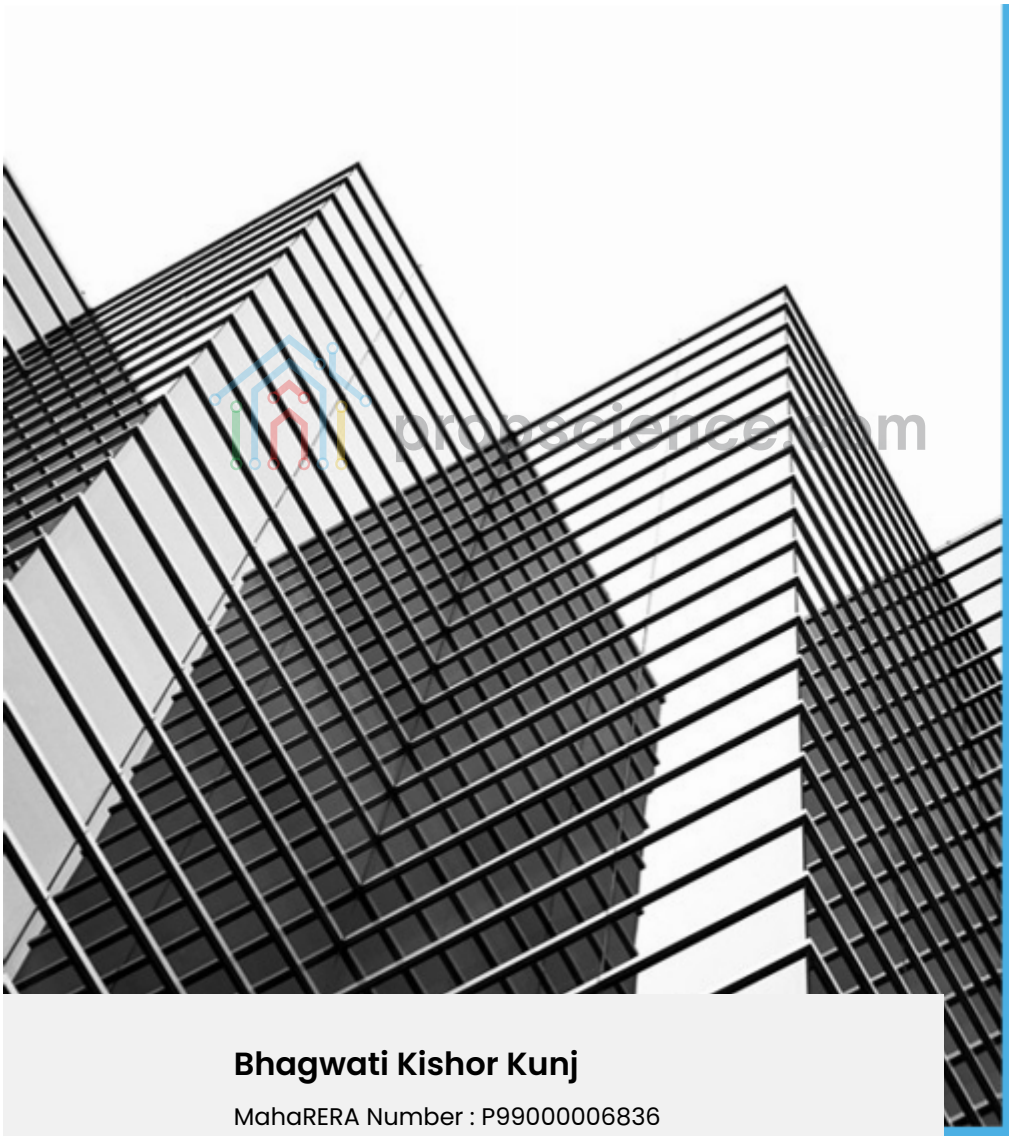
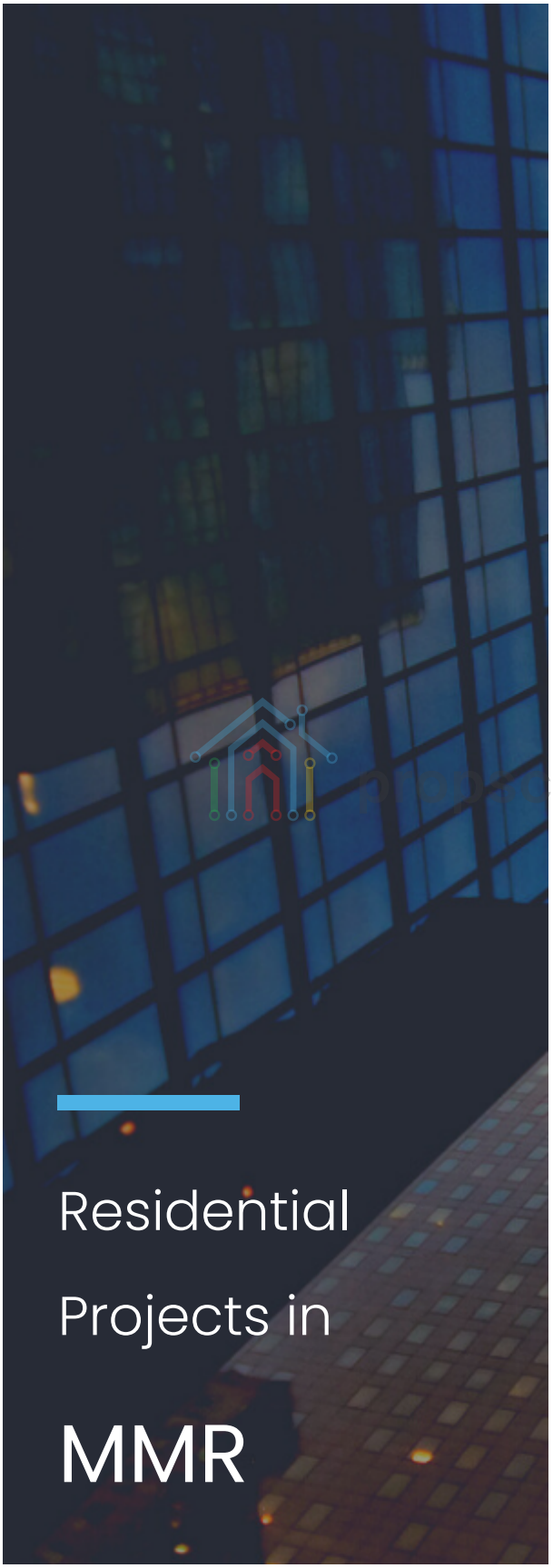
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# PROP REPORT



**Bhagwati Kishor Kunj**

MahaRERA Number : P99000006836




# 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

| Post Office | Police Station | Municipal Ward |
|---|---|---|
| Vasai Road E | 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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- Mumbai International Airport **48 Km**
- Vasai Bus Depot **650 Mtrs**
- Vasai Railway Station **600 Mtrs**
- NH 48 **7.9 Km**
- Breathcare Hospital **1.0 Km**
- St. Francis High School **1.4 Km**
- KT Vision Cinemas **1.2 Km**
- D Mart **3.3 Km**

BHAGWATI KISHOR KUNJ

# LAND & APPROVALS

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

BHAGWATI KISHOR KUNJ

# BUILDER & CONSULTANTS

| Project Funded By | Architect | Civil Contractor |
|---|---|---|
| NA | NA | NA |

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BHAGWATI KISHOR KUNJ

# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|
| Completed on 31st March, 2021 | 427.61 Sqmt | 1 BHK,2 BHK |

## Project Amenities

| | |
|---|---|
| **Sports** | NA |

| | |
|---|---|
| **Leisure** | Senior Citizen Zone,Pet Friendly |
| **Business & Hospitality** | NA |
| **Eco Friendly Features** | Water Storage |

BHAGWATI KISHOR KUNJ

# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| Kishor Kunj | 1 | 5 | 5 | 1 BHK,2 BHK | 25 |

| | |
|---|---|
| **First Habitable Floor** | 1st |

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## Services & Safety

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

BHAGWATI KISHOR KUNJ

# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---|---|
| 1 BHK | 296 sqft |
| 2 BHK | 550 sqft |

| | |
|---|---|
| **Floor To Ceiling Height** | NA |
| **Views Available** | NA |

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| | |
|---|---|
| **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 |

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 1 BHK | -- | -- | INR 3000000 |
| 2 BHK | -- | -- | INR 4500000 |

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

| GST | Stamp Duty | Registration |
|---|---|---|
| 1% | 6% | INR 30000 |

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| 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,Bajaj Finance Ltd,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,SBI Bank |

**Transaction History**

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

BHAGWATI KISHOR KUNJ

# 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** | 55 |
| **Connectivity** | 65 |
| **Infrastructure** | 78 |
| **Local Environment** | 30 |
| **Land & Approvals** | 44 |
| **Project** | 65 |

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| | |
|---|---|
| **People** | 39 |
| **Amenities** | 30 |
| **Building** | 53 |
| **Layout** | 38 |
| **Interiors** | 53 |
| **Pricing** | 30 |
| **Total** | **48/100** |



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