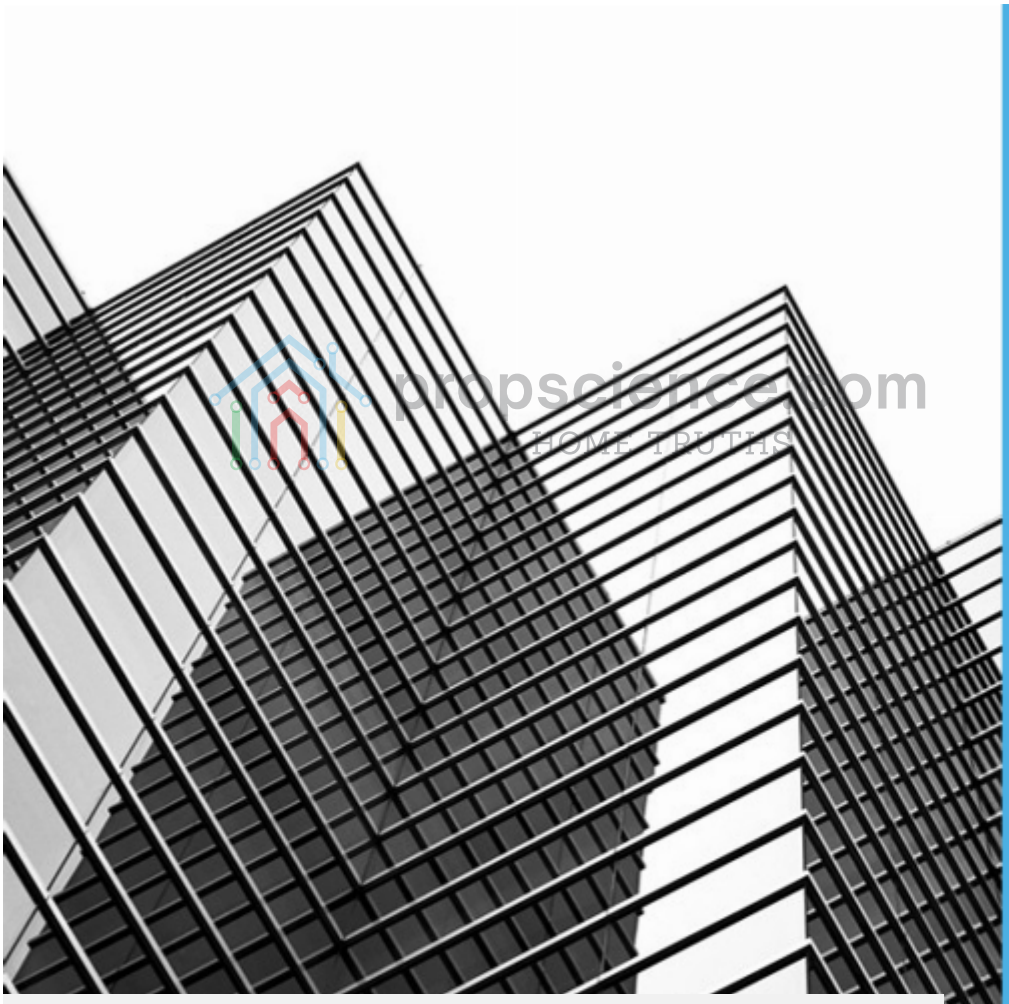
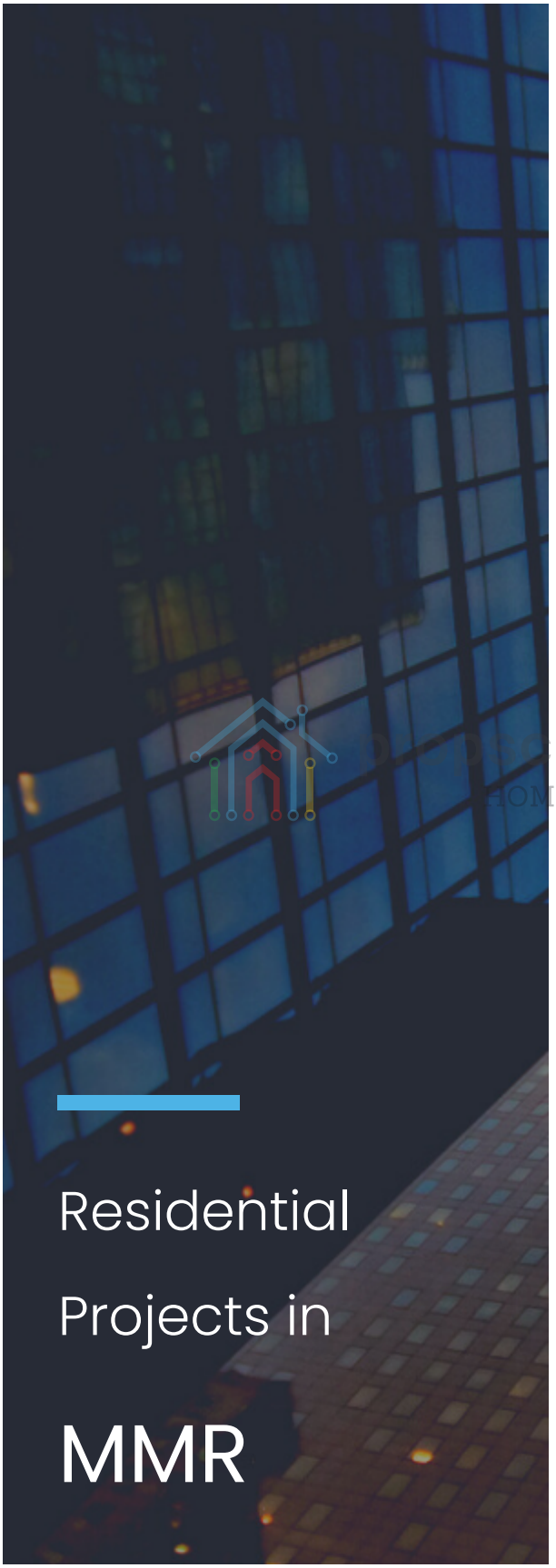
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PROP REPORT



Unnathi Woods 6F2

MahaRERA Number : P51700004330



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 Moghar Pada-Kasarvadavali. Kasarvadavali is an area in Thane Ghodbunder Road, located between the Waghbil and Bhainderpada areas. It is well connected by state buses. Thane Railway Station is approximately 9 kilometres from the location and Mumbai International Airport is approximately 34 km. The planned Kasarvadavali Metro Station of Wadala-Mulund-Kasarvadavali metro line is under construction. There are many famous schools, colleges, hospitals, and shopping centres in the area. It is home to one of the famous temples from 600 AD. This temple is called Ram Temple and it is surrounded by a beautiful pond.

Post Office	Police Station	Municipal Ward
NA	Kasarwadawali Police Station	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 45 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **28.7 Km**
- Khopat Bus Depot **8.6 Km**
- Thane Station **10.1 Km**
- Ghodbunder Rd **1.6 Km**
- Vedant Super Speciality Hospital G.B.Road **1.7 Km**
- New Horizon Scholar's School **130 Mtrs**
- Big Mall **1.6 Km**
- D-Mart, Ghodbunder Rd **2.1 Km**

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LAND & APPROVALS

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

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2018	1710 Sqmt	1 BHK,2 BHK

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Project Amenities

Sports	Multipurpose Court,Tennis Court,Swimming Pool,Kids Play Area,Gymnasium
Leisure	Yoga Room / Zone,Senior Citizen Zone,Pet Friendly
Business & Hospitality	ATM / Bank Attached,Clubhouse
Eco Friendly Features	Landscaped Gardens,Water Storage,Solar Pannel

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
F2	2	15	7	1 BHK,2 BHK	105

First Habitable Floor	1st

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,MyGate / Security Apps
- **Fire Safety :** Sprinkler System,Fire Hose,Fire cylinders
- **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
1 BHK	398 - 421 sqft

2 BHK	582 sqft

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

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,False Ceiling,Double glazed glass windows
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 5575000 to 5900000
2 BHK	--	--	INR 8500000

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	INR 500000	INR 0

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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Time Linked Payment
Bank Approved Loans	Axis Bank,Bank of Baroda,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,IndusInd Bank,PNB Housing Finance Ltd,Punjab & Sind Bank,SBI Bank

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	100
Local Environment	100
Land & Approvals	56
Project	74
People	55
Amenities	62

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Building	65
Layout	53
Interiors	63
Pricing	30
Total	**65/100**

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