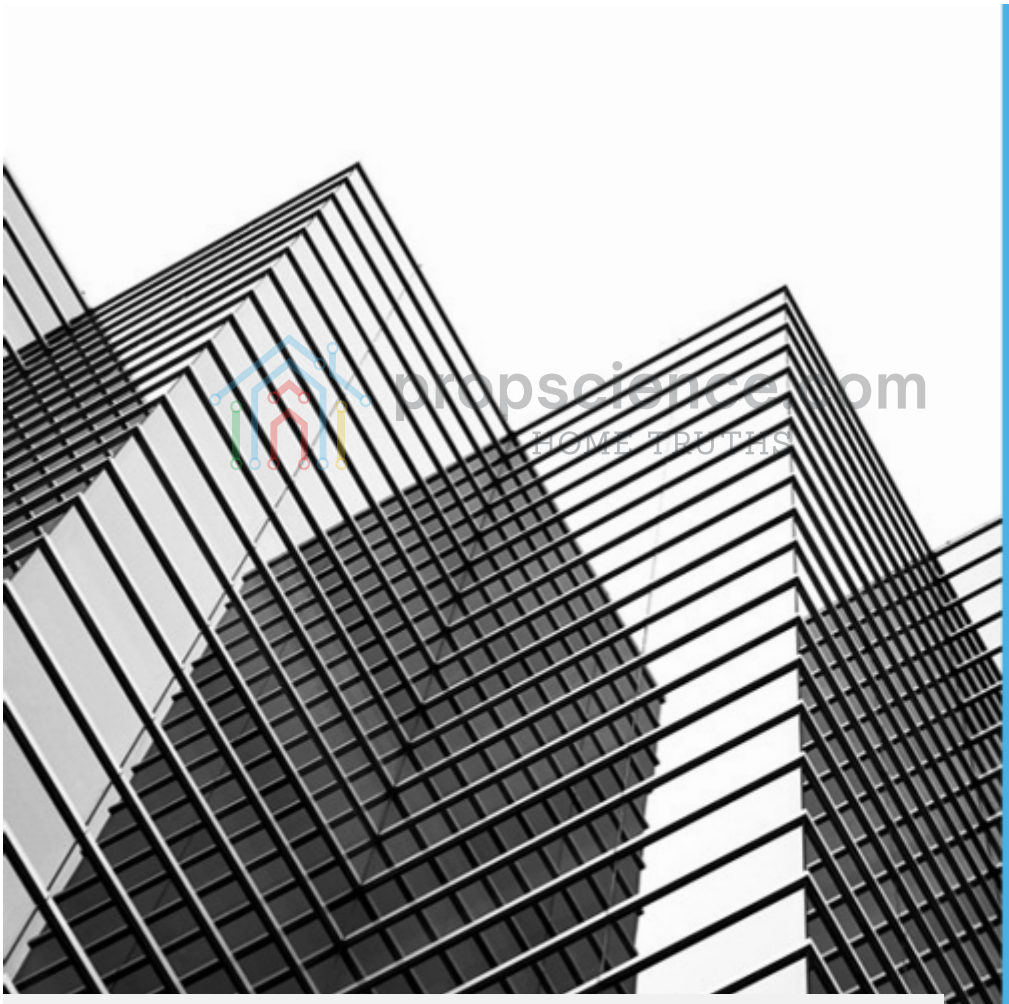
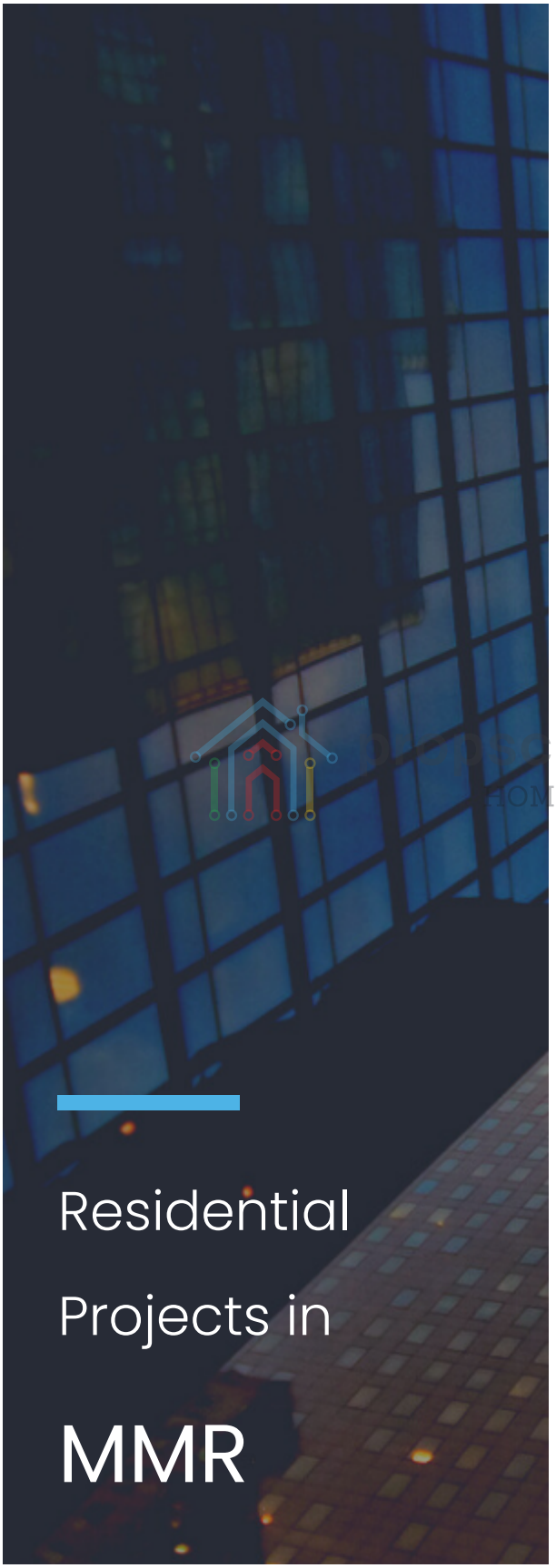
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PROP REPORT



Kothari K D Saicon

MahaRERA Number : P99000003992



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.

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LOCATION

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

Connectivity & Infrastructure

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HOME TRUTHS

- International Airport **36.7 Km**
- Juchandra Railway Station **800 Mtrs**
- Shatayuahi Hospital **3.3 Km**
- Rashmi International School **2.7 Km**
- D'Mart **10.7 Km**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints

NA	3	1

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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HOME TRUTHS

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2022	1718 Sqmt	1 BHK,2 BHK,Studio

Project Amenities

Sports	Kids Play Area
Leisure	Pet Friendly

Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
P-1B	1	5	5	1 BHK,2 BHK,Studio	25
Q 1	1	5	4	1 BHK,Studio	20
P-2C	1	5	5	1 BHK,2 BHK,Studio	25
P-2D	1	5	5	1 BHK,2 BHK,Studio	25
First Habitable Floor					1st

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Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility

- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

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FLAT INTERIORS

Configuration	RERA Carpet Range
Studio	242 sqft
1 BHK	372 sqft
2 BHK	538 sqft
Studio	260 sqft
1 BHK	358 sqft
Studio	242 sqft
1 BHK	350 sqft

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HOME TRUTHS

2 BHK	538 sqft
Studio	288 sqft
1 BHK	377 sqft
2 BHK	574 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	--	--	INR 1573000 to 1872000
1 BHK	--	--	INR 2275000 to 2450500
2 BHK	--	--	INR 3497000 to 3731000

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

GST	Stamp Duty	Registration
0%	4%	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	NA
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans

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.

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Category	Score
Place	73
Connectivity	33
Infrastructure	44
Local Environment	30

Land & Approvals	56
Project	55
People	46
Amenities	36
Building	53
Layout	38
Interiors	53
Pricing	30
Total	**45/100**

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HOME TRUTHS

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