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# PROP REPORT



**Raunak Serene**

MahaRERA Number : P51700045210



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 Vartak Nagar. Vartak Nagar is a locality in the city of Thane. Pokhran No. 1 passes through the area and joins Pokhran No. 2 at Lake Upvan. A large part of Vartak Nagar is covered by 63 acres of MHADA colonial buildings. These buildings are occupied by industrial workers employed by manufacturing units in and around Thane. Some well-known companies, such as Raymond, Kores, Voltas, NRB Bearing, Blue Star, etc., have branches in Vartak Nagar and the neighbouring areas. The famous landmark in the area is the Sai Baba Temple. Schools in the area include Sulochana Devi Singhania High School, Little Flower High School, Brahman Vidyalaya, Smt Savitri Devi Thirani School, and College. Due to remodelling and new real estate development, the area is gradually transforming. The locality is well connected by roads as the Eastern Expressway is very near and the nearest railway station is Thane.

Post Office	Police Station	Municipal Ward
Jekegram	Vartaknagar 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 Terminus, Chhatrapati Shivaji Terminus Area, Fort, Mumbai, Maharashtra 400001 **37 Km**
- Shivai Nagar **300 Mtrs**
- Thane Station **5.4 Km**
- Eastern Express Hwy **2.1 Km**
- Jupiter Hospital **2.7 Km**
- Smt. Sulochanadevi Singhania School **1.7 Km**
- Viviana Mall **2.5 Km**
- DMart Manpada **3.2 Km**

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## LAND & APPROVALS

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Last updated on the Maharashtra RERA website	On-Going Litigations	RERA Registered Complaints
November 2022	NA	1

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# BUILDER & CONSULTANTS

Founded in 1980, the Raunak Group was built with the vision of addressing the housing needs of Mumbai, Pune, Thane and Kalyan. Over the years, the company has successfully constructed and developed a variety of township projects spanning over 4.3 million square feet. Currently, they are developing 6.2 million square feet of residential space in MMR. In its thirty of excellence the Raunak Group brand has grown from strength to strength, making it one of the highest ranked and most reputable real estate developer in Maharashtra, India.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2028	500 Sqmt	1 BHK

## Project Amenities

Sports	Badminton Court, Multipurpose Court, Swimming Pool, Gymnasium, Indoor Games Area
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<b>Leisure</b>	Open Stage Theatre,Yoga Room / Zone,Pet Friendly,Sit-out Area,Reflexology Park
<b>Business &amp; Hospitality</b>	Barbeque Pit,Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	Green Zone,Rain Water Harvesting,Landscaped Gardens,Solar Pannel,Charging Ports - Electrical Cars

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Raunak Serene	3	24	7	1 BHK	168

<b>First Habitable Floor</b>	1st
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### Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,MyGate / Security Apps,Earthquake Resistant Design
- **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

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## FLAT INTERIORS

<b>Configuration</b>	<b>RERA Carpet Range</b>
1 BHK	360 - 369 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
<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>	Double glazed glass windows

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

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--		INR 7000000 to 7200000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
1%	6%	INR 30
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
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>	AU Small Finance Bank,Axis Bank,Bajaj Finance Ltd,Bank of Baharain & Kuwait,Bank of Baroda,Bank of India,Canara Bank,Catalyst Trusteeship Limited,Central Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IDBI Trusteeship Services Limited,IIFL Bank,IndusInd Bank,Karur Vysya Bank,L& T Housing Finance Ltd,LIC Housing Finance Ltd,PNB Housing Finance Ltd,RBL Bank,SBI Bank,South India Bank,Standard Chartered Bank,Tata Capital,The Catholic Syrian Bank Ltd,The Saraswat Co-op Bank Ltd,YES Bank



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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	73
Connectivity	65
Infrastructure	84
Local Environment	100
Land & Approvals	44
Project	80
People	46
Amenities	68
Building	65
Layout	53
Interiors	48
Pricing	40
Total	64/100



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