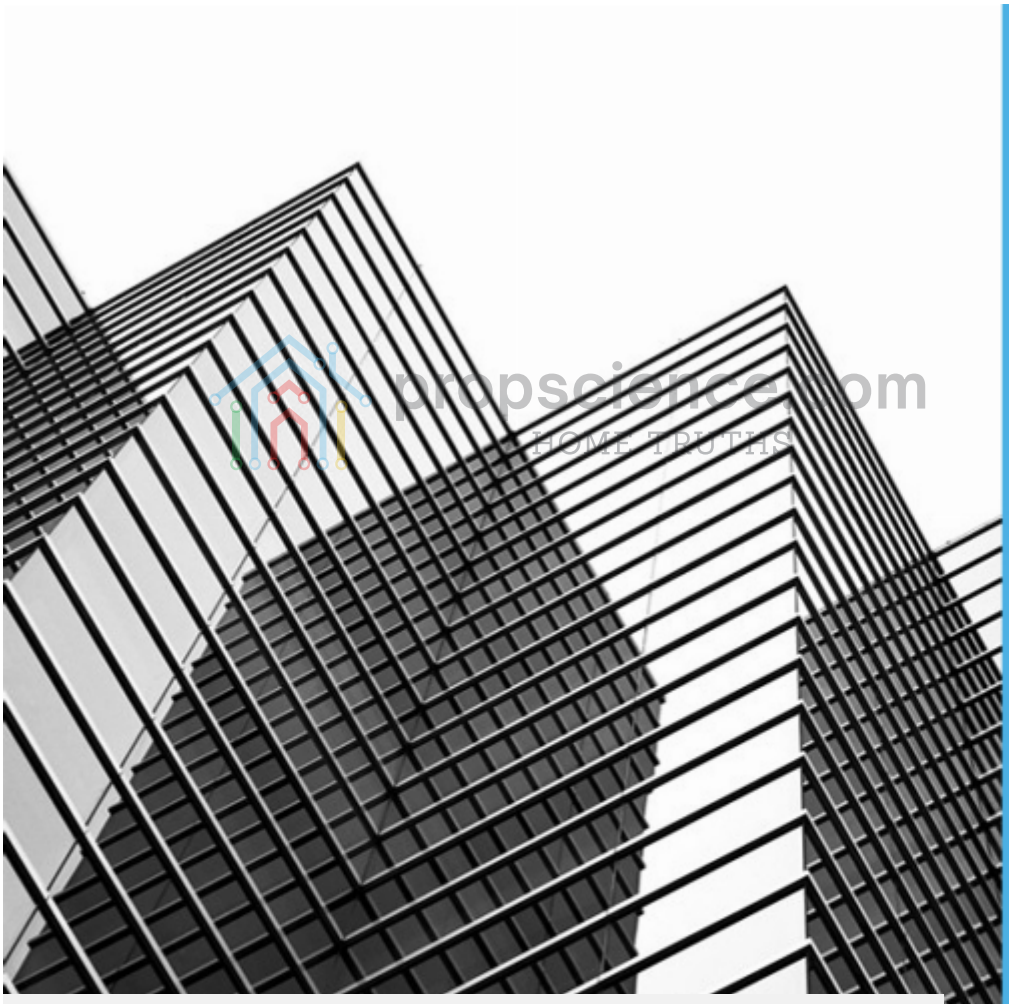
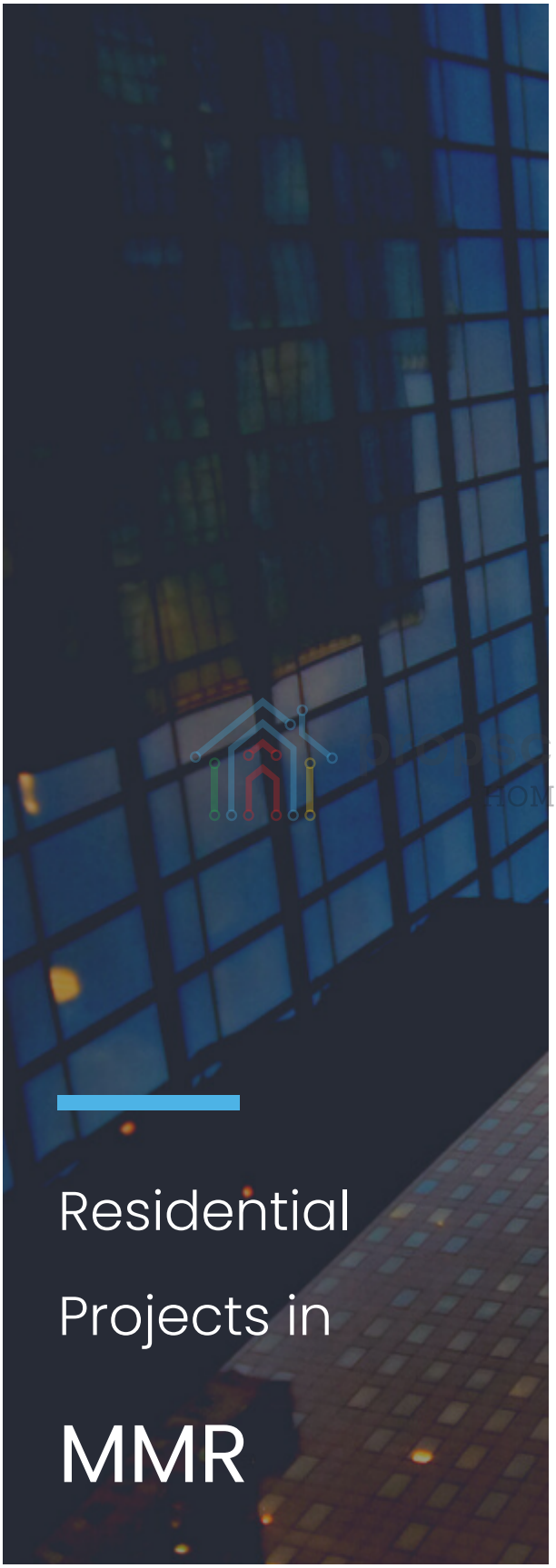
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# PROP REPORT




**Pushpak Larkins 315 Fio A**

MahaRERA Number : P51700027115



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 Naupada. Naupada is a premium residential area in Thane West, located along the central line of LBS Marg, Eastern Highway, and the Mumbai Suburban Railway. It is a development zone with mainly multi-story residential apartments. It is popular due to its proximity to the Wagle Industrial Zone and other IT / industrial centres, as well as good municipal facilities and public transport facilities. It is adjacent to other famous areas like Teen Hath Naka, Kopri, and Panch Pakhadi. It also has good connectivity to shopping malls in Mumbai and Navi Mumbai through the central and cross lines. Marathi Sindhi, Gujarati, and Hindi are the most widely spoken languages. There are many medical centres, hospitals, and educational institutions in the nearby area.

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| Post Office | Police Station | Municipal Ward |
|---|---|---|
| Naupada | Thane City Police Station | NA |

## Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams.

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **19.3 Km**
- Thane Railway Station **2.5 Km**
- Jupiter Hospital **2.0 Km**
- Saraswati Mandir Trust Primary School **1.8 Km**
- Korum Mall **1.6 Km**
- Big Bazaar Viviana Mall **1.8 Km**

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# LAND & APPROVALS

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

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# BUILDER & CONSULTANTS

Pushpak Developers is a well-known name in the Thane real estate market. Everyone wants to buy a home, and they assist many of them in realising their aspirations. They meticulously construct each home, focusing on quality, practical details, and ensuring value for money. When they introduce a new product or service, they want to win people's trust and confidence in the process.

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

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# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|
| Completed on 30th June, 2026 | 10621.9 Sqmt | 1 BHK,2 BHK |

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## Project Amenities

| | |
|---|---|
| **Sports** | Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium |
| **Leisure** | Yoga Room / Zone,Senior Citizen Zone,Pet Friendly |
| **Business & Hospitality** | Clubhouse |
| **Eco Friendly Features** | Landscaped Gardens,Water Storage |

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# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| Fio | 5 | 30 | 9 | 1 BHK,2 BHK | 270 |

| First Habitable Floor | 2nd |
|---|---|

## Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility
- **Fire Safety :** Sprinkler System,Fire cylinders
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators

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# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---|---|

| | |
|---|---|
| 1 BHK | 406 - 435 sqft |
| 2 BHK | 564 sqft |

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

| | |
|---|---|
| **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** | Laminated flush doors,Double glazed glass windows |
| **HVAC Service** | NA |
| **Technology** | NA |
| **White Goods** | NA |

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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 1 BHK | -- | -- | INR 7300000 to 7800000 |
| 2 BHK | -- | -- | INR 10200000 |

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

| GST | Stamp Duty | Registration |
|---|---|---|
| 6% | 5% | INR 30000 |
| **Floor Rise** | **Parking Charges** | **Other Charges** |
| NA | INR 500000 | INR 0 |

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| | |
|---|---|
| **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,Canara Bank,DHFL Bank,HDFC Bank,IIFL Bank,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 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** | 45 |
| **Connectivity** | 48 |
| **Infrastructure** | 100 |
| **Local Environment** | 55 |
| **Land & Approvals** | 50 |
| **Project** | 70 |
| **People** | 39 |

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| | |
|---|---|
| **Amenities** | 48 |
| **Building** | 77 |
| **Layout** | 38 |
| **Interiors** | 63 |
| **Pricing** | 30 |
| **Total** | **55/100** |

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