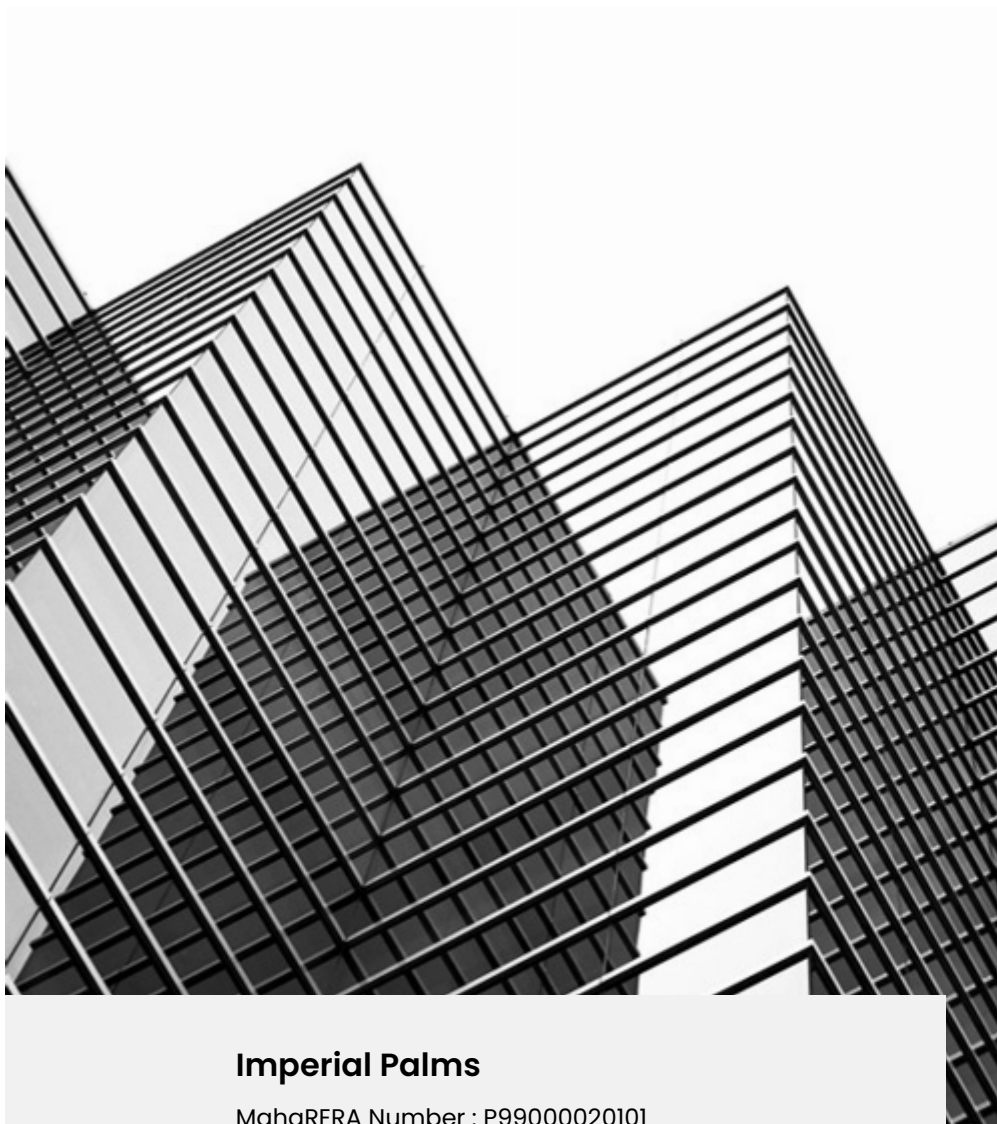


propscience.com

# PROP REPORT



**Imperial Palms**

MahaRERA Number : P99000020101



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 East IE	Vasai Police Station	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 125 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **45 Km**
- Valiv Naka, Golani Naka **600 Mtrs**
- Vasai Railway Station **6 Km**
- Sativali NH 48 **3 Km**
- Platinum Hospital **3 Km**
- Vidya Vikasini English High School & Junior College **3 Km**
- The Capital Mall **7 Km**
- The Capital Mall **7 Km**

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
August 2021	NA	1

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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 December, 2023	1.60 Acre	1 BHK,2 BHK

### Project Amenities

Sports	Kids Play Area
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<b>Leisure</b>	Senior Citizen Zone,Pet Friendly
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation,Water Storage

## IMPERIAL PALMS

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Mukund Apartment 1-A Wing	1	4	4	1 BHK,2 BHK	16
Mukund Apartment 1-B Wing	1	3	4	1 BHK,2 BHK	12
Mukund Apartment 2-A Wing	2	15	4	1 BHK,2 BHK	60
Mukund Apartment 2-B Wing	1	5	4	1 BHK,2 BHK	20

First Habitable Floor

1st floor

## Services & Safety

- **Security** : Society Office, Security Staff
- **Fire Safety** : Sprinkler System
- **Sanitation** : There are nallas / contaminated water outlets near the project
- **Vertical Transportation** : High Speed Elevators

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	343 - 362 sqft
2 BHK	557 sqft
1 BHK	343 - 362 sqft
2 BHK	557 sqft
1 BHK	343 - 362 sqft
2 BHK	557 sqft

1 BHK	343 - 362 sqft
2 BHK	557 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Road View / No View

<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Brass Joinery, Concealed copper wiring, Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint, False Ceiling, Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	Modular Kitchen

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COMMERCIALS



Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 8454.81	--	INR 2900000 to 3150000
2 BHK	INR 8258.53	--	INR 4600000

**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

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,HDFC Bank,ICICI Bank,IDBI Bank,PNB Housing Finance Ltd,SBI Bank

### Transaction History

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



# 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	65
Infrastructure	64
Local Environment	80
Land & Approvals	50
Project	76
People	39
Amenities	30

<b>Building</b>	65
<b>Layout</b>	45
<b>Interiors</b>	63
<b>Pricing</b>	50
<b>Total</b>	<b>57/100</b>

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