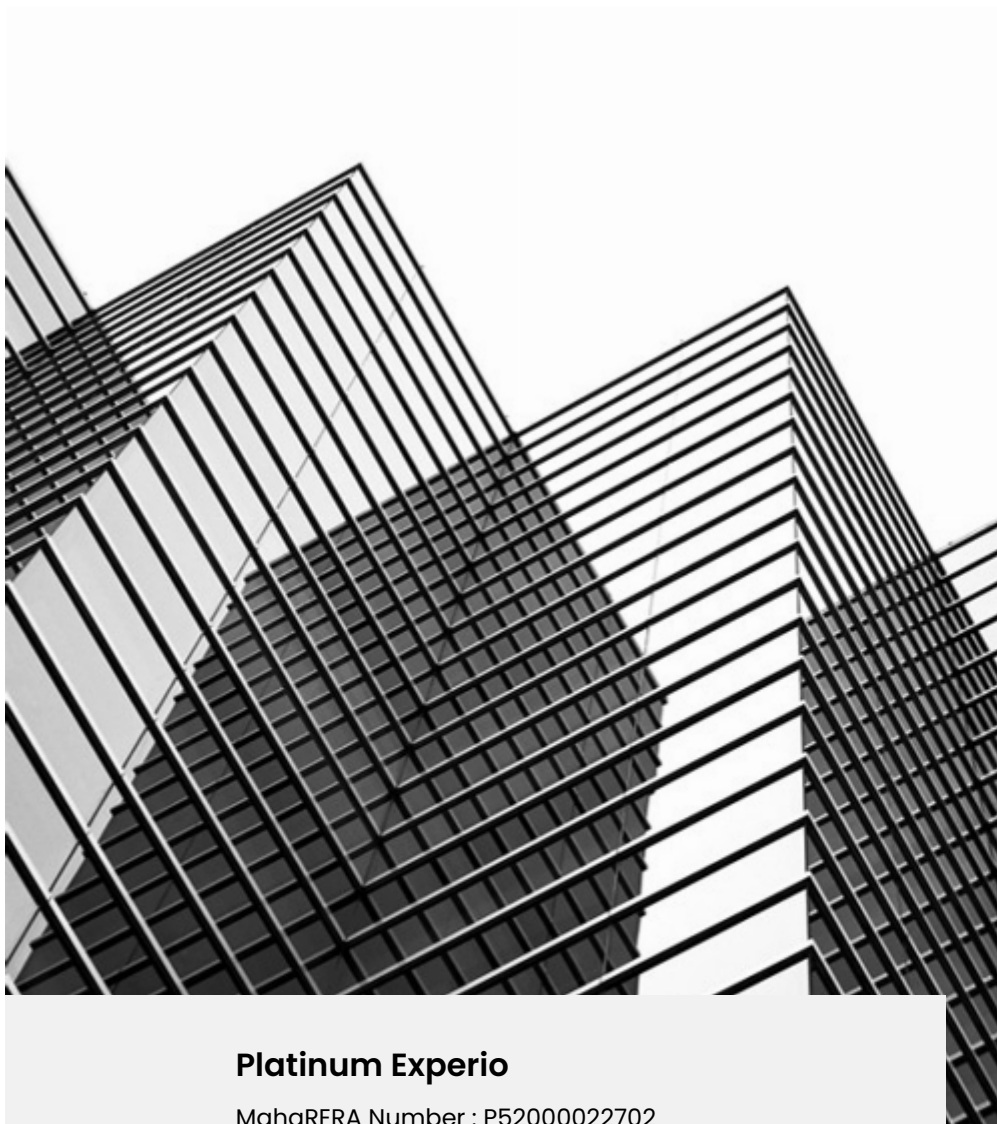


propscience.com

# PROP REPORT



**Platinum Experio**

MahaRERA Number : P52000022702



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 Kalamboli. Kalamboli is an up-and-coming locality in Navi Mumbai. It is famously known as the transportation hub of Navi Mumbai as it is located at the junction of Sion-Panvel highway, NH4, Panvel bypass, NH 17, and Mumbai Pune Expressway. As the area comes under CIDCO, the infrastructure development is likely to take shape faster. Kalamboli has many excellent schools and colleges nearby including MES Dyanmandir School, Oxford International School, Tatker College, and KLE College. Kalamboli is also famous for its iron and steel delivery centers in India. Despite being close to prominent micro markets and commercial hubs like Taloja MIDC and Kalamboli Steel Market, the locality offers a plethora of affordable property options.

Post Office	Police Station	Municipal Ward
Kalamboli Node	Kalamboli Police Station	NA

### Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 36 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **35.1 Km**
- Kalamboli Bus Depot **1.9 Km**
- Mansarovar Railway Station **3.8 Km**
- Roadpali Road **850 Mtrs**
- Suasth Hospital **650 Mtrs**
- Carmel Convent High School **1.1 Km**
- Orion Mall, Forest Colony **6.6 Km**
- D Mart Kalamboli **600 Mtrs**

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## LAND & APPROVALS

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

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# BUILDER & CONSULTANTS

Platinum Group was founded in 2006, based on the business acumen and two-decade experience of experts such as Dharamshi Patel, Girish Chheda, and Virchand Virsaria. Today, the business is known for pioneering custom lifestyles by setting fresh criteria of client satisfaction with timely execution and delivery of projects. The group has established itself as a renowned real estate developer having produced a large number of residences and developing projects in various regions of Navi Mumbai. They have delivered more than 1550 homes plus and have developed over 1.5 million sq. ft.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2024	0.98 Acre	1 BHK,2 BHK

## Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
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<b>Leisure</b>	Senior Citizen Zone,Sit-out Area
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	NA

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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A Wing	2	20	6	1 BHK,2 BHK	120
B Wing	2	20	6	1 BHK,2 BHK	120

First Habitable Floor

2nd Floor

## Services & Safety

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

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	297 sqft
2 BHK	432 sqft
1 BHK	297 sqft
2 BHK	432 sqft

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

<b>Flooring</b>	Marble Flooring,Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
<b>Finishing</b>	Anodized Aluminum / UPVC Window Frames,False Ceiling

<b>HVAC Service</b>	NA
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 6600000
2 BHK	--	--	INR 9600000

**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>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,Kotak Bank,SBI Bank

### Transaction History

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

PLATINUM EXPERIO

## 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	53
Connectivity	73

<b>Infrastructure</b>	72
<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	50
<b>Project</b>	71
<b>People</b>	39
<b>Amenities</b>	42
<b>Building</b>	53
<b>Layout</b>	53
<b>Interiors</b>	63
<b>Pricing</b>	40
<b>Total</b>	<b>59/100</b>

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PLATINUM EXPERIO

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