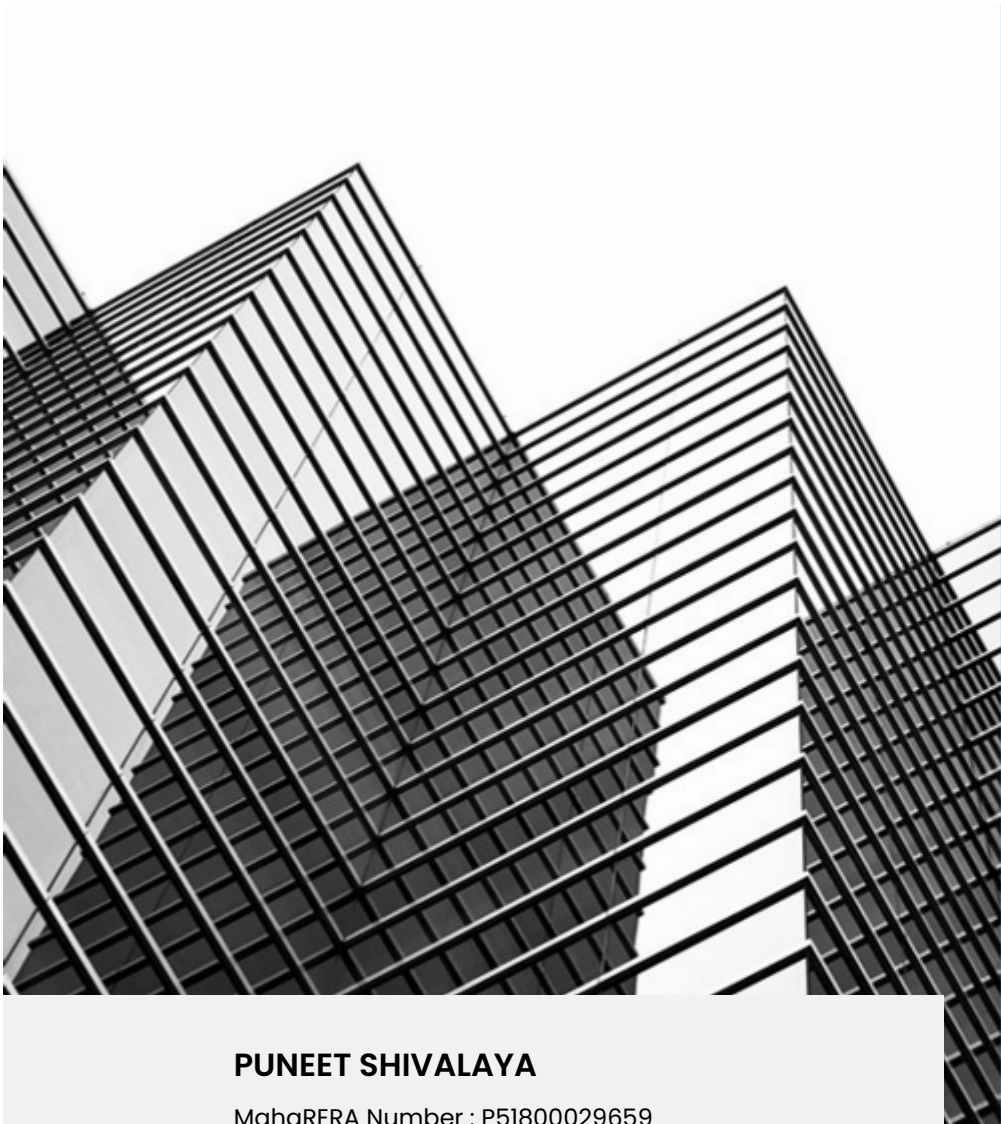


propscience.com

PROP REPORT



PUNEET SHIVALAYA

MahaRERA Number : P51800029659



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 Vikhroli (East). Vikhroli is a suburb of Mumbai located on the northeastern side of the city. It is also home to one of the largest mangrove forests in Maharashtra. Vikhroli East is a developing locality in the eastern part of the Mumbai comprising of multi-storey residential as well as commercial developments. It is home to a number of churches and temples. It is a growing area driven by proximity to various business parks, SEZs, IT parks, and industrial areas.

Post Office	Police Station	Municipal Ward
Tagore Nagar	Vikhroli Police Station	Ward S

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 112 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **11 Km**
- Tagore Nagar Bus Stop **1 Km**
- Vikhroli Railway Station **1.1 Km**
- Vikhroli Flyover, Vikhroli **750 Mtrs**
- Modi General Hospital & ICCU **400 Mtrs**
- Abhay International School **1.8 Km**
- R City Mall **5.5 Km**
- Aple Ghar Super Market **290 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
Bajaj Finance Ltd	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2025	0.25 Acre	1 BHK,1.5 BHK,2 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area,Reflexology Park
Business & Hospitality	Clubhouse
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	4	23	5	1 BHK,1.5 BHK,2 BHK	115
Wing B	4	23	5	1 BHK,1.5 BHK,2 BHK	115

First Habitable Floor	2nd Floor
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Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety** : CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	380 - 418 sqft
1.5 BHK	438 - 455 sqft
2 BHK	536 - 538 sqft
1 BHK	380 - 418 sqft
1.5 BHK	438 - 455 sqft
2 BHK	536 - 538 sqft

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

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink
Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Water Purifier

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1.5 BHK	--	--	INR 9200000 to 10000000

1 BHK	--	--	INR 7000000 to 8900000
2 BHK	--	--	INR 10500000 to 11200000

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

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 India,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,Kotak Bank,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	48
Connectivity	83
Infrastructure	72
Local Environment	80
Land & Approvals	36
Project	66
People	43
Amenities	48

Building	55
Layout	45
Interiors	63
Pricing	40
Total	56/100

PUNEET SHIVALAYA

Disclaimer

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