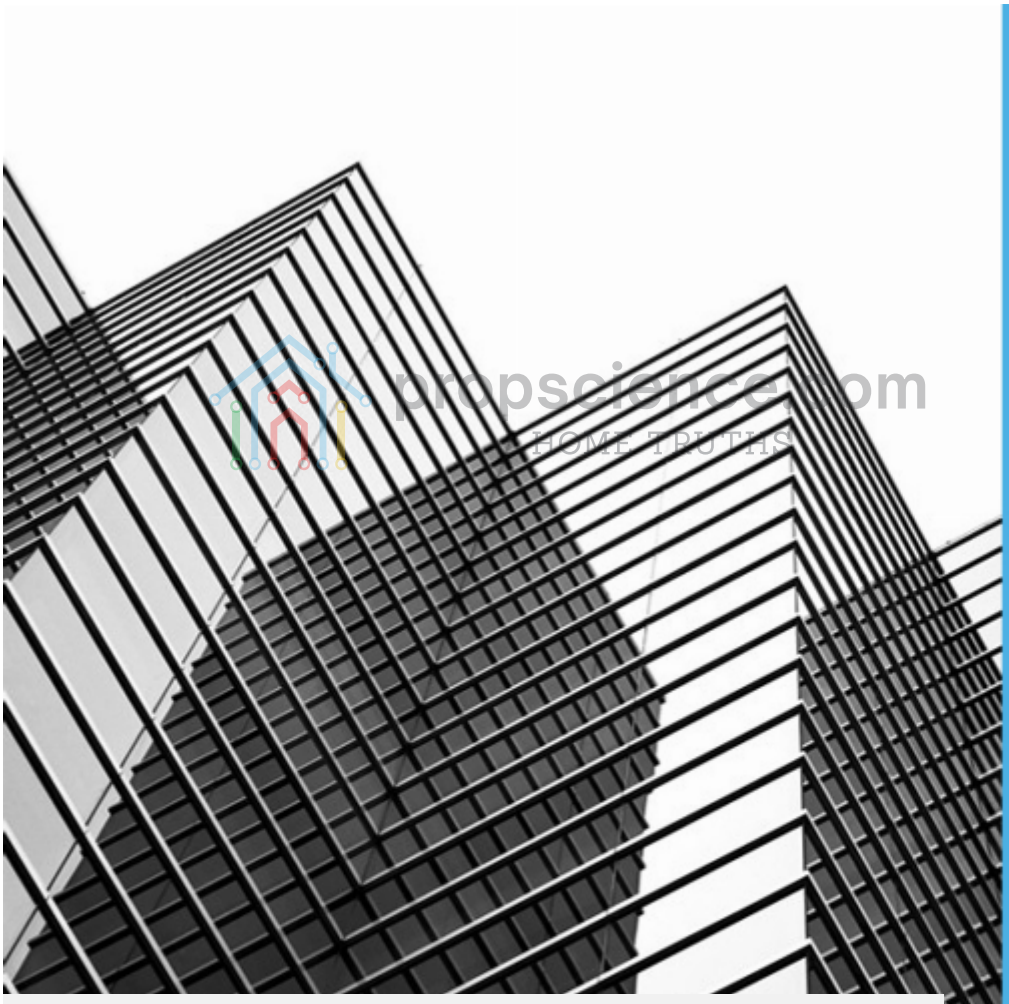
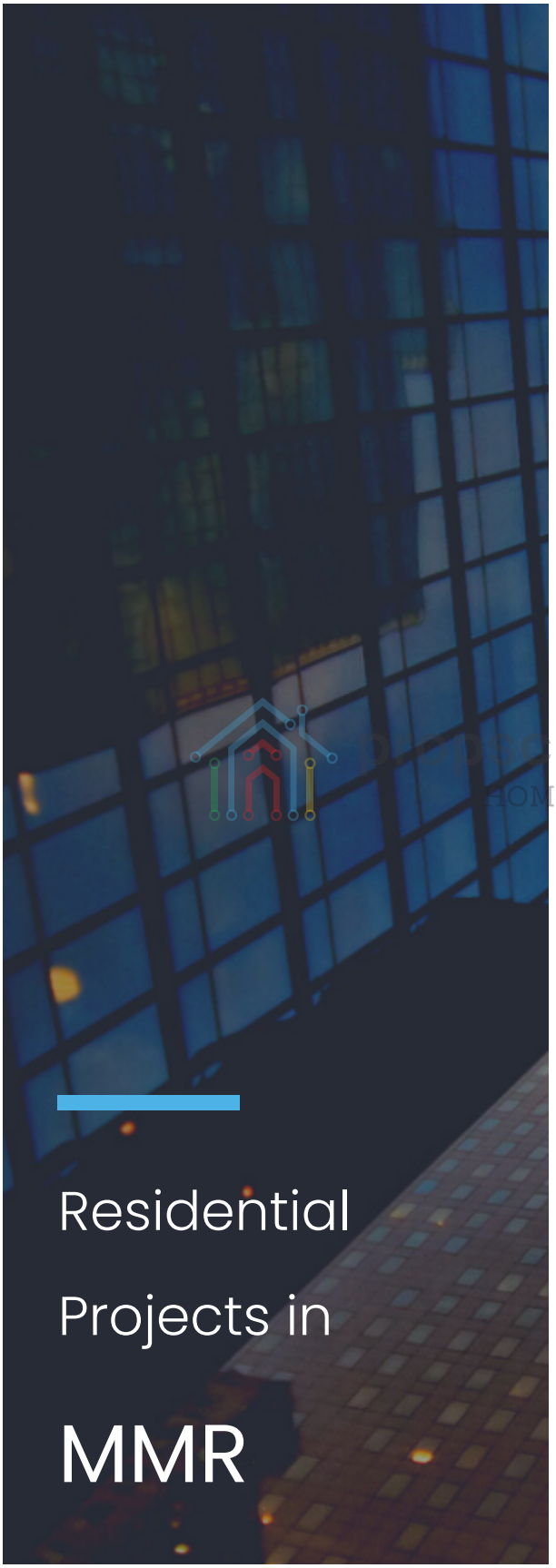
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PROP REPORT



PNK Coral

MahaRERA Number : P51700018543



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 Mira Road East. Mira Road West is a locality of the Mira-Bhayandar Municipal Corporation, that is a part of the Thane district of the state of Maharashtra. Its an undeveloped locality of Mira Bhayandar compromising of several government regulated Salt Pans, marshes, and mangroves. This locality does not have any residential or commercial developments. It is connected to the rest of the city and the city of Mumbai via the Mumbai Suburban district railway line.

Post Office	Police Station	Municipal Ward
Mira Road	Kanikya	NA

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Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

Connectivity & Infrastructure

- International Airport **24.5 Km**
- Mira Road Railway Station **2.2 Km**
- Thunga Hospital **750 Mtrs**
- RBK Global School **1.8 Km**
- Maxus Mall **2.3 Km**
- Star Bazaar **700 Mtrs**

LAND & APPROVALS

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

PNK CORAL

BUILDER & CONSULTANTS

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The PNK Group has placed its stamp of trust and perfection on some of Mira Road's most prestigious landmarks for more than three decades. The company is known for its dedication to Quality, Professionalism, and a Dynamic Spirit. With the best architectural planning, quality materials, and technical knowledge, the PNK Group looks forward to providing new avenues of contemporary living and introducing entire new habits of lifestyle and luxury to absolute client satisfaction. PNK Group's ultimate goal is to create the customer's dream house in the most efficient and timely manner feasible.With almost 6000 families living in PNK Group projects, the company is confident in its ability to carry on the tradition – in new forms, new places, and newer methods – and is planning projects with more than 1000 houses in the near future.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PNK CORAL

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2025	8400 Sqmt	1 BHK

Project Amenities

Sports	NA
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Coral	1	5	3	1 BHK	15

First Habitable Floor	1st

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

PNK CORAL

FLAT INTERIORS

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Configuration	RERA Carpet Range
1 BHK	354 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform

Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 3450000

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

GST	Stamp Duty	Registration
5%	3%	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	NA
Bank Approved Loans	IDBI Bank,Indialbulls Home Loans

Transaction History

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

PNK CORAL

PROJECT PROPSCORE

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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	33

Infrastructure	86
Local Environment	30
Land & Approvals	50
Project	68
People	39
Amenities	36
Building	53
Layout	38
Interiors	53
Pricing	30
Total	**49/100**

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