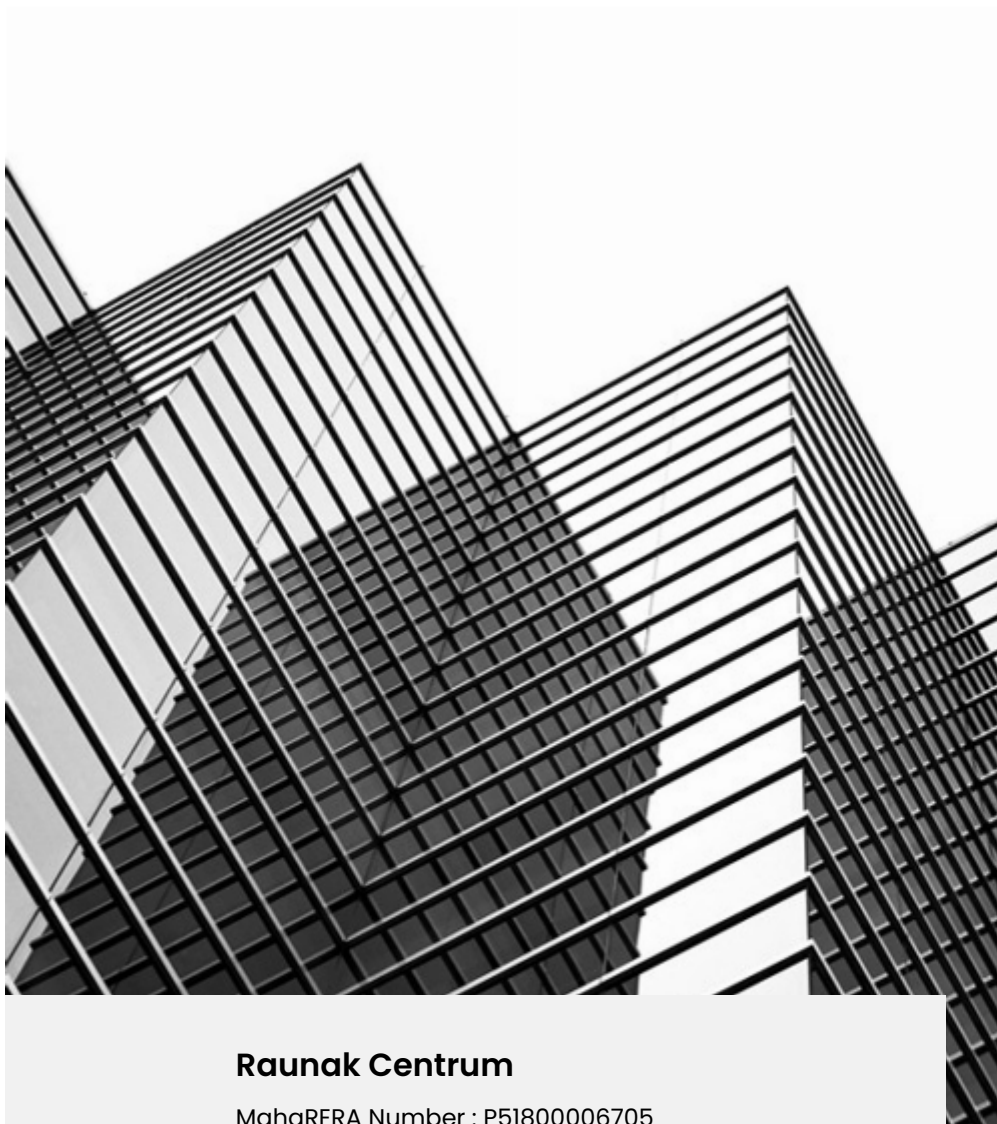


propscience.com

# PROP REPORT



**Raunak Centrum**

MahaRERA Number : P51800006705



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Chembur (East). Chembur is an upmarket large suburb in Mumbai. Chembur is also said to be a reference to Chevul at the mouth of the Kundalika River on mainland Maharashtra. S V Patel Nagar, Gurudwara, Aggarwal Colony, Central Railway Colony, New Rna Colony are the neighbouring localities to Chembur East. After independence, Chembur was one of the sites where refugee camps were set up to settle refugees after partition. The industrialisation of Trombay during and after the war led to the demand for housing and the growth of Chembur thereafter. Famous studios like the RK studios built by the late Raj Kapoor were present in Chembur.

Post Office	Police Station	Municipal Ward
Nehru Nagar	Kurla Police Station	Ward M East

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 212 AQI and the noise pollution is 51 to 85 dB.

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **9.2 Km**
- Everard Nagar Bus Stop **500 Mtrs**
- GTB Nagar Monorail Station, Indira Nagar, Koliwada, Sion, Mumbai, Maharashtra 400022 **2.6 Km**
- Chunnabhatti Railway Station **1.2 Km**
- Eastern Express Hwy, Maharashtra **500 Mtrs**
- K.J. Somaiya Hospital & Research Center, Somaiya Ayurvihar, Eastern Express Hwy, Sion East, Sion, Mumbai, Maharashtra 400022 **1 Km**
- Swami Vivekanand Junior College, Swami Vivekanand Jr College Rd, Sindhi Society, Chembur, Mumbai, Maharashtra 400071 **3 Km**
- K Star Mall, Sion - Trombay Rd, near Chembur, Diamond Garden, Basant Garden, Chembur, Mumbai, Maharashtra 400071 **4.1 Km**
- Shreeji Super Market **750 Mtrs**

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RAUNAK CENTRUM

## LAND & APPROVALS

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

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RAUNAK CENTRUM

# 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
NA	NA	NA

RAUNAK CENTRUM

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2027	0.32 Acre	1 BHK,2 BHK,3.5 BHK

## Project Amenities

<b>Sports</b>	Badminton Court,Basketball Court,Football Field,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
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<b>Leisure</b>	Open Stage Theatre,Sauna,Spa,Senior Citizen Zone,Sit-out Area
<b>Business &amp; Hospitality</b>	Clubhouse
<b>Eco Friendly Features</b>	Green Zone,Landscaped Gardens

## RAUNAK CENTRUM

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Raunak Centrum	4	31	8	2 BHK	248
<b>First Habitable Floor</b>				4th floor	

## Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety** : NA
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	587.13 sqft

Floor To Ceiling Height	Greater than 10 feet
Views Available	Road View / No View

Flooring	NA
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	Modular Kitchen

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 13200000

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

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

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	ICICI 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	48
Connectivity	83
Infrastructure	84
Local Environment	63
Land & Approvals	56
Project	66
People	46
Amenities	56

<b>Building</b>	67
<b>Layout</b>	56
<b>Interiors</b>	30
<b>Pricing</b>	30
<b>Total</b>	<b>57/100</b>

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RAUNAK CENTRUM

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