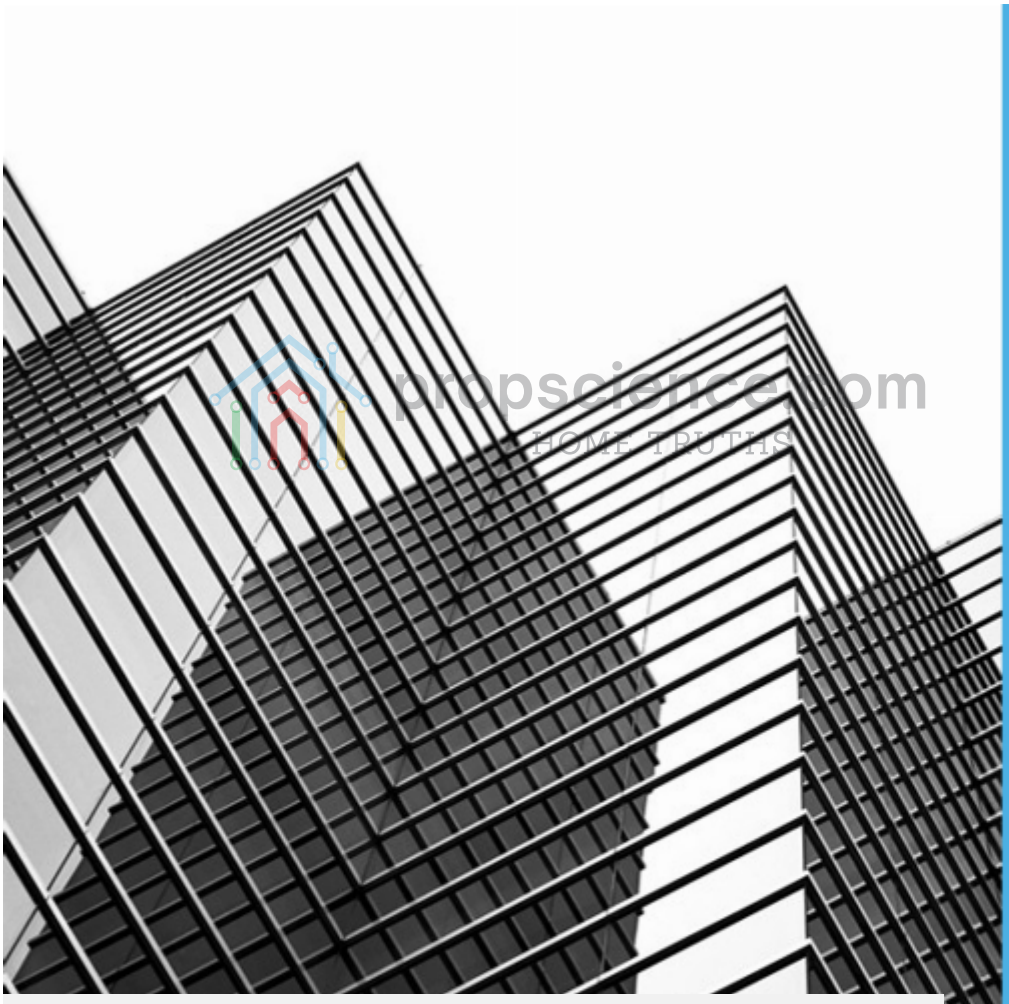
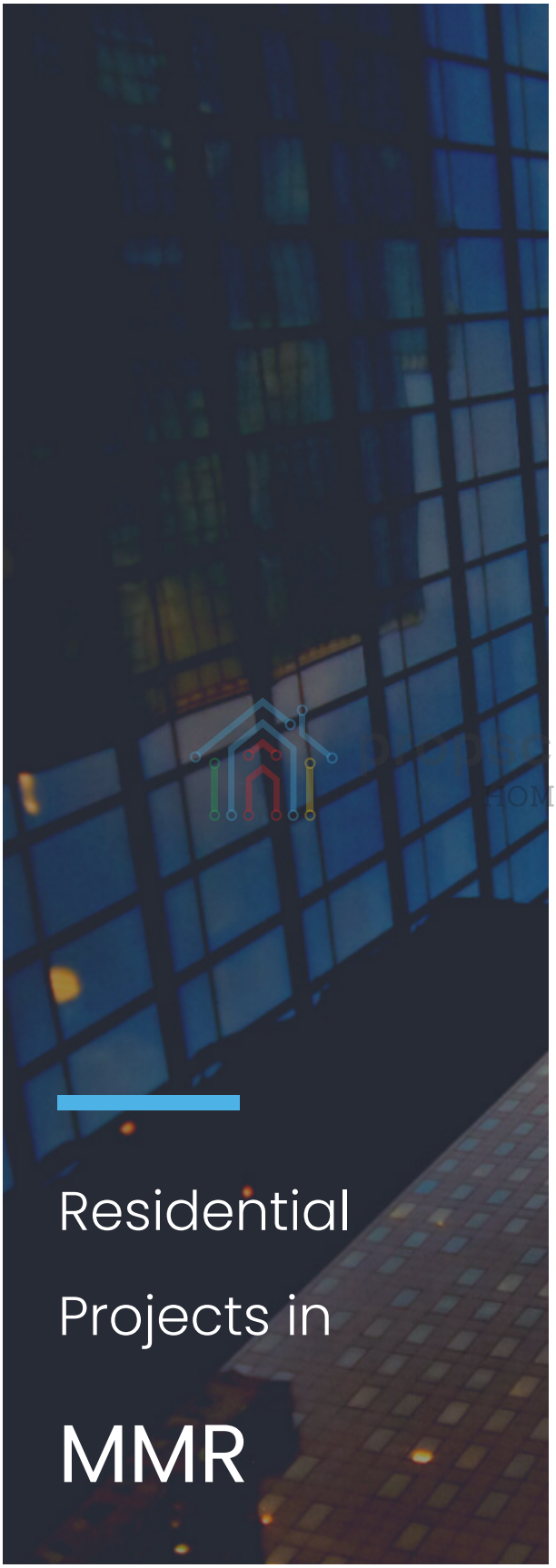
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# PROP REPORT




**Pam Solitaire Castle**

MahaRERA Number : P99000009688



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

| Post Office | Police Station | Municipal Ward |
|---|---|---|
| NA | NA | 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 167 AQI and the noise pollution is 0 to 50 dB .

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## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **53.5 Km**
- Vasai Goan **500 Mtrs**
- Vasai Railway Station **8 Km**
- Vasai Phata NH48 **17 Km**
- Cardinal Gracias Memorial Hospital, Bangli Checkpoint, Bassein Road, Vasai West, **3 Km**
- Tree House High School Vasai West **1.7 Km**
- Unity Mall, Dattani Square Mall **4 Km**
- D Mart **4.5 Km**

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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

| Project Funded By | Architect | Civil Contractor |
|---|---|---|
| NA | NA | NA |

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# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|
| 1970 Ready to move | 26800 Sqmt | 1 BHK,2 BHK,3 BHK,4 BHK,Duplex |

## Project Amenities

| | |
|---|---|
| **Sports** | Multipurpose Court,Gymnasium,Indoor Games Area |
| **Leisure** | Deck Area,Sit-out Area |
| **Business & Hospitality** | ATM / Bank Attached,Restaurant / Cafe,Clubhouse |
| **Eco Friendly Features** | Rain Water Harvesting |

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# BUILDING LAYOUT

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| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| Building No 2 Pearl | 2 | 7 | 8 | 2 BHK | 56 |
| Building No 3 Emerald | 2 | 7 | 8 | 3 BHK | 56 |
| Building No 1 | 2 | 7 | 8 | 2 BHK | 56 |
| **First Habitable Floor** | | | | 1st Floor | |

## Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Security Staff
- **Fire Safety :** NA
- **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 |
|---|---|
| 2 BHK | 688 sqft |

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

| | |
|---|---|
| **Flooring** | Vitrified Tiles,Anti Skid Tiles |
| **Joinery, Fittings & Fixtures** | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Safety door,Electrical Sockets / Switch Boards |

| | |
|---|---|
| **Finishing** | Luster Finish Paint,False Ceiling |
| **HVAC Service** | Split / Box A/C Provision |
| **Technology** | Optic Fiber Cable |
| **White Goods** | Modular Kitchen |

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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 2 BHK | INR 10436.05 | INR 7180000 | INR 8900000 |

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

| GST | Stamp Duty | Registration |
|---|---|---|
| 6% | 2% | INR 350000 |
| **Floor Rise** | **Parking Charges** | **Other Charges** |
| NA | INR 400000 | INR 0 |

| | |
|---|---|
| **Festive Offers** | The builder is not offering any festive offers at the moment. |
| **Payment Plan** | Construction Linked Payment |
| **Bank Approved Loans** | HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,SBI Bank |

**Transaction History**

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

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# PROJECT PROPSCORE

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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** | 48 |

| | |
|---|---|
| **Infrastructure** | 70 |
| **Local Environment** | 90 |
| **Land & Approvals** | 58 |
| **Project** | 64 |
| **People** | 39 |
| **Amenities** | 48 |
| **Building** | 67 |
| **Layout** | 55 |
| **Interiors** | 63 |
| **Pricing** | 50 |
| **Total** | **59/100** |

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