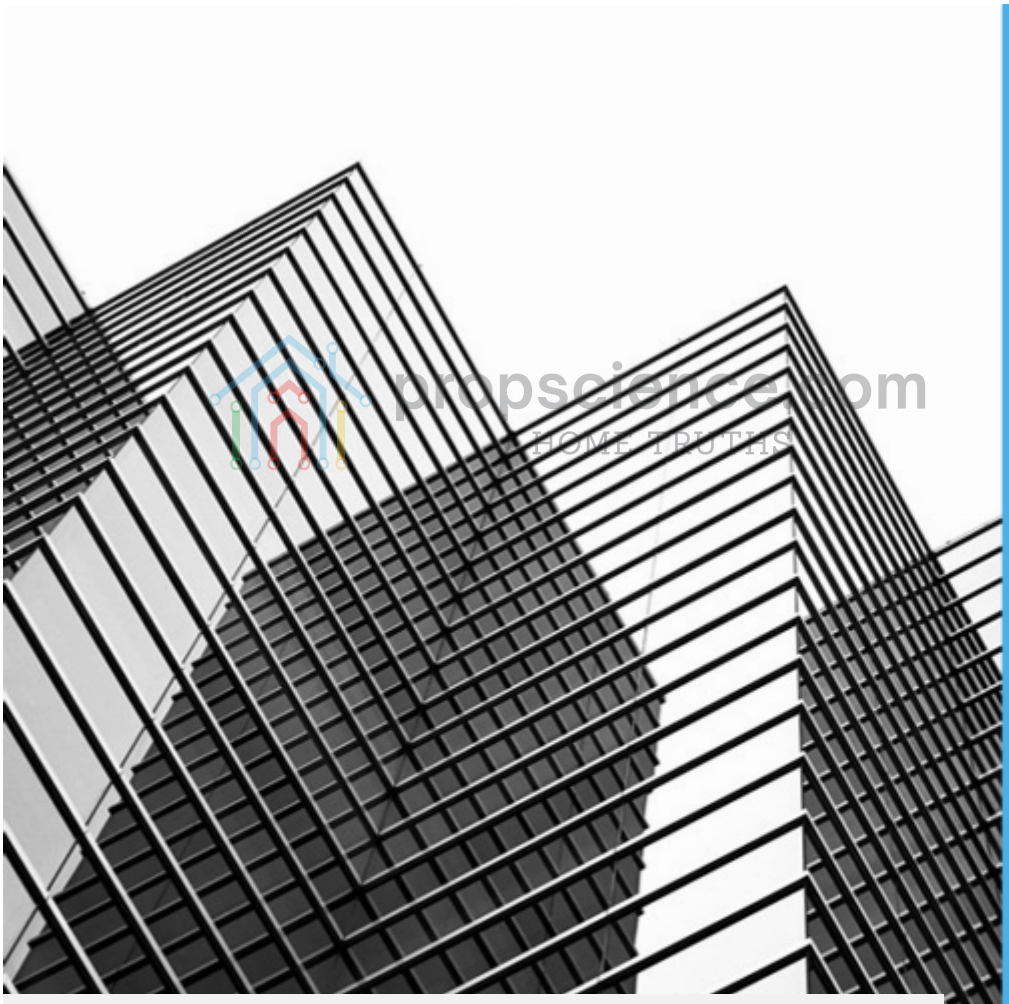
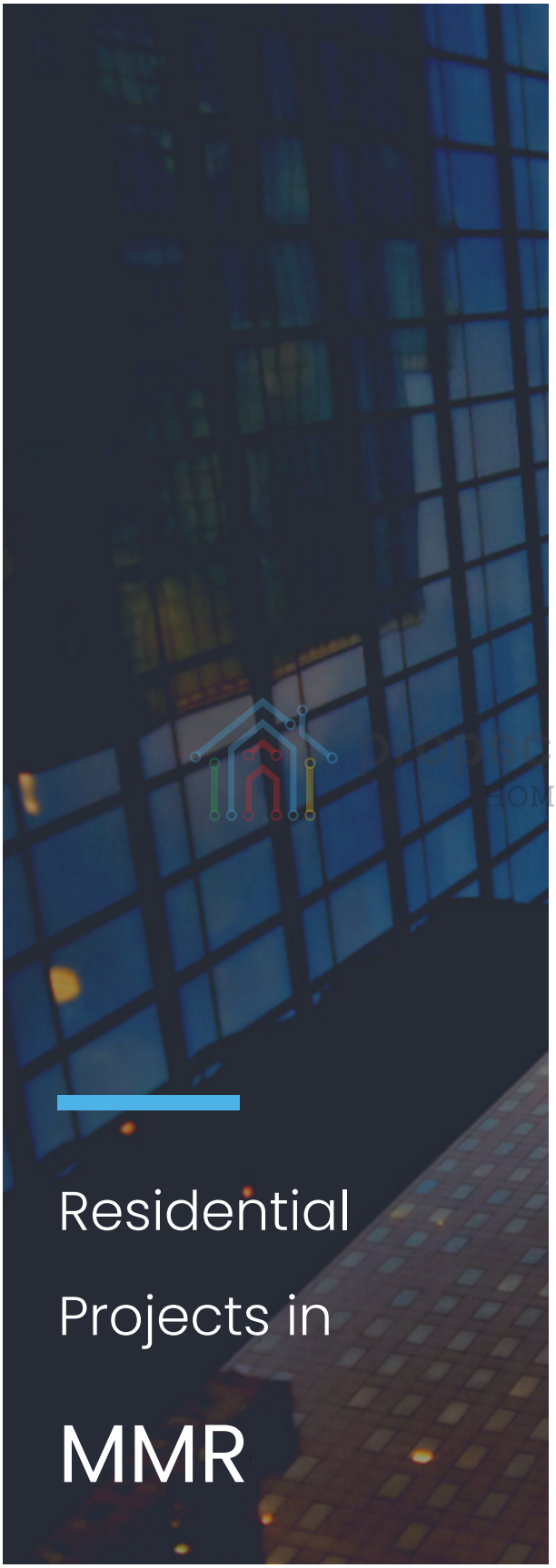
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# PROP REPORT




**Raunak Bliss B2**

MahaRERA Number : P51700020244



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 Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

| Post Office | Police Station | Municipal Ward |
|---|---|---|
| NA | Kasarwadawali Police Station | NA |

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## 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 76 AQI and the noise pollution is 0 to 50 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **29.7 Km**
- Haware Citi Bus Stop **650 Mtrs**
- Thane Railway Station **10.8 Km**
- Ghodbunder Rd **1.4 Km**
- Vedant Super Speciality Hospital G.B.Road **1.7 Km**
- New Horizon Scholar's School **2.4 Km**
- Big Mall **1.9 Km**
- D-Mart, Ghodbunder Rd **1.4 Km**

RAUNAK BLISS B2

# LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|---|---|---|
| May 2022 | 5 | 1 |

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# BUILDER & CONSULTANTS

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Founded in 1980, the Raunak Group was built with the vision of addressing the housing needs of Mumbai, Pune, Thane and Kalyan. Over the years, the company has successfully constructed and developed a variety of township projects spanning over 4.3 million square feet. Currently, they are developing 6.2 million square feet of residential space in MMR. In its thirty of excellence the Raunak Group brand has grown from strength to strength, making it one of the highest ranked and most reputable real estate developer in Maharashtra, India.

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

RAUNAK BLISS B2

# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|
| Completed on 30th December, 2029 | 963.57 Sqmt | 1 BHK |

## Project Amenities

| | |
|---|---|
| **Sports** | Multipurpose Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| **Leisure** | Yoga Room / Zone,Senior Citizen Zone,Pet Friendly |
| **Business & Hospitality** | ATM / Bank Attached,Clubhouse |
| **Eco Friendly Features** | Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage,Solar Pannel |

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# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| B2 | 3 | 21 | 8 | 1 BHK | 168 |

| | |
|---|---|
| **First Habitable Floor** | 1st |

## Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire Hose
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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## FLAT INTERIORS

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| Configuration | RERA Carpet Range |
|---|---|
| 1 BHK | 497 sqft |

| | |
|---|---|
| **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,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards |
| **Finishing** | Luster Finish Paint,False Ceiling,Laminated flush doors |
| **HVAC Service** | NA |
| **Technology** | Optic Fiber Cable |
| **White Goods** | NA |

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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 1 BHK | -- | -- | INR 5500000 |

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

| GST | Stamp Duty | Registration |
|---|---|---|
| 1% | 5% | 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** | Construction Linked Payment |
| **Bank Approved Loans** | Axis Bank,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IndusInd Bank,PNB Housing Finance Ltd,Punjab & Sind Bank,SBI Bank |

**Transaction History**

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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 | 73 |
| Connectivity | 65 |
| Infrastructure | 86 |
| Local Environment | 100 |
| Land & Approvals | 56 |
| Project | 71 |
| People | 55 |
| Amenities | 70 |
| Building | 63 |
| Layout | 53 |
| Interiors | 63 |
| Pricing | 40 |
| Total | 66/100 |

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