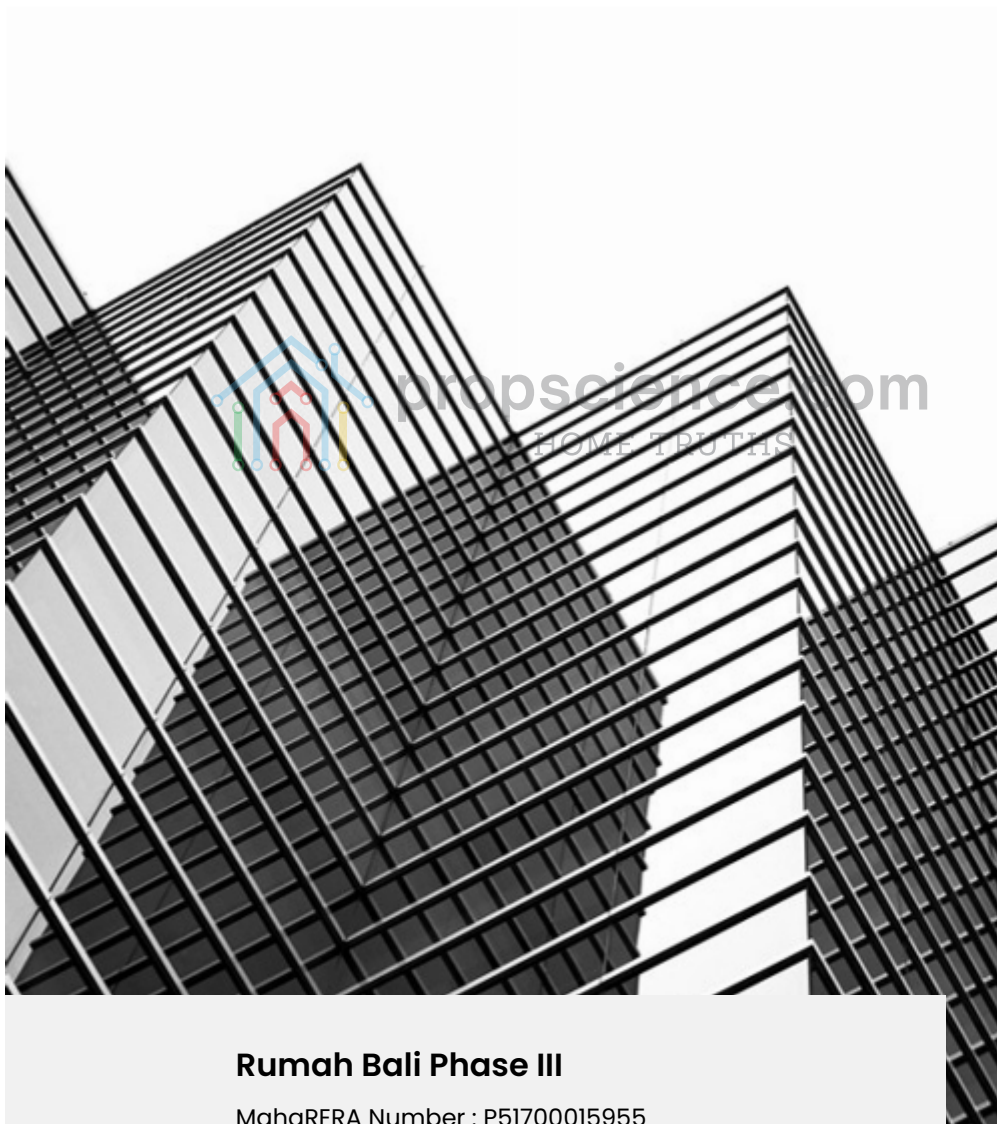


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# PROP REPORT



**Rumah Bali Phase III**

MahaRERA Number : P51700015955



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 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 a 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 SOME 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 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**

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	6	1

## 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

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2030	5324.04 Sqmt	1 BHK,2 BHK

## Project Amenities

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

RUMAH BALI PHASE III



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HOME TRUTHS

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Rumah Bali Phase III	2	37	6	1 BHK	222
Rumah Bali Phase III	2	37	6	2 BHK	222

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 nallas / slums / gutters / sewers
- **Vertical Transportation** : High Speed Elevators

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## FLAT INTERIORS

 propscience.com HOME TRUTHS	
Configuration	RERA Carpet Range
1 BHK	369.74 - 406.12 sqft
2 BHK	452.94 - 575.33 sqft
<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Road View / No View
<b>Flooring</b>	Marble Flooring, Anti Skid Tiles

<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	NA

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HOME TRUTHS  
COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 15595.08	INR 5767944	INR 6344738 to 6967019
2 BHK	INR 15567.62	INR 7051200	INR 7756320 to 9867000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
0%	5%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	NA	NA

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
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<b>Payment Plan</b>	Construction Linked Payment
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<b>Bank Approved Loans</b>	 <b>propscience.com</b> Axis Bank, HDFC Bank, ICICI Bank, Indialbills 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.

RUMAH BALI PHASE III

## 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	44
 Project	59
People	56
Amenities	36
Building	50
Layout	45
Interiors	63
Pricing	40

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HOME TRUTHS

**Total**

**57/100**

RUMAH BALI PHASE III

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