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# PROP REPORT



**Raj Florenza**

MahaRERA Number : P51700001219



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.

## LOCATION

The project is in Mira Road East. Mira Road West is a locality of the Mira-Bhayandar Municipal Corporation, that is a part of the Thane district of the state of Maharashtra. Its an undeveloped locality of Mira Bhayandar compromising of several government regulated Salt Pans, marshes, and mangroves. This locality does not have any residential or commercial developments. It is connected to the rest of the city and the city of Mumbai via the Mumbai Suburban district railway line.

Post Office	Police Station	Municipal Ward
Mira Road	Kanikya	NA

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**Neighborhood & Surroundings** HOME TRUTHS

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 197 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **22.4 Km**
- Hitco Company Bus Stop **500 Mtrs**
- Mira Road Railway Station **2.9 Km**
- Western Express Highway **1.6 Km**
- Wockhardt Hospital **1.8 Km**
- Don Bosco High School **850 Mtrs**
- Thakur Mall **2.2 Km**
- Reliance Digital **500 Mtrs**

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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



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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 31st December, 2022

10283 Sqmt

1 BHK,2 BHK

## Project Amenities

<b>Sports</b>	Kids Play Area
<b>Leisure</b>	Sit-out Area
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

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HOME TRUTHS

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A Wing	1	8	4	1 BHK	32
B Wing	2	12	6	1 BHK,2 BHK	72
C Wing	2	8	6	1 BHK,2 BHK	48

First Habitable Floor


1st

## Services & Safety

- **Security** : Society Office, Maintenance Staff, Security System / CCTV, Intercom Facility, Video Door Phone, Earthquake Resistant Design
- **Fire Safety** : Sprinkler System, Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nallas / slums / gutters / sewers
- **Vertical Transportation** : High Speed Elevators

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## FLAT INTERIORS

 Configuration	propscience.com HOME TRUTHS RERA Carpet Range
1 BHK	393 - 399 sqft
1 BHK	393 - 410 sqft
2 BHK	602 - 611 sqft
1 BHK	386 sqft
2 BHK	506 - 574 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Road View / No View

<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Brass Joinery, Concealed copper wiring, Safety door, Electrical Sockets / Switch Boards
<b>Finishing</b>	Anodized Aluminum / UPVC Window Frames, Dry Walls, Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	HOME TRUTHS Home Automation
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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1 BHK	INR 16979	INR 6553894	INR 6553894 to 6961390
2 BHK	INR 16979	INR 8591374	INR 8591374 to 10374169

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
0%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 0	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Time Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,HDFC Bank,ICICI Bank,IDBI Bank,Kotak Bank,PNB Housing Finance Ltd,Punjab & Sind Bank,YES Bank

### 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	55
Connectivity	83
Infrastructure	100
Local Environment	90
Land & Approvals	50
Project	78
People	39
Amenities	50



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<b>Building</b>	81
<b>Layout</b>	45
<b>Interiors</b>	63
<b>Pricing</b>	30
<b>Total</b>	<b>63/100</b>

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