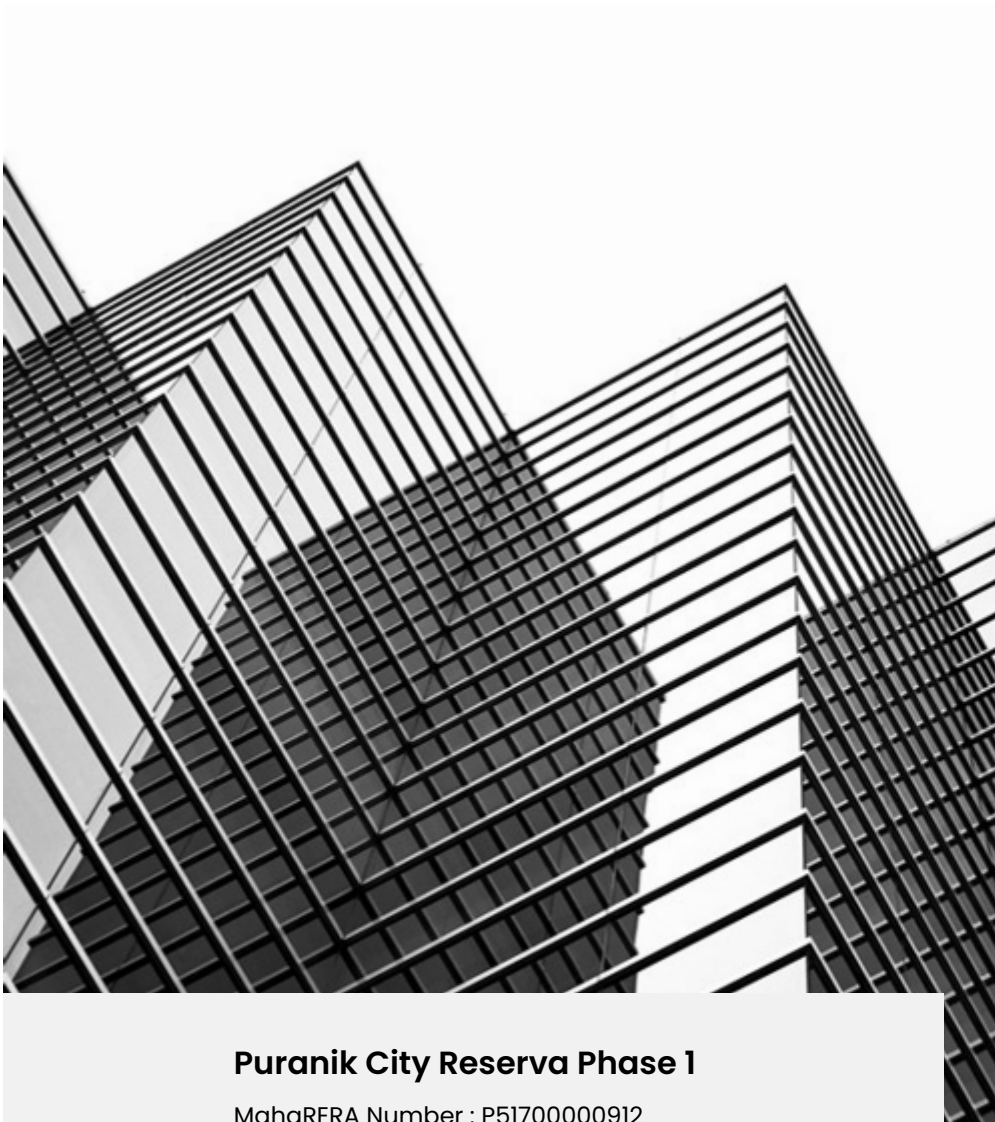


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# PROP REPORT



**Puranik City Reserva Phase 1**

MahaRERA Number : P51700000912



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 Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is a major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

Post Office	Police Station	Municipal Ward
NA	Manpada 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 35 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **29.8 Km**
- Owale Bus Stop **850 Mtrs**
- Thane Railway Station **11.0 Km**
- GB Road **2.0 Km**
- Vedant Hospital, Owale **900 Mtrs**
- New Horizon Scholar's School **2.1 Km**
- Big Mall -Thane **1.9 Km**
- D-Mart, Ghodbunder Rd **2.0 Km**

PURANIK CITY RESERVA

PHASE 1

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
November 2022	16	3

PURANIK CITY RESERVA

PHASE 1

## BUILDER & CONSULTANTS

Puranik Builders Limited is a leading real estate company providing comprehensive residential and commercial solutions across various categories. Established in 1990, we have successfully developed over 4.21 Lakh sq.mt over two decades, while over 9.88 Lakh sq.mt. are under construction.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PURANIK CITY RESERVA

PHASE 1

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2028	25447.32 Sqmt	1 BHK,2 BHK,Studio

## Project Amenities

<b>Sports</b>	Multipurpose Court,Kids Play Area,Gymnasium
<b>Leisure</b>	Yoga Room / Zone,Pet Friendly
<b>Business &amp; Hospitality</b>	Clubhouse
<b>Eco Friendly Features</b>	Rain Water Harvesting,Landscaped Gardens,Water Storage

PURANIK CITY RESERVA  
PHASE 1

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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T4	3	37	8	1 BHK,2 BHK	296
T5	3	37	8	1 BHK,2 BHK	296
T1	3	42	7	1 BHK,2 BHK,Studio	294
T3	3	42	7	1 BHK,2 BHK	294
First Habitable Floor					3rd

## Services & Safety

- **Security** : Society Office,Security System / CCTV,Intercom Facility
- **Fire Safety** : Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

PURANIK CITY RESERVA  
PHASE 1

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	411 sqft

2 BHK	584 - 627 sqft
1 BHK	411 sqft
2 BHK	584 - 627 sqft
1 BHK	421 - 447 sqft
2 BHK	566 - 594 sqft
Studio	277 - 317 sqft
1 BHK	411 sqft
2 BHK	584 - 627 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Open Grounds / Landscape / Project Amenities

<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings, Kitchen Platform
<b>Finishing</b>	Laminated flush doors, Double glazed glass windows
<b>HVAC Service</b>	NA

<b>Technology</b>	WIFI enabled
<b>White Goods</b>	NA

PURANIK CITY RESERVA  
PHASE 1

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 10830.32	INR 3000000	INR 3500000 to 4000000
1 BHK	INR 12351.54	INR 5200000	INR 6200000 to 6600000
2 BHK	INR 12671.23	INR 7200000	INR 8800000 to 10000000

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

GST	Stamp Duty	Registration
1%	6%	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>	Axis Bank,Bank of Baroda,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans,PNB Housing Finance Ltd,SBI Bank

### Transaction History

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

PURANIK CITY RESERVA  
PHASE 1

## 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>	73
<b>Connectivity</b>	65
<b>Infrastructure</b>	86
<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	56
<b>Project</b>	70
<b>People</b>	56
<b>Amenities</b>	48
<b>Building</b>	65
<b>Layout</b>	53
<b>Interiors</b>	53
<b>Pricing</b>	40
<b>Total</b>	<b>64/100</b>

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