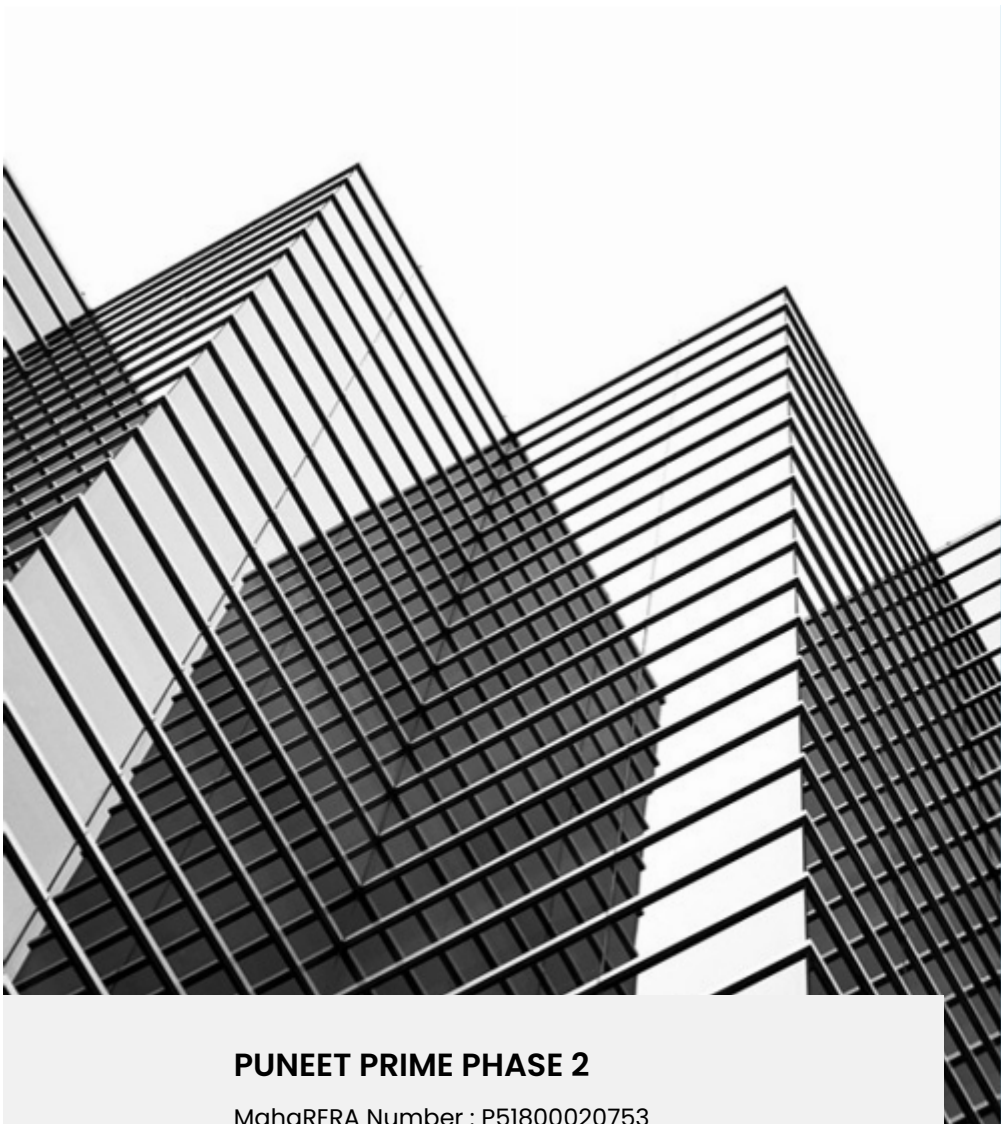


propscience.com

# PROP REPORT



**PUNEET PRIME PHASE 2**

MahaRERA Number : P51800020753



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

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

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# BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
IndusInd Bank	NA	NA

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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st August, 2024	1118.42 Sqmt	1 BHK,2 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 2

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
PUNEET PRIME PHASE 2	4	14	6	1 BHK, 2 BHK	84

<b>First Habitable Floor</b>	2nd Floor
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## 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 nallas / slums / gutters / sewers
- **Vertical Transportation** : High Speed Elevators, Goods Lift

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	394 sqft
2 BHK	511 sqft

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

Flooring	Wooden Flooring, Anti Skid Tiles
Joinery, Fittings & Fixtures	Kitchen Platform, Stainless Steel Sink, Brass Joinery, Safety door, Electrical Sockets / Switch Boards

<b>Finishing</b>	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,False Ceiling
<b>HVAC Service</b>	NA
<b>Technology</b>	WIFI enabled,Optic Fiber Cable
<b>White Goods</b>	Modular Kitchen,Water Purifier,Microwave Oven

PUNEET PRIME PHASE 2

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 8600000
2 BHK	--	--	INR 11700000

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

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

NA	INR 0	INR 0
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<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,DHFL Bank,HDFC Bank,ICICI Bank,IndusInd Bank,Kotak Bank,SBI 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.

Category	Score
Place	48



<b>Connectivity</b>	73
<b>Infrastructure</b>	84
<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	44
<b>Project</b>	71
<b>People</b>	48
<b>Amenities</b>	60
<b>Building</b>	69
<b>Layout</b>	45
<b>Interiors</b>	70
<b>Pricing</b>	40
<b>Total</b>	<b>63/100</b>

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PUNEET PRIME PHASE 2

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