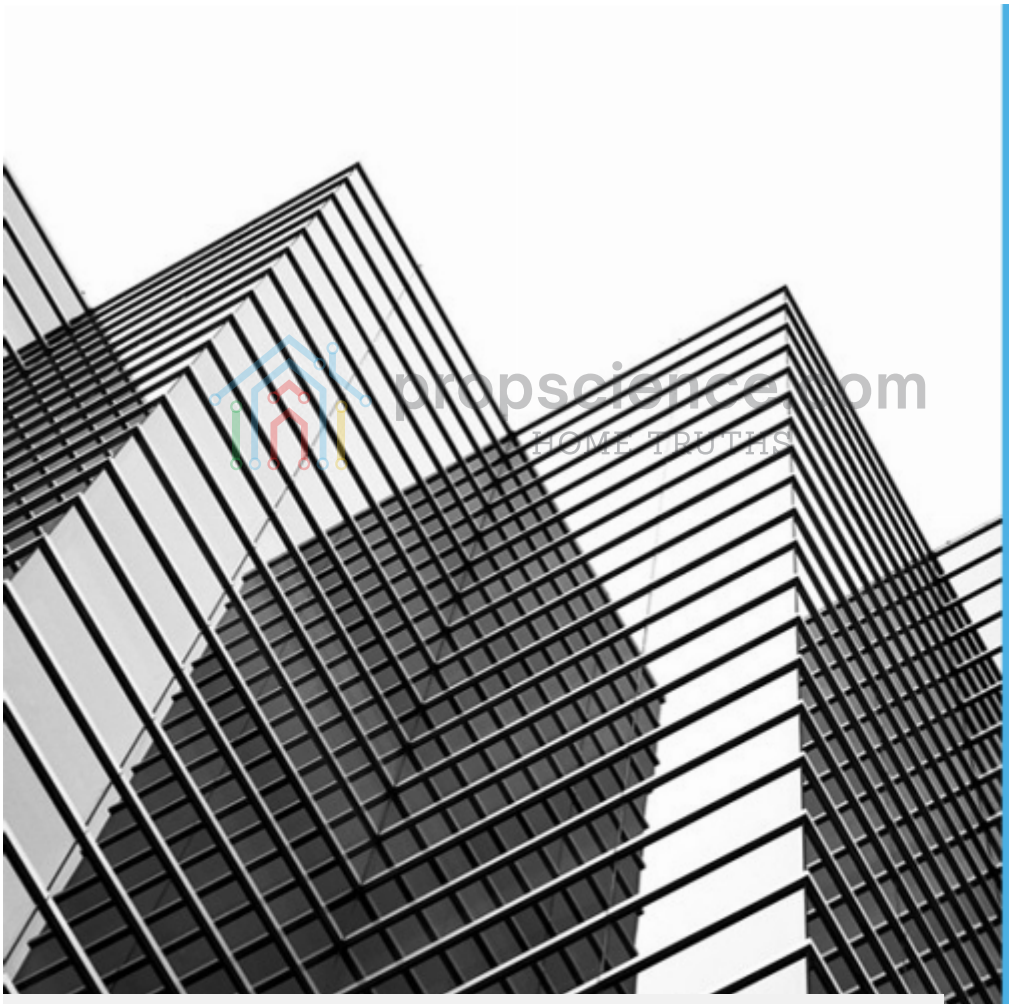
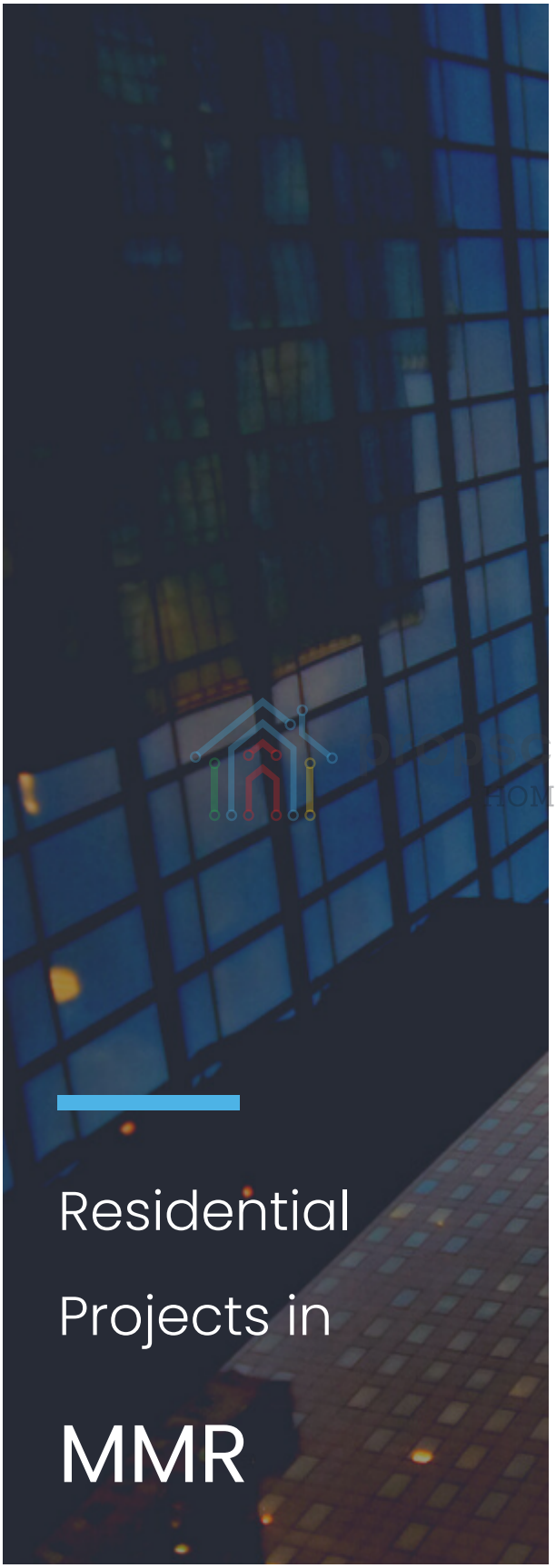
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PROP REPORT



Platinum Pristine

MahaRERA Number : P51800032796



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 Andheri (West). Andheri is a locality in the western part of the city of Mumbai in India. Andheri is the major Bollywood Industry hub and it is the talent enclave of Mumbai, be it those from production houses, animation, the entertainment industry, and corporate. For administrative purposes, the area is separated into Andheri West and Andheri East. Andheri East comes under the K/E ward of BMC. Andheri West is a big and developed residential and commercial suburb.

Post Office	Police Station	Municipal Ward
Azad Nagar	DN Nagar Police Station	Ward K West

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Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 297 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **8.7 Km**
- 7 Bungalows **1 Km**
- Andheri Railway Station **4.5 Km**
- Western Express **9.6 Km**
- Kokilaben Dhirubhai Ambani Hospital and Medical Research Institute **1 Km**
- Jankidevi School **2 Km**
- Infiniti Mall **2.1 Km**
- Dmart **3.1 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
April 2022	NA	1

PLATINUM PRISTINE

BUILDER & CONSULTANTS

Founded by Ghanshyam Bavadiya in 2011. Platinum is proud to represent the new age real estate development group. Since inception, they have always focused on delivering hi-tech value homes for contemporary Indians. Building luxury residences at an affordable price is what makes them different.

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Project Funded By	Architect	Civil Contractor
ICICI Bank	NA	NA

PLATINUM PRISTINE

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2024	10000 Sqft	2 BHK,4 BHK

Project Amenities

Sports	Jogging Track,Gymnasium
Leisure	Yoga Room / Zone
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Green Zone

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Platinum Pristine	2	13	4	2 BHK,4 BHK	52

First Habitable Floor	1st floor

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Boom Barriers,Security Staff,Video Door Phone,Key Card Entry,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders,Fireman's Lift,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers

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ed Elevators,Stretcher Lift,Goods Lift,Auto Rescue Device (ARD)

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	520 - 610 sqft
4 BHK	1090 - 1220 sqft

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Floor To Ceiling Height	Less than 9 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards

Finishing	Luster Finish Paint
HVAC Service	Split / Box A/C Provision
Technology	Home Automation,Optic Fiber Cable
White Goods	Modular Kitchen,Air Conditioners

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 0.34	--	INR 22300000 to 25900000
4 BHK	--	--	INR 46800000 to 51800000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**

NA	NA	NA

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,HDFC Bank,ICICI Bank

Transaction History

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

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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	65

Connectivity	55
Infrastructure	92
Local Environment	83
Land & Approvals	30
Project	74
People	48
Amenities	44
Building	74
Layout	54
Interiors	63
Pricing	50
Total	**61/100**

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PLATINUM PRISTINE

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