

propscience.com

# PROP REPORT



**Lotus**

MahaRERA Number : P52000020988



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

Post Office	Police Station	Municipal Ward
NA	NA	NA

### Neighborhood & Surroundings

### Connectivity & Infrastructure

- Panvel Hospital **1.8 Km**
- K.E.S. English Medium High School **4.2 Km**
- Panvel Railway Station **3.4 Km**

## LAND & APPROVALS


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

# BUILDER & CONSULTANTS

<b>Project Funded By</b>	<b>Architect</b>	<b>Civil Contractor</b>
NA	NA	NA

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# PROJECT & AMENITIES

<b>Time Line</b>	 <b>propscience.com</b> HOME TRUTHS	<b>Size</b>	<b>Typography</b>
Completed on 31st December, 2021		650 Sqmt	Studio

## Project Amenities

<b>Sports</b>	NA
<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Water Storage

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Lotus	1	5	8	Studio	40
First Habitable Floor					NA

### Services & Safety

- **Security** : Maintenance Staff
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA



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## FLAT INTERIORS

Configuration	RERA Carpet Range
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Studio	158 - 271 sqft
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Floor To Ceiling Height	NA
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Views Available	NA
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Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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Studio	INR 15348.1	--	INR 2425000 to 4270000
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**Disclaimer:** Prices mentioned are approximate value and subject to change.

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
0%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	NA	NA

 <p><b>Festive Offers</b></p>	<p>propscience.com HOME TRUTHS</p> <p>The builder is not offering any festive offers at the moment.</p>
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	NA

### 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 Propcores 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 Propcore is given. The purpose of the Propcore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

Category	Score
Place	53
Connectivity	30
Infrastructure	50
Local Environment	30
Land & Approvals	36
Project	65
People	30
Amenities	36
Building	53
Layout	38



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<b>Interiors</b>	30
<b>Pricing</b>	30
<b>Total</b>	<b>40/100</b>

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