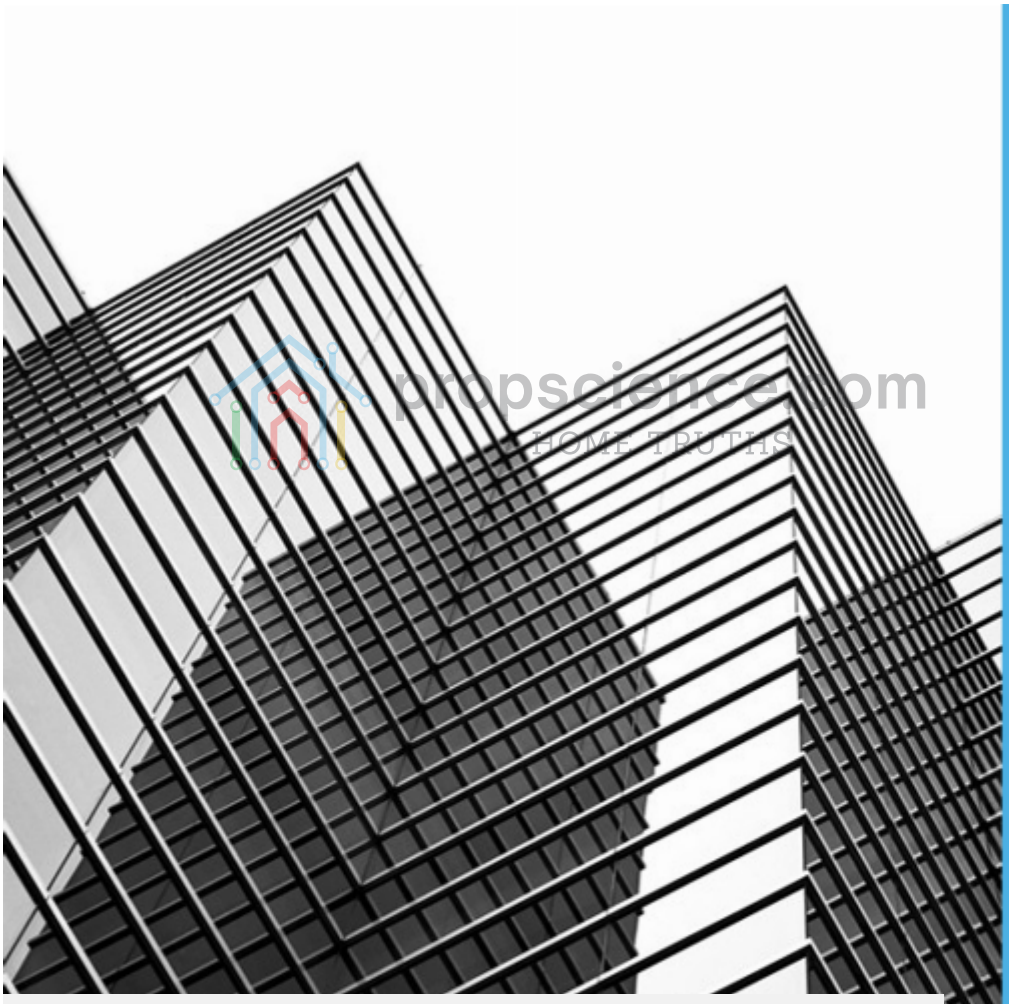
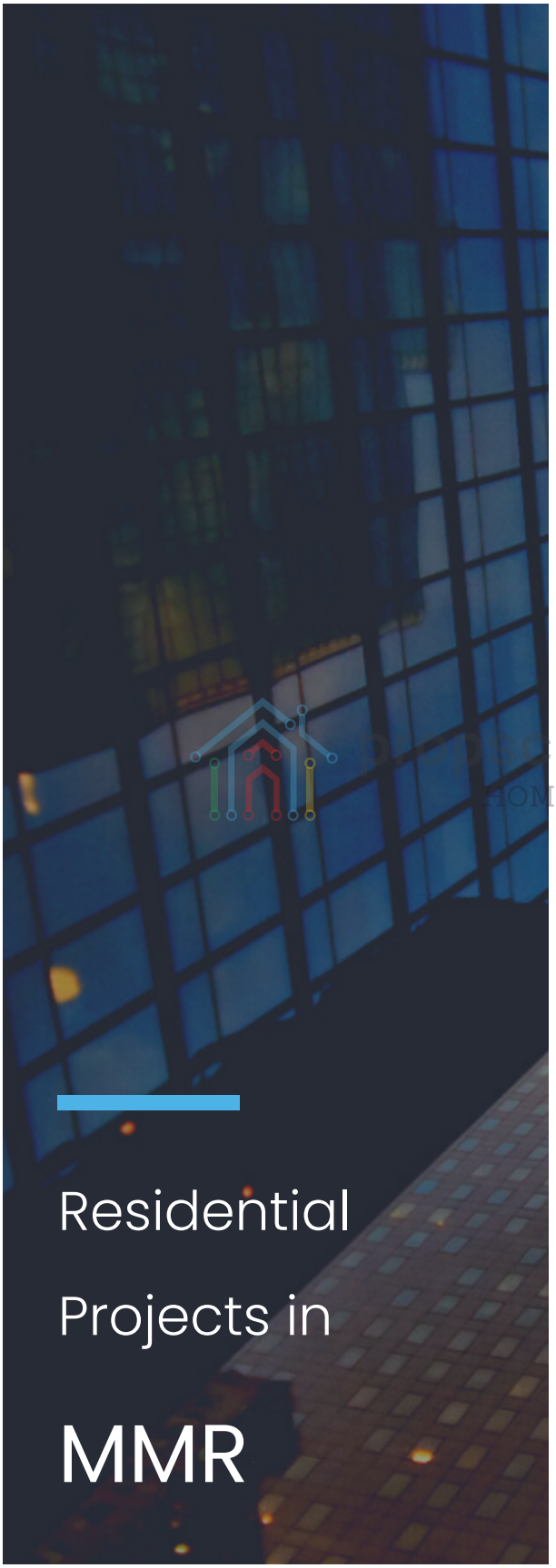
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PROP REPORT



Rumah Bali Phase II

MahaRERA Number : P51700000689



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 Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

Post Office	Police Station	Municipal Ward
Chitalsar Manpada	NA	NA

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Neighborhood & Surroundings

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

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **32.0 Km**
- Kasarvadavali Bus Stop **2.2 Km**
- Thane Station (W) **12.2 Km**
- EASTERN EXPRESS HIGHWAY TOLL NAKA **15.2 Km**
- Vedant Super Speciality Hospital **1.8 Km**
- Orchids The International School **6.1 Km**
- Hypercity **2.3 Km**
- Choudhary super market **1.7 Km**

RUMAH BALI PHASE II

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	8	1

RUMAH BALI PHASE II

BUILDER & CONSULTANTS

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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
Axis Bank,HDFC Bank,ICICI Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank	NA	NA

RUMAH BALI PHASE II

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2023	7038.86 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Kids Play Area,Indoor Games Area
Leisure	Pet Friendly,Sit-out Area
Business & Hospitality	Clubhouse,Community Hall
Eco Friendly Features	Rain Water Harvesting

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RUMAH BALI PHASE II

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
B2-Menuh	2	28	6	1 BHK,2 BHK	168

B3-Kerasi	2	28	6	1 BHK,2 BHK	168

First Habitable Floor	1st floor

Services & Safety

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

RUMAH BALI PHASE II

FLAT INTERIORS

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Configuration	RERA Carpet Range
1 BHK	381 - 417 sqft
2 BHK	523 - 533 sqft
1 BHK	395 sqft
2 BHK	527 - 645 sqft

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

Flooring	Marble Flooring,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	Luster Finish Paint
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	NA

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RUMAH BALI PHASE II

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 3573780 to 3911460

2 BHK	--	--	INR 4905740 to 6050100

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

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

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI 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.

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	48
Infrastructure	72
Local Environment	100
Land & Approvals	56
Project	76
People	65
Amenities	36

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Building	63
Layout	45
Interiors	55
Pricing	40
Total	**61/100**

RUMAH BALI PHASE II

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