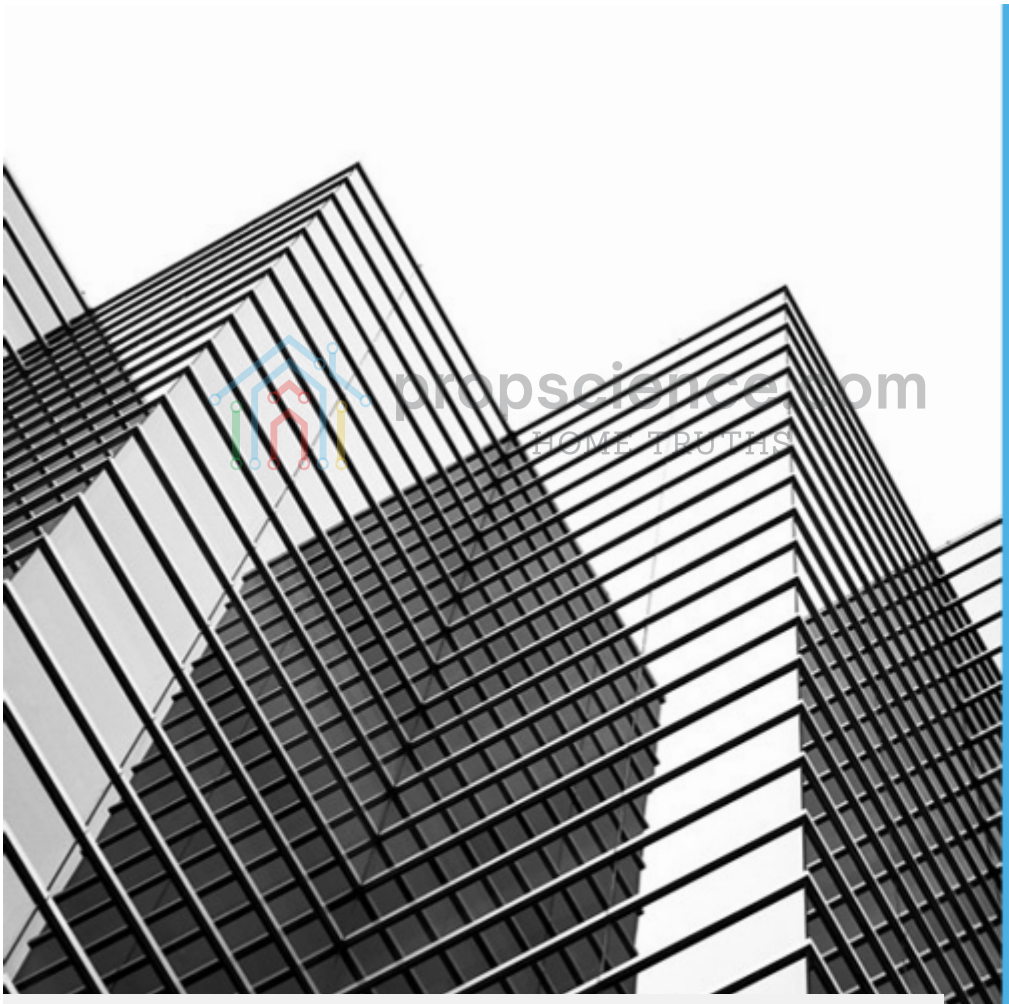
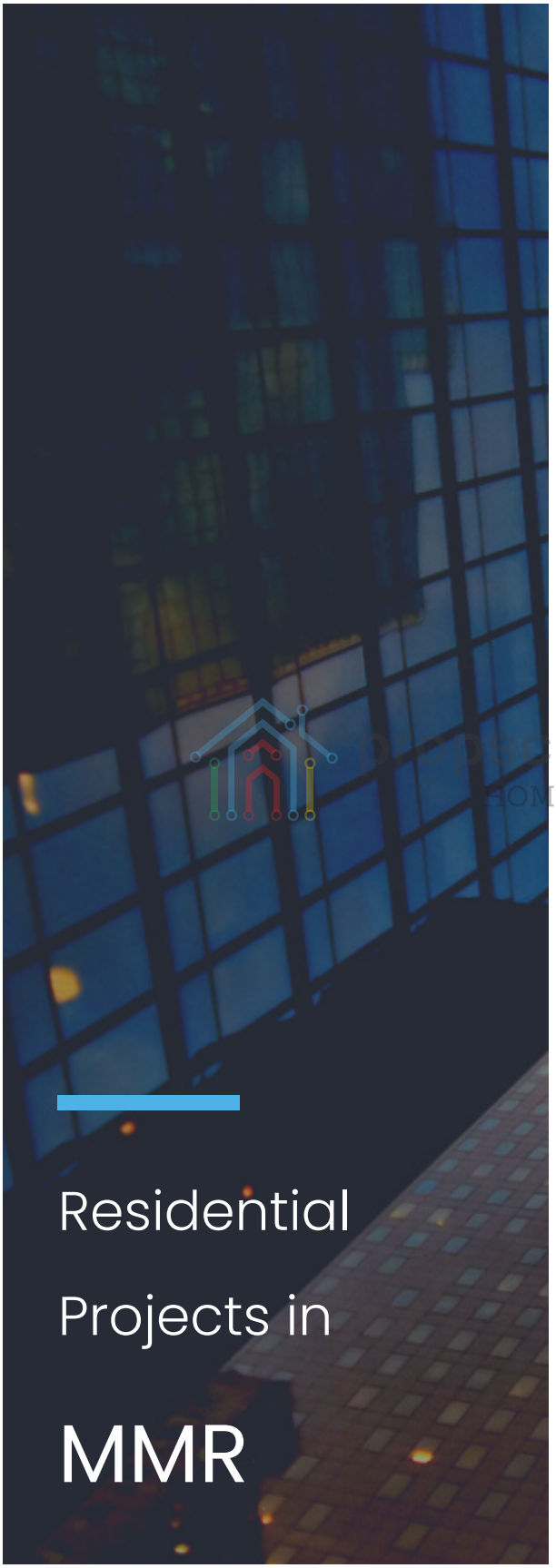
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PROP REPORT



Madhav Palacia Phase-II

MahaRERA Number : P51700009592



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

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 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	NA	NA

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Neighborhood & Surroundings

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

Connectivity & Infrastructure

- International Airport **28.2 Km**
- Thane Railway Station **9.2 Km**
- Hiranandani Hospital **1.9 Km**
- New Horizon Scholar's School **1.1 Km**
- R Mall **5.6 Km**
- Hyper City **2.1 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	1	1

MADHAV PALACIA PHASE-II

BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

MADHAV PALACIA PHASE-II

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 30th December, 2020	8801.62 Sqmt	2 BHK,2.5 BHK,3 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Senior Citizen Zone,Pet Friendly
Business & Hospitality	Visitor's Room
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

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MADHAV PALACIA PHASE-II

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Building A	2	21	4	2 BHK	84
Building B	2	21	6	2 BHK	126

Building C	2	21	4	2 BHK,2.5 BHK,3 BHK	84

First Habitable Floor	1st

Services & Safety

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

MADHAV PALACIA PHASE-II

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HOME TRUTHS

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	501 sqft
2 BHK	591 - 610 sqft
2 BHK	599 sqft
2.5 BHK	668 sqft

3 BHK	757 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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MADHAV PALACIA PHASE-II

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price

2 BHK	--	--	INR 10521000 to 12810000
2.5 BHK	--	--	INR 14028000
3 BHK	--	--	INR 15897000

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

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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,ICICI Bank,IDBI Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd,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	73
Connectivity	15
Infrastructure	72
Local Environment	30
Land & Approvals	56
Project	69
People	39

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Amenities	42
Building	53
Layout	43
Interiors	53
Pricing	30
Total	**48/100**

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