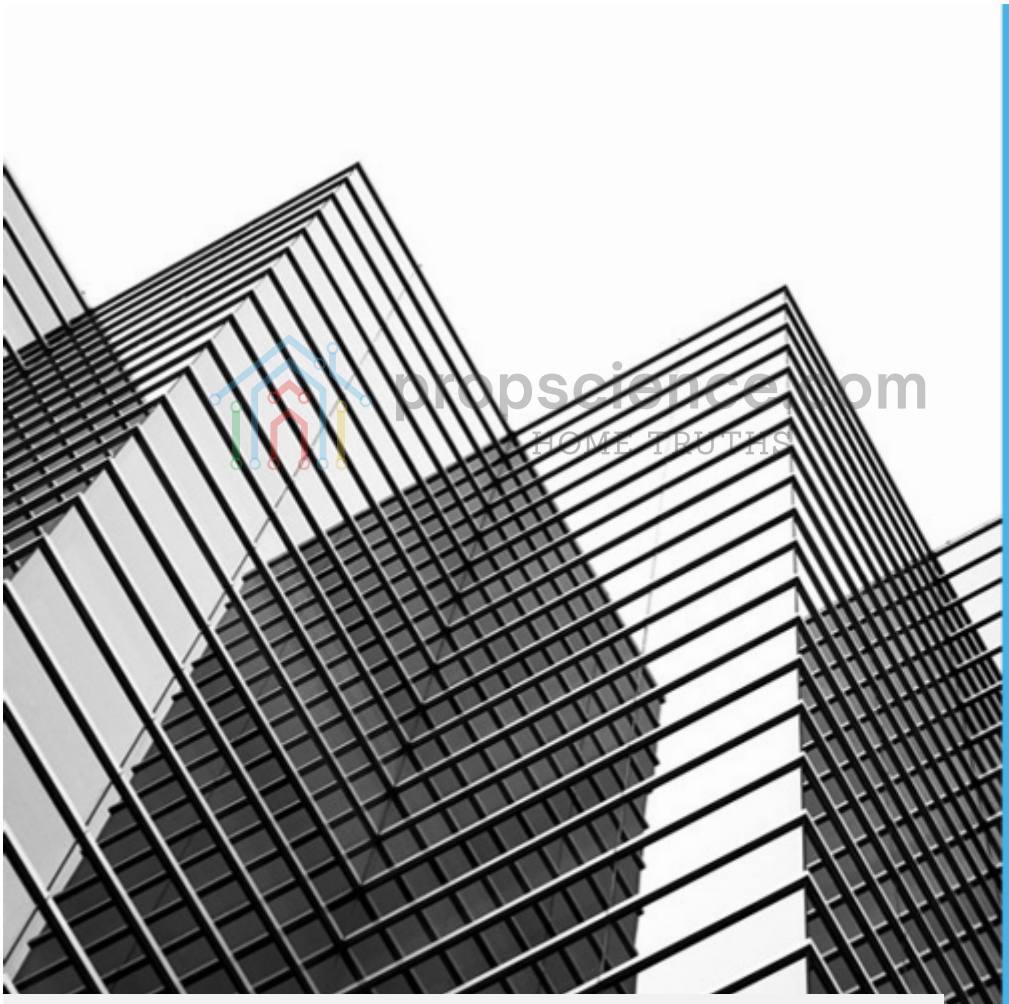
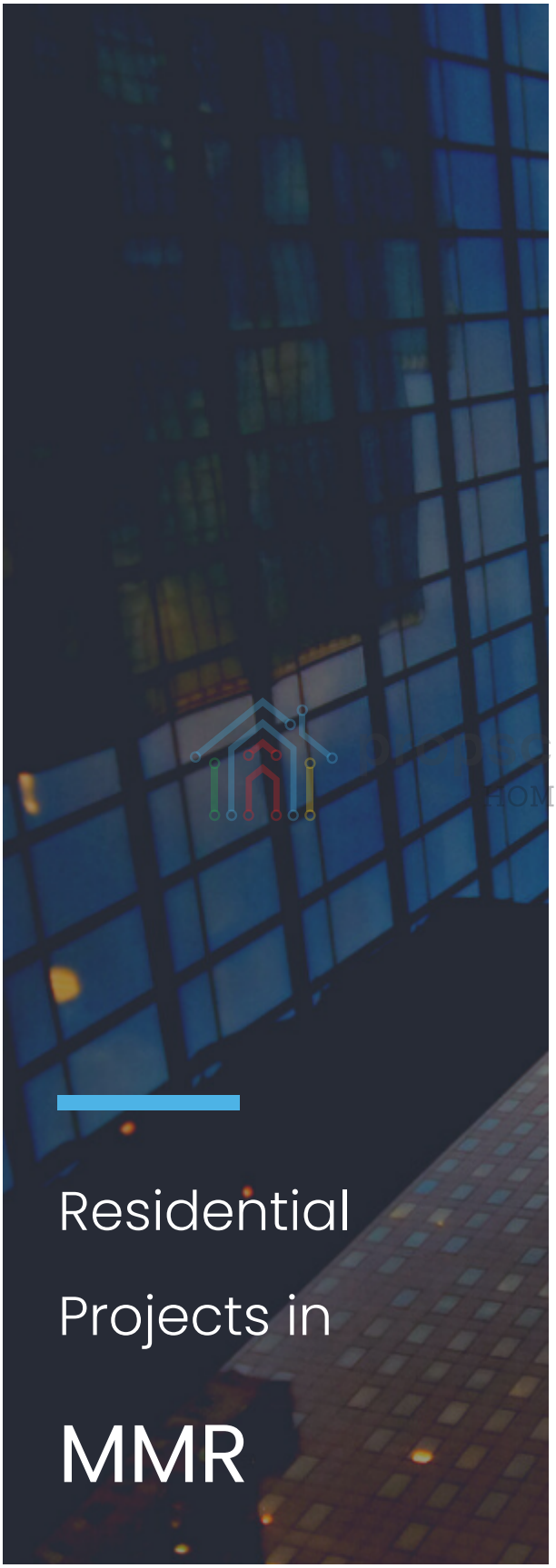
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# PROP REPORT




**Platinum Life**

MahaRERA Number : P51800014518



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 prone to traffic jams during rush hour. The air pollution levels are 41 Good AQI and the noise pollution is 0 to 50 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **7.20 Km**
- D. N. Nagar, Bus stop **200 Mtrs**
- Andheri Station (W), Andheri West, Mumbai, Maharashtra **2.10 Km**
- Western Express Highway **4.90 Km**
- Kokilaben Dhirubhai Ambani Hospital and Medical Research Institute, Rao Saheb, Achutrao Patwardhan Marg, Four Bungalows, Andheri West, Mumbai, Maharashtra 400053 **1.40 Km**
- A. H. Wadia High School, 4RGP+6CW, J.P. Road, Andheri West, Mumbai, Maharashtra 400058 **850 Mtrs**
- Infiniti Mall, New Link Rd, Phase D, Oshiwara, Andheri West, Mumbai, Maharashtra 400053 **2.80 Km**
- Apna Bazar Building, JP Rd, Azad Nagar, Andheri West, Mumbai, Maharashtra 400058 **270 Mtrs**

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# LAND & APPROVALS

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| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|---|---|---|
| July 2022 | 14 | 2 |

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# BUILDER & CONSULTANTS

| Project Funded By | Architect | Civil Contractor |
|---|---|---|
| NA | NA | NA |

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# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|
| Completed on 30th June, 2023 | 1.50 Acre | 2 BHK,3 BHK |

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## Project Amenities

| | |
|---|---|
| **Sports** | Basketball Court,Cricket Pitch,Multipurpose Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area |
| **Leisure** | Amphitheatre,Mini Theatre,Yoga Room / Zone,Senior Citizen Zone,Reflexology Park |
| **Business & Hospitality** | Banquet Hall,Party Lawn,Clubhouse,Multipurpose Hall |
| **Eco Friendly Features** | Waste Segregation,Rain Water Harvesting,Landscaped Gardens |

# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| Platinum Life A Wing | 2 | 16 | 4 | 2 BHK,3 BHK | 64 |
| Platinum Life B Wing | 2 | 16 | 4 | 2 BHK,3 BHK | 64 |
| Platinum Life D Wing | 2 | 16 | 4 | 3 BHK | 64 |
| Platinum Life C Wing | 2 | 16 | 4 | 2 BHK,3 BHK | 64 |
| Platinum Life E Wing | 2 | 16 | 4 | 3 BHK | 64 |
| **First Habitable Floor** | | | | 1st Floor | |

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## Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,MyGate / Security Apps
- **Fire Safety :** 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 |
|---|---|
| 2 BHK | 665 sqft |
| 3 BHK | 950 sqft |
| 2 BHK | 665 sqft |
| 3 BHK | 790 - 805 sqft |
| 3 BHK | 765 - 900 sqft |

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

| | |
|---|---|
| **Flooring** | Marble Flooring,Vitrified Tiles,Anti Skid Tiles |
| **Joinery, Fittings & Fixtures** | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards |
| **Finishing** | Luster Finish Paint,Dry Walls,Laminated flush doors |
| **HVAC Service** | NA |
| **Technology** | NA |
| **White Goods** | NA |

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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 2 BHK | -- | -- | INR 24900000 |
| 3 BHK | -- | -- | INR 27900000 to 35900000 |

**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** | 20 : 80 Pay 20% now and builder is committing to pay rest amount 80% when building receives O.C. |
| **Payment Plan** | NA |
| **Bank Approved Loans** | Axis Bank,Bank of Baroda,Bank of India,HDFC Bank,ICICI Bank,Kotak Bank,SBI Bank |

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**Transaction History**

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

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# ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price | Rate per sq.ft. |
|---|---|---|---|---|
| **April 2022** | 950 | NA | INR 31272000 | INR 32917.89 |

| | | | | |
|---|---|---|---|---|
| **April 2022** | 900 | NA | INR 29530000 | INR 32811.11 |
| **March 2022** | 900 | NA | INR 27139000 | INR 30154.44 |
| **March 2022** | 765 | NA | INR 24003000 | INR 31376.47 |
| **March 2022** | 665 | NA | INR 19280000 | INR 28992.48 |
| **February 2022** | 790 | 5 | INR 24283000 | INR 30737.97 |
| **January 2022** | 900 | 3 | INR 29911000 | INR 33234.44 |
| **January 2022** | 950 | 15 | INR 32342000 | INR 34044.21 |
| **January 2022** | 765 | 5 | INR 22836000 | INR 29850.98 |
| **December 2021** | 765 | 5 | INR 23429000 | INR 30626.14 |
| **December 2021** | 805 | 15 | INR 24045000 | INR 29869.57 |
| **November 2021** | 790 | 7 | INR 23490000 | INR 29734.18 |

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| | | | | |
|---|---|---|---|---|
| **October 2021** | 665 | 15 | INR 19756000 | INR 29708.27 |
| **October 2021** | 765 | 3 | INR 23570000 | INR 30810.46 |
| **September 2021** | 790 | 15 | INR 23054500 | INR 29182.91 |
| **September 2021** | 900 | 6 | INR 25406600 | INR 28229.56 |
| **August 2021** | 665 | 15 | INR 19375000 | INR 29135.34 |
| **August 2021** | 765 | NA | INR 21272500 | INR 27807.19 |
| **August 2021** | 900 | 7 | INR 26302000 | INR 29224.44 |
| **July 2021** | 325 | 14 | INR 10500000 | INR 32307.69 |

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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 | 73 |
| Infrastructure | 92 |
| Local Environment | 90 |
| Land & Approvals | 56 |
| Project | 80 |
| People | 46 |
| Amenities | 68 |
| Building | 65 |
| Layout | 60 |
| Interiors | 63 |
| Pricing | 40 |

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| | |
|---|---|
| **Total** | **66/100** |

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