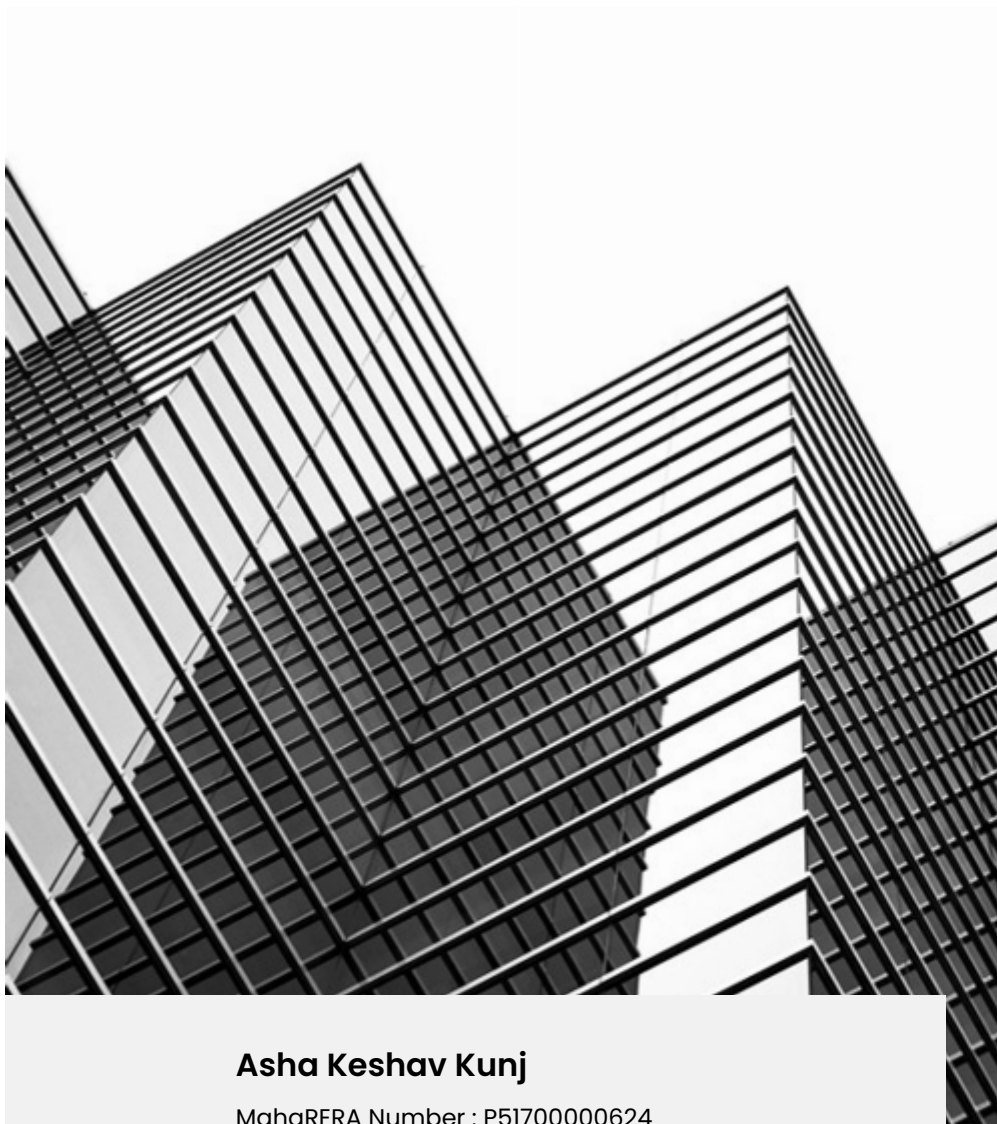


propscience.com

# PROP REPORT



**Asha Keshav Kunj**

MahaRERA Number : P51700000624



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 Seawoods. Seawoods–Darave is a newly developed residential locality on the Harbour Line of the Mumbai Suburban Railway adjacent to the Nerul. The entry and exit subway of the west side of the station is directly connected to Seawoods Grand Central. The area derives its name from the famous Seawoods NRI complex developed by CIDCO for high income and economically rich groups. The area has developed rapidly in recent years, due to its strategic location, having Vashi, Mumbai & Thane in the north and Ulwe, Uran, JNPT & the upcoming international airport towards the south. Seawoods Grand Central by Larsen & Toubro has large office spaces, malls, and an entertainment area. The locality is known to be relatively safe and family friendly, with low crime rates making it an ideal locality for families.

Post Office	Police Station	Municipal Ward
Darave	Nerul Police Station	NA

### Neighborhood & Surroundings

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

### Connectivity & Infrastructure

- Sanpada Railway Station **700 Mtrs**
- New Millenium Multispeciality Hospital **1.9 Km**
- Ryan International School **2.1 Km**
- Seawoods Grand Central Mall **7.3 Km**
- D-Mart **2.5 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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## PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 22nd July, 2018	3 Acre	1 BHK,2 BHK,3 BHK,4 BHK,5 BHK,Studio
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## Project Amenities

<b>Sports</b>	Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	Multipurpose Hall
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower A	2	22	3	2 BHK,3 BHK	66
Tower B	2	22	2	2 BHK,3 BHK,4 BHK,5 BHK	44

Tower C	2	15	6	1 BHK,Studio	90
Tower D	2	10	13	Studio	130
Tower E	2	5	13	Studio	65

First Habitable Floor	1st
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## Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

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## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	745.3 sqft
3 BHK	850.3 – 1000.4 sqft

2 BHK	750 sqft
3 BHK	1200.4 sqft
4 BHK	1500.5 sqft
5 BHK	2100.7 sqft
1 BHK	375 sqft
Studio	230.1 sqft
Studio	270.2 sqft
Studio	265 sqft

<b>Floor To Ceiling Height</b>	NA
<b>Views Available</b>	NA

<b>Flooring</b>	Vitrified 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>	NA
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 23413.33	INR 8780000	INR 9243000
2 BHK	INR 18516.03	INR 13800000	INR 14500000
3 BHK	INR 16619.46	INR 19950000	INR 21000000
4 BHK	INR 16661.11	INR 25000000	INR 26250000
5 BHK	INR 16661.11	INR 35000000	INR 36750000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
0%	4%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>



NA	NA	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>	NA
<b>Bank Approved Loans</b>	Axis Bank,DHFL Bank,HDFC Bank,ICICI 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	73

<b>Connectivity</b>	33
<b>Infrastructure</b>	86
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	48
<b>Project</b>	55
<b>People</b>	39
<b>Amenities</b>	48
<b>Building</b>	53
<b>Layout</b>	47
<b>Interiors</b>	45
<b>Pricing</b>	30
<b>Total</b>	<b>49/100</b>

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