

propscience.com

# PROP REPORT



**Platinum City**

MahaRERA Number : P99000024280



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

Post Office	Police Station	Municipal Ward
Vasai Road E	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 79 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Mumbai International Airport **45.6 Km**
- Nalasopara Bus Depot **4.4 Km**
- Nalasopara Railway Station **2.4 Km**
- NH 48 **7.3 Km**
- Indradhanush Hospital **300 Mtrs**
- SKC School & Jr. College **240 Mtrs**
- The Capital Mall **1.8 Km**
- D Mart **2.4 Km**

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
November 2021	NA	1

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## BUILDER & CONSULTANTS

RNA Corp is one of the development companies issued by India, with over 30 years of experience in development, construction, management and leasing, and other allied services for individual and corporate customers. Under the capable leadership and efficient management of Narendra Gupta, RNA Corp has constantly evolved as a dynamic society and contemplates the creation of value through technological excellence and the quality of the construction. Over the past 10 years, the company has developed a lot of residential and commercial space. They have undertaken several projects both in the central area and western areas in Mumbai. They carefully planned each house and run with a lot of touches in the same way in view of the position, lifestyle, and taste of residents.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2024	6200 Sqmt	1 BHK

## Project Amenities

<b>Sports</b>	Multipurpose Court, Jogging Track, Kids Play Area, Gymnasium
<b>Leisure</b>	Yoga Room / Zone, Senior Citizen Zone, Pet Friendly, Sit-out Area
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Landscaped Gardens, Water Storage

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
NG Shree Ram Van HH57	1	8	4	1 BHK	32

NG Shree Ram Van HH58	1	8	4	1 BHK	32
NG Shree Ram Van HH59	1	8	4	1 BHK	32
NG Shree Ram Van HH60	1	8	4	1 BHK	32
NG Shree Ram Van HH61	1	8	4	1 BHK	32

First Habitable Floor	1st
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## Services & Safety

- **Security** : Society Office,Security System / CCTV,Earthquake Resistant Design
- **Fire Safety** : 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	375 sqft
1 BHK	375 sqft
1 BHK	375 sqft
1 BHK	375 sqft
1 BHK	375 sqft

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

<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Brass Joinery, Concealed copper wiring, Safety door, Electrical Sockets / Switch Boards
<b>Finishing</b>	NA
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Optic Fiber Cable

White Goods

Modular Kitchen,Geyser

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 3900000

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

GST	Stamp Duty	Registration
1%	7%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Time Linked Payment



**Bank Approved  
Loans**

Canara Bank,HDFC Bank,ICICI Bank,Kotak Bank,LIC  
Housing Finance Ltd,PNB Housing Finance Ltd

### 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	55
Connectivity	55
Infrastructure	86
Local Environment	100
Land & Approvals	50

<b>Project</b>	79
<b>People</b>	56
<b>Amenities</b>	48
<b>Building</b>	63
<b>Layout</b>	53
<b>Interiors</b>	63
<b>Pricing</b>	30
<b>Total</b>	<b>61/100</b>

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