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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.

## 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

### 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

<b>Project Funded By</b>	<b>Architect</b>	<b>Civil Contractor</b>
NA	NA	NA

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# PROJECT & AMENITIES

<b>Time Line</b>	<b>Size</b>	<b>Typography</b>
Completed on 30th June, 2023	1.50 Acre	2 BHK,3 BHK

**Project Amenities**  **propscience.com**  
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<b>Sports</b>	Basketball Court,Cricket Pitch,Multipurpose Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
<b>Leisure</b>	Amphitheatre,Mini Theatre,Yoga Room / Zone,Senior Citizen Zone,Reflexology Park
<b>Business &amp; Hospitality</b>	Banquet Hall,Party Lawn,Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	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	

### 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

<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,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Dry Walls,Laminated flush doors
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	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.

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	NA	NA

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

### Transaction History

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

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## ANNEXURE A

<b>Transection Date</b>	<b>Carpet Area</b>	<b>Floor</b>	<b>Sale Price</b>	<b>Rate per sq.ft.</b>
<b>April 2022</b>	950	NA	INR 31272000	INR 32917.89

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

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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