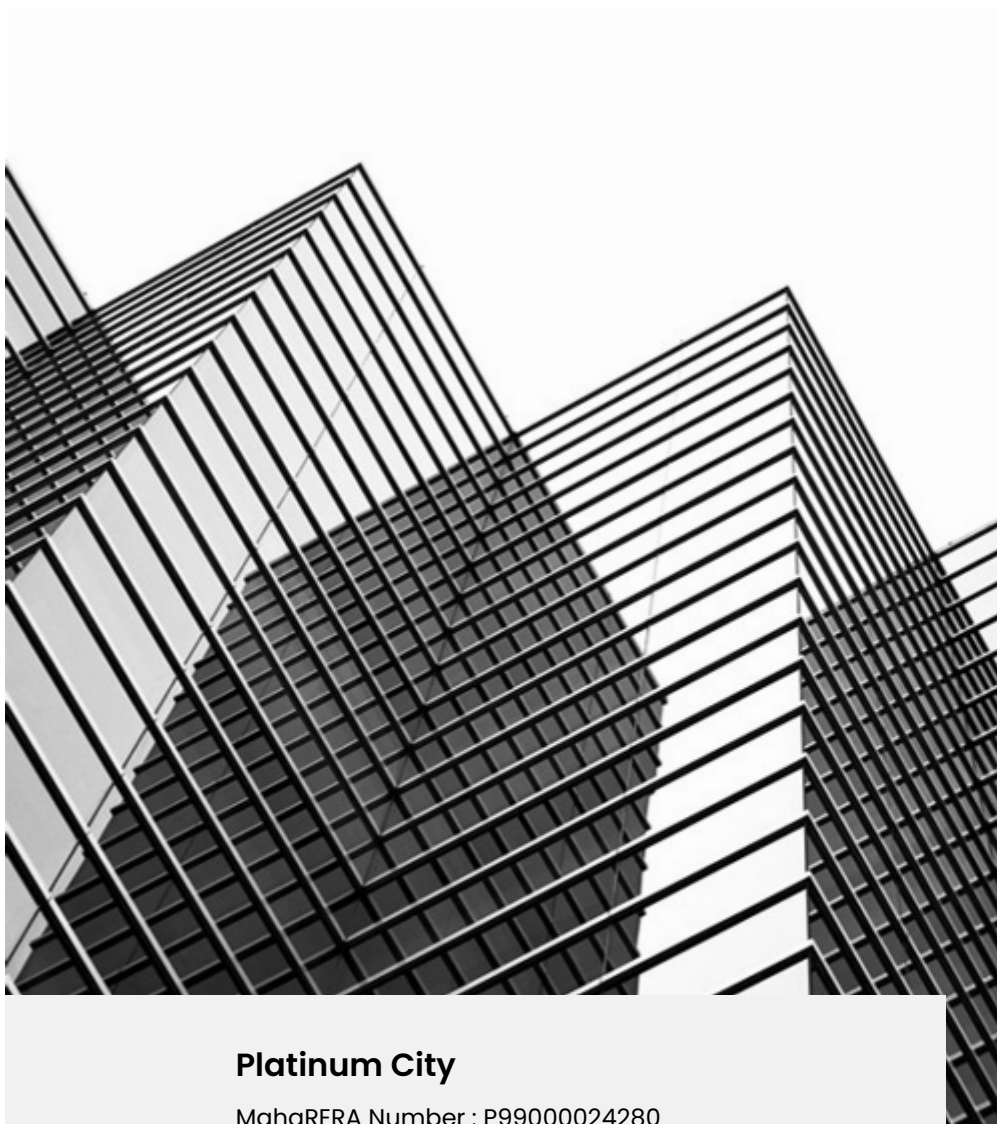


propscience.com

PROP REPORT



Platinum City

MahaRERA Number : P99000024280



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.

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 |

PLATINUM CITY

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 |

PLATINUM CITY

PROJECT & AMENITIES

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

Project Amenities

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

PLATINUM CITY

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 |
|-----------------------|-----|

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 nallas / slums / gutters / sewers
- **Vertical Transportation** : High Speed Elevators

PLATINUM CITY

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 |

| | |
|--------------------------------|--|
| Floor To Ceiling Height | Between 9 and 10 feet |
| Views Available | Open Grounds / Landscape / Project Amenities |

| | |
|---|--|
| 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 | NA |
| HVAC Service | Split / Box A/C Provision |
| Technology | Optic Fiber Cable |

White Goods

Modular Kitchen,Geyser

PLATINUM CITY

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.

PLATINUM CITY

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 |

| | |
|------------------|---------------|
| Project | 79 |
| People | 56 |
| Amenities | 48 |
| Building | 63 |
| Layout | 53 |
| Interiors | 63 |
| Pricing | 30 |
| Total | 61/100 |

PLATINUM CITY

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