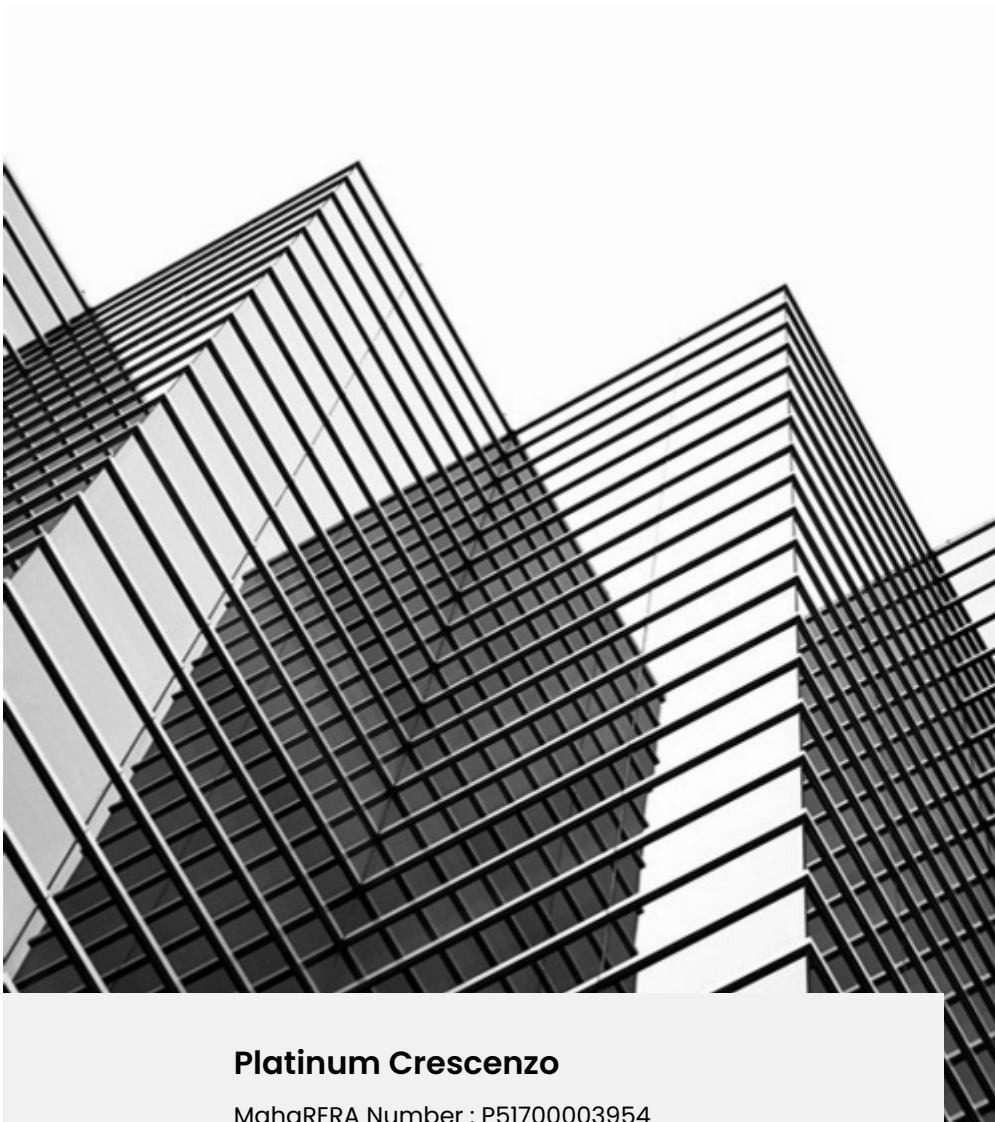


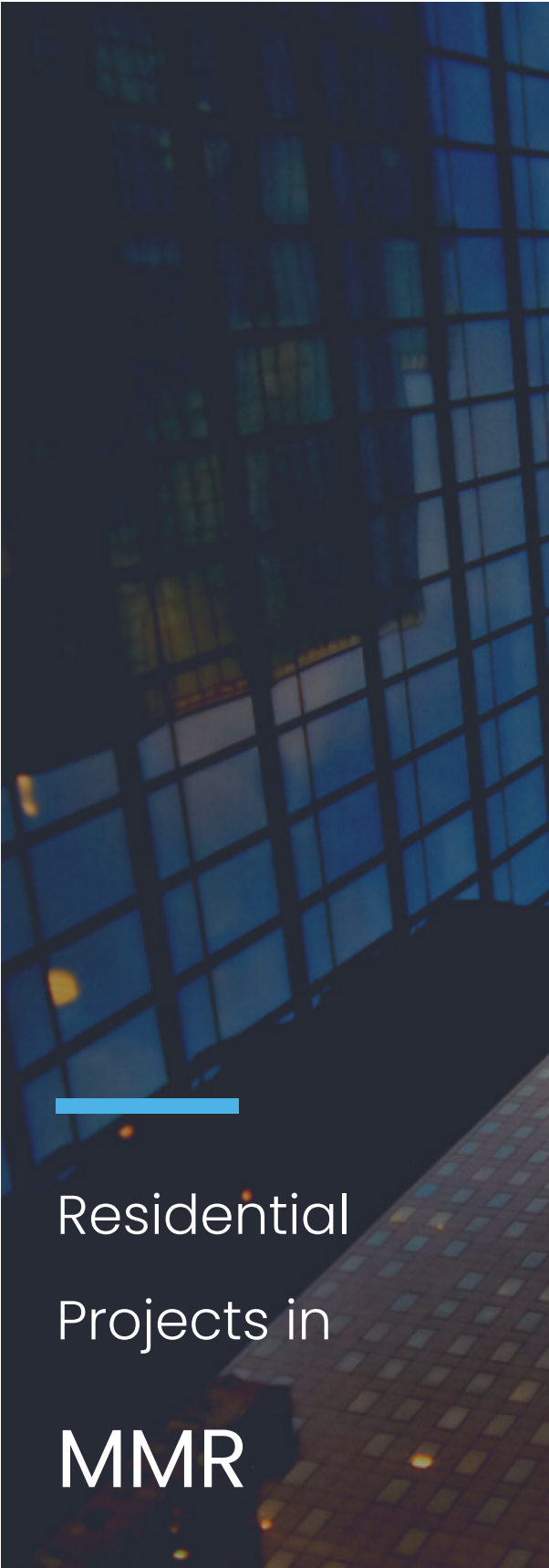
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PROP REPORT



Platinum Crescenzo

MahaRERA Number : P51700003954



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 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
Nerul Node-III	Nerul Police Station	Seawoods

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 30 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **31.8 Km**
- Chhatrapati Shivaji Maharaj International Airport **31.3 Km**
- Bus Stop **400 Mtrs**
- Seawoods Railway Station **850 Mtrs**
- Palm Beach Road **850 Mtrs**
- Suyash Hospital **600 Mtrs**
- Podar International School **450 Mtrs**
- Seawoods Grand Central Mall **700 Mtrs**
- D-Mart **2.8 Km**

PLATINUM CRESCENZO

LAND & APPROVALS

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

PLATINUM CRESCENZO

BUILDER & CONSULTANTS

Platinum Group was founded in 2006, based on the business acumen and two-decade experience of experts such as Dharamshi Patel, Girish Chheda, and Virchand Virsaria. Today, the business is known for pioneering custom lifestyles by setting fresh criteria of client satisfaction with timely execution and delivery of projects. The group has established itself as a renowned real estate developer having produced a large number of residences and developing projects in various regions of Navi Mumbai. They have delivered more than 1550 homes plus and have developed over 1.5 million sq. ft.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PLATINUM CRESCENZO

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2020	2404 Sqmt	2 BHK,3 BHK

Project Amenities

Sports	Cricket Pitch,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
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Leisure	Steam Room,Sauna,Sit-out Area
Business & Hospitality	Clubhouse
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

PLATINUM CRESCENZO

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	2	14	2	2 BHK,3 BHK	28
Wing B	2	14	2	2 BHK,3 BHK	28
First Habitable Floor				3rd	

Services & Safety

- Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- Fire Safety** : Sprinkler System,Fire cylinders
- Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- Vertical Transportation** : High Speed Elevators

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	451 - 464 sqft
3 BHK	547 - 552 sqft
2 BHK	451 - 464 sqft
3 BHK	547 - 552 sqft

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

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows

HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

PLATINUM CRESCENZO

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 46551.72	INR 21000000	INR 22100000 to 22740000
3 BHK	INR 54113.35	INR 29600000	INR 31100000 to 32200000

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	NA	INR 0
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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,HDFC Bank

Transaction History

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

PLATINUM CRESCENZO

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	83
Infrastructure	86
Local Environment	100
Land & Approvals	36
Project	74
People	39
Amenities	70
Building	78
Layout	53
Interiors	73
Pricing	40
Total	67/100

PLATINUM CRESCENZO

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