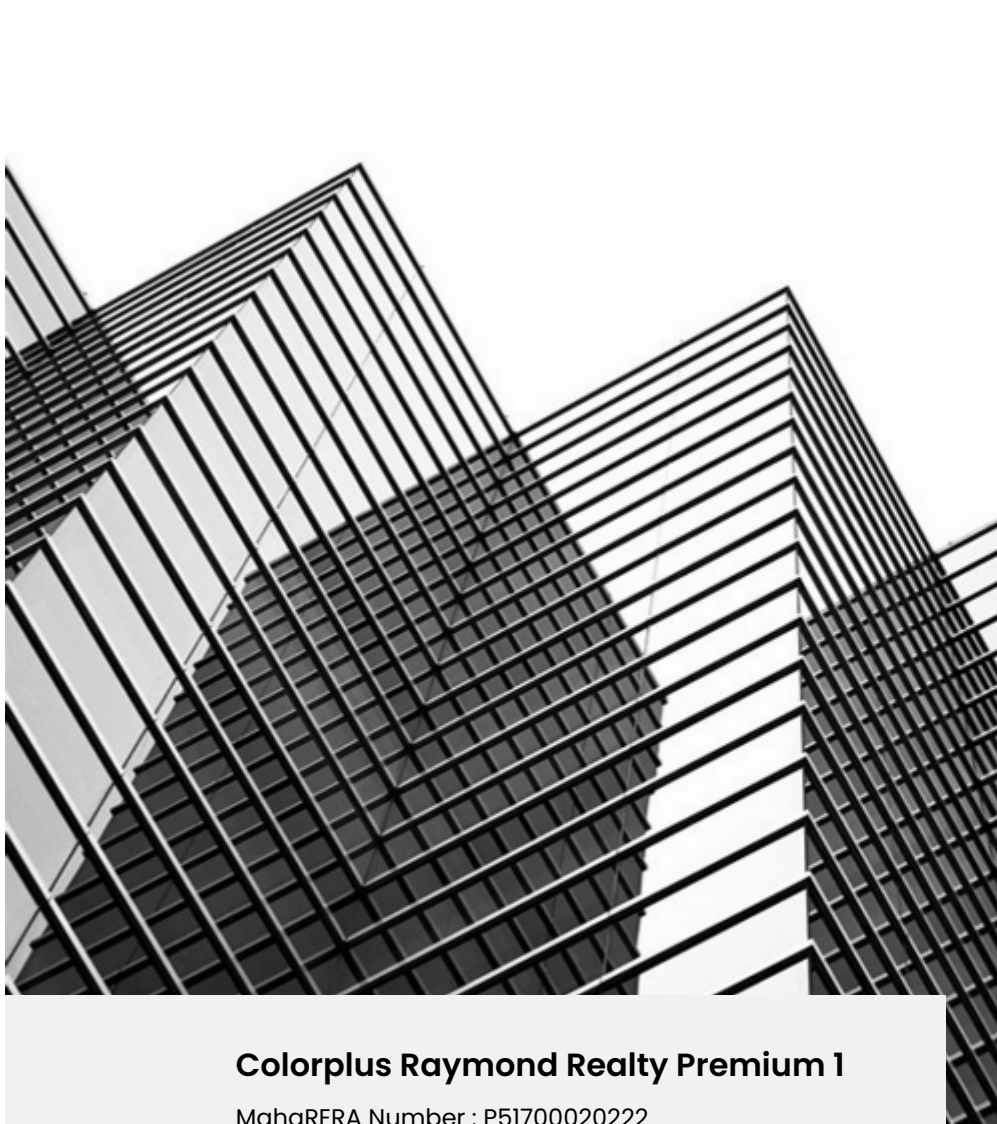


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PROP REPORT



Colorplus Raymond Realty Premium 1

MahaRERA Number : P51700020222



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 Vartak Nagar. Vartak Nagar is a locality in the city of Thane. Pokhran No. 1 passes through the area and joins Pokhran No. 2 at Lake Upvan. A large part of Vartak Nagar is covered by 63 acres of MHADA colonial buildings. These buildings are occupied by industrial workers employed by manufacturing units in and around Thane. Some well-known companies, such as Raymond, Kores, Voltas, NRB Bearing, Blue Star, etc., have branches in Vartak Nagar and the neighbouring areas. The famous landmark in the area is the Sai Baba Temple. Schools in the area include Sulochana Devi Singhania High School, Little Flower High School, Brahman Vidyalaya, Smt Savitri Devi Thirani School, and College. Due to remodelling and new real estate development, the area is gradually transforming. The locality is well connected by roads as the Eastern Expressway is very near and the nearest railway station is Thane.

Post Office	Police Station	Municipal Ward
Jekegram	Vartaknagar Police Station	NA

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

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **20.8 Km**
- Khopat Bus Depot **1.5 Km**
- Thane Railway Station **3.4 Km**
- Eastern Express Hwy **1.0 Km**
- Jupiter Hospital **1.4 Km**
- Smt. Sulochanadevi Singhania School **400 Mtrs**
- Viviana Mall **1.2 Km**
- Big Bazaar Viviana Mall **1.2 Km**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	4	1

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
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Axis Bank

NA

NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th March, 2025	868 Sqmt	4 BHK

Project Amenities

Sports	Badminton Court,Multipurpose Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Senior Citizen Zone,Pet Friendly,Deck Area
Business & Hospitality	Visitor's Room,ATM / Bank Attached,Clubhouse,Multipurpose Hall
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage,Solar Pannel,Charging Ports - Electrical Cars

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower B	3	46	2	4 BHK	92
First Habitable Floor				4th	

Services & Safety

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

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FLAT INTERIORS

Configuration	RERA Carpet Range
4 BHK	2186 sqft

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

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	Luster Finish Paint, Anodized Aluminum / UPVC Window Frames, 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
4 BHK	--	--	INR 60000000

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 700000	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,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,IIFL Bank,Indiabulls Home Loans,LIC Housing Finance Ltd,Punjab & Sind Bank,SBI Bank,Tata Capital

Transaction History

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

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REALTY PREMIUM 1

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	73
Infrastructure	100
Local Environment	100
Land & Approvals	56
Project	78
People	55

Amenities	84
Building	67
Layout	80
Interiors	73
Pricing	40
Total	73/100

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REALTY PREMIUM I

Disclaimer

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