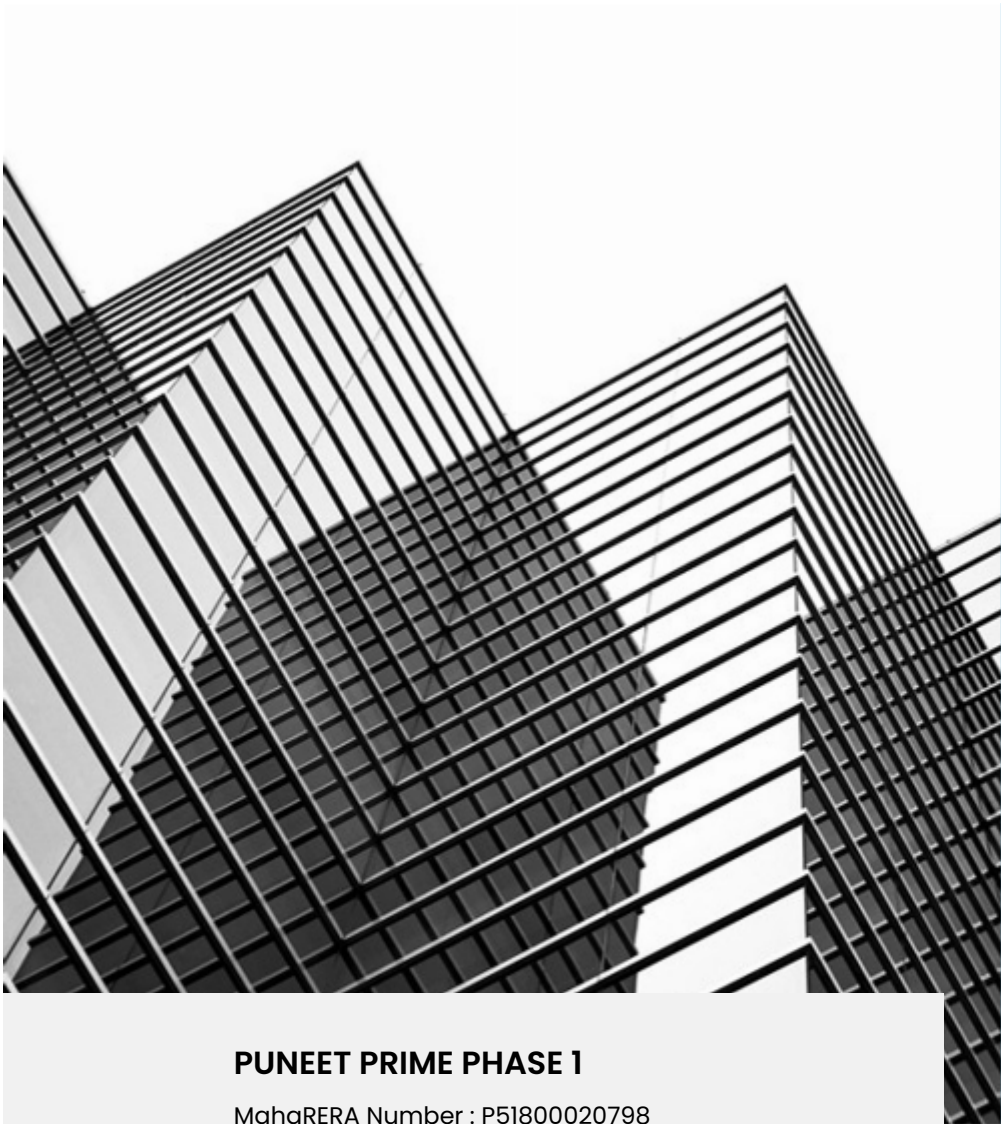


propscience.com

# PROP REPORT



**PUNEET PRIME PHASE 1**

MahaRERA Number : P51800020798



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 Kurla (East). Kurla is a neighbourhood of East Mumbai, India. Kurla may be divided into two parts: Kurla (East) and Kurla (West), It is the headquarters of the Kurla taluka of Mumbai Suburban district. Kurla East is bordered by the suburban neighbourhoods of Chunabhatti in the south, Chembur in the East and Ghatkopar in the North. The Eastern Express Highway is the main thoroughfare for Kurla East.

| Post Office | Police Station       | Municipal Ward |
|-------------|----------------------|----------------|
| Nehru Nagar | Kurla Police Station | Ward L         |

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 32 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **7.4 Km**
- Nehru Nagar Kurla Bus Station (E) **240 Mtrs**
- Kurla Railway Station **3.2 Km**
- Eastern Express Highway **1.7 Km**
- Sushrut Hospital & Research Centre **1.3 Km**
- Vivekanand Education Society's Swami Vivekanand Vidyalaya & Kanishtha Mahavidyalaya **650 Mtrs**
- Phoenix Marketcity **4.2 Km**
- BANIYA SUPER MART, Shop No C1,C2 Babavihar Angolimala **170 Mtrs**

# LAND & APPROVALS

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

PUNEET PRIME PHASE 1

# BUILDER & CONSULTANTS

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

PUNEET PRIME PHASE 1

# PROJECT & AMENITIES

| Time Line                        | Size         | Typography |
|----------------------------------|--------------|------------|
| Completed on 31st December, 2024 | 1536.70 Sqmt | 1 BHK      |

## Project Amenities

|                                   |  |
|-----------------------------------|--|
| <b>Sports</b>                     | Multipurpose Court,Jogging Track,Kids Play Area,Kids Gym,Gymnasium                           |
| <b>Leisure</b>                    | Yoga Room / Zone,Steam Room,Spa,Library / Reading Room,Senior Citizen Zone                   |
| <b>Business &amp; Hospitality</b> | Banquet Hall,Conference / Meeting Room,Party Lawn,Clubhouse                                  |
| <b>Eco Friendly Features</b>      | Rain Water Harvesting,Landscaped Gardens,Eco Friendly Paint,Charging Ports - Electrical Cars |

### PUNEET PRIME PHASE 1

## BUILDING LAYOUT

| Tower Name                   | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------------------------|-----------------|--------------|-----------------|----------------|----------------|
| PUNEET PRIME PHASE 1         | 6               | 5            | 12              | 1 BHK          | 60             |
| <b>First Habitable Floor</b> |                 |              |                 |                | NA             |

## Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Security Staff,MyGate / Security Apps
- **Fire Safety** : Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Goods Lift

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## FLAT INTERIORS

|   |  |
|---|--|
| <b>Configuration</b>                    | <b>RERA Carpet Range</b>   |
| 1 BHK                                   | 372 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> | Kitchen Platform,Light Fittings,Brass Joinery,Electrical Sockets / Switch Boards |
| <b>Finishing</b>                        | Dry Walls,False Ceiling  |

|                     |   |
|---------------------|---|
| <b>HVAC Service</b> | Split / Box A/C Provision   |
| <b>Technology</b>   | WIFI enabled,Optic Fiber Cable  |
| <b>White Goods</b>  | Geyser,Water Purifier,Washing Machine & Dryer,Refrigerator,Microwave Oven |

PUNEET PRIME PHASE I

## COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price   |
|---------------|---------------|-----------------|-------------|
| 1 BHK         | --            | --              | INR 8500000 |

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

| GST        | Stamp Duty      | Registration  |
|------------|-----------------|---------------|
| 5%         | 5%              | INR 30000     |
| Floor Rise | Parking Charges | Other Charges |
| NA         | INR 0           | INR 0         |

|                            |   |
|----------------------------|---|
| <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> | YES Bank  |

### Transaction History

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.

| <b>Category</b>     | <b>Score</b> |
|---------------------|--------------|
| <b>Place</b>        | 48           |
| <b>Connectivity</b> | 73           |



|                             |               |
|-----------------------------|---------------|
| <b>Infrastructure</b>       | 84            |
| <b>Local Environment</b>    | 100           |
| <b>Land &amp; Approvals</b> | 44            |
| <b>Project</b>              | 69            |
| <b>People</b>               | 43            |
| <b>Amenities</b>            | 60            |
| <b>Building</b>             | 69            |
| <b>Layout</b>               | 45            |
| <b>Interiors</b>            | 80            |
| <b>Pricing</b>              | 40            |
| <b>Total</b>                | <b>63/100</b> |

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PUNEET PRIME PHASE 1

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