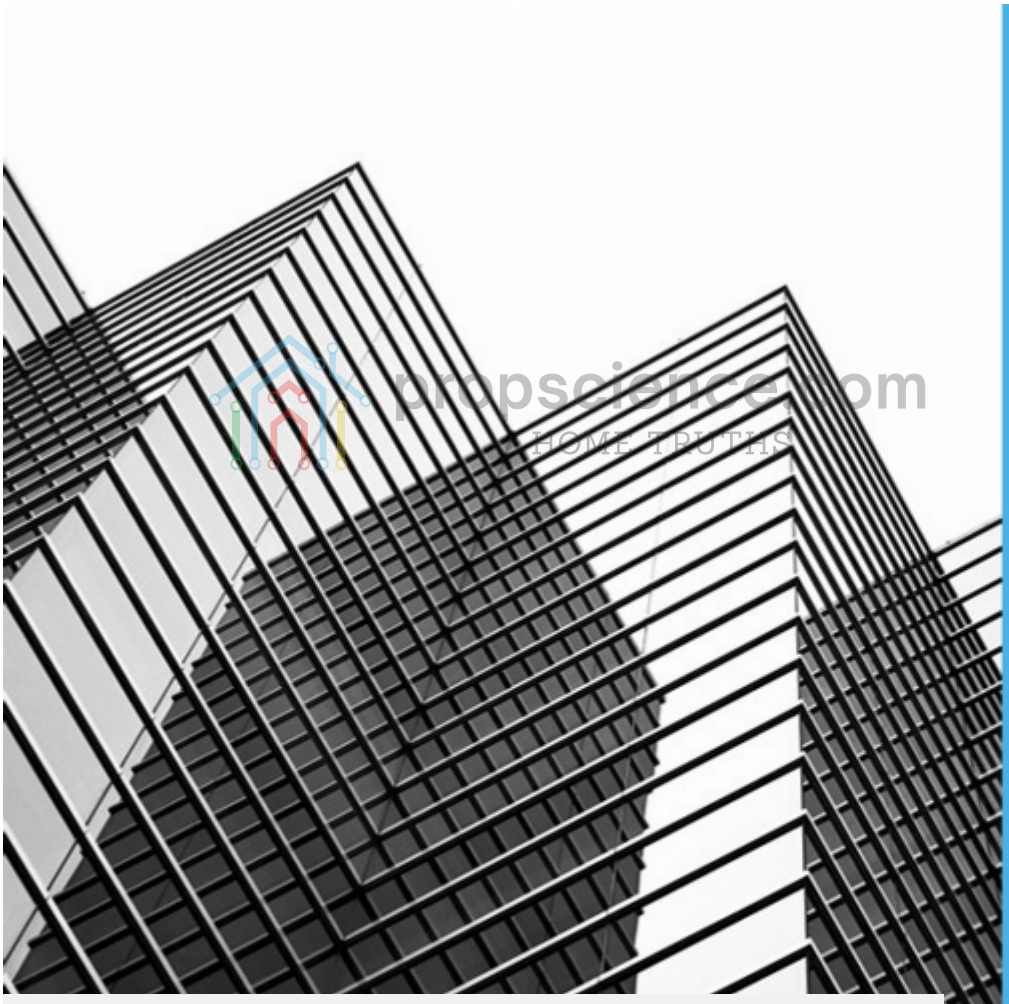
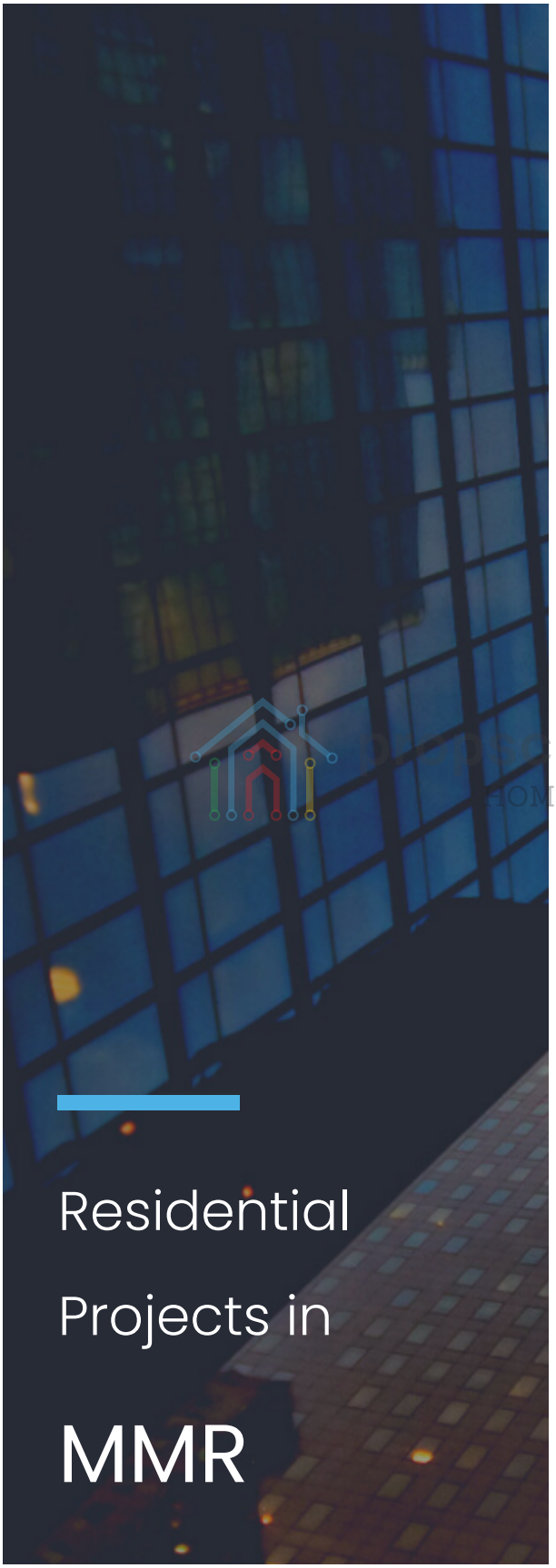
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PROP REPORT



Unnathi Woods Phase 8

MahaRERA Number : P51700020921



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 Patlipada. Patlipada, formerly a village, is now part of the town of Thane. It has residential complexes and is the official residence of the Thane City Commissioner. is located on Ghodbunder Road, 6-7 km from Thane Station. Patlipada has a predominantly Maharashtrian communities along with sizable populations of North Indians, South Indians, Sindhis, Gujaratis, and Marwaris. Thane Municipal Transport (TMT), Brihanmumbai Electric Supply and Transport (BEST), MiraBhayandar Municipal Transport (MBMT) and MSRTC (State Transport) provide public bus services to the region. An automated metered rickshaw is available for travel within the city, as are regular taxis and air-conditioned taxis. Patlipada has good schools that offer classes in English and vernacular languages.

Post Office	Police Station	Municipal Ward
Chitalsar Manpada	NA	NA

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Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is prone to traffic jams during rush hour. The air pollution levels are 29 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **29.2 Km**
- Hiranandani Estate Bus Stop **2.4 Km**
- Thane Railway Station **10.0 Km**
- Eastern Express Highway **6.6 Km**
- Hiranandani Hospital **3.9 Km**
- New Horion Scholars School **3.7 Km**
- Viviana Mall **8.0 Km**
- D Mart **1.4 Km**

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LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Founded in 1980, the Raunak Group was built with the vision of addressing the housing needs of Mumbai, Pune, Thane and Kalyan. Over the years, the company has successfully constructed and developed a variety of township projects spanning over 4.3 million square feet. Currently, they are developing 6.2 million square feet of residential space in MMR. In its thirty of excellence the Raunak Group brand has grown from strength to strength, making it one of the highest ranked and most reputable real estate developer in Maharashtra, India.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

UNNATHI WOODS PHASE 8

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2025	652.37 Sqmt	2 BHK

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Project Amenities

Sports	Kids Play Area,Gymnasium
Leisure	Pet Friendly
Business & Hospitality	Sky Lounge / Bar
Eco Friendly Features	Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Unnathi Woods Supreme	3	22	7	2 BHK	154

First Habitable Floor	1st

Services & Safety

- **Security :** Society Office,Security System / CCTV,Boom Barriers,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders,Fireman's Lift
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	634 - 650 sqft

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

Flooring	Vitrified 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,Anodized Aluminum / UPVC Window Frames,Dry Walls,False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price

2 BHK	--	--	INR 11412000 to 11700000

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

GST	Stamp Duty	Registration
1%	7%	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,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

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Transaction History

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

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
June 2022	655	14	INR 7900000	INR 12061.07
June 2022	675	19	INR 8094000	INR 11991.11
June 2022	655	4	INR 7975000	INR 12175.57
May 2022	675	20	INR 8100000	INR 12000
March 2022	650	6	INR 7626000	INR 11732.31
March 2022	580	22	INR 8172752	INR 14090.95
February 2022	655	19	INR 7950000	INR 12137.4
February 2022	621	2	INR 7800000	INR 12560.39
February 2022	601	13	INR 7896000	INR 13138.1
January 2022	580	5	INR 8088300	INR 13945.34
November 2021	621	8	INR 8310000	INR 13381.64

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October 2021	582	20	INR 8504175	INR 14611.98
September 2021	582	9	INR 8261457	INR 14194.94
August 2021	582	14	INR 8407088	INR 14445.17
August 2021	582	16	INR 9023063	INR 15503.54
July 2021	621	11	INR 9121932	INR 14689.1
July 2021	569	19	INR 9220801	INR 16205.27
July 2021	569	6	INR 8825326	INR 15510.24
June 2021	569	7	INR 8825326	INR 15510.24
June 2021	580	7	INR 8825326	INR 15216.08

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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	63
Connectivity	48
Infrastructure	56
Local Environment	80
Land & Approvals	50
Project	76
People	46
Amenities	36
Building	67
Layout	53
Interiors	65
Pricing	40

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Total	**57/100**

UNNATHI WOODS PHASE 8

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