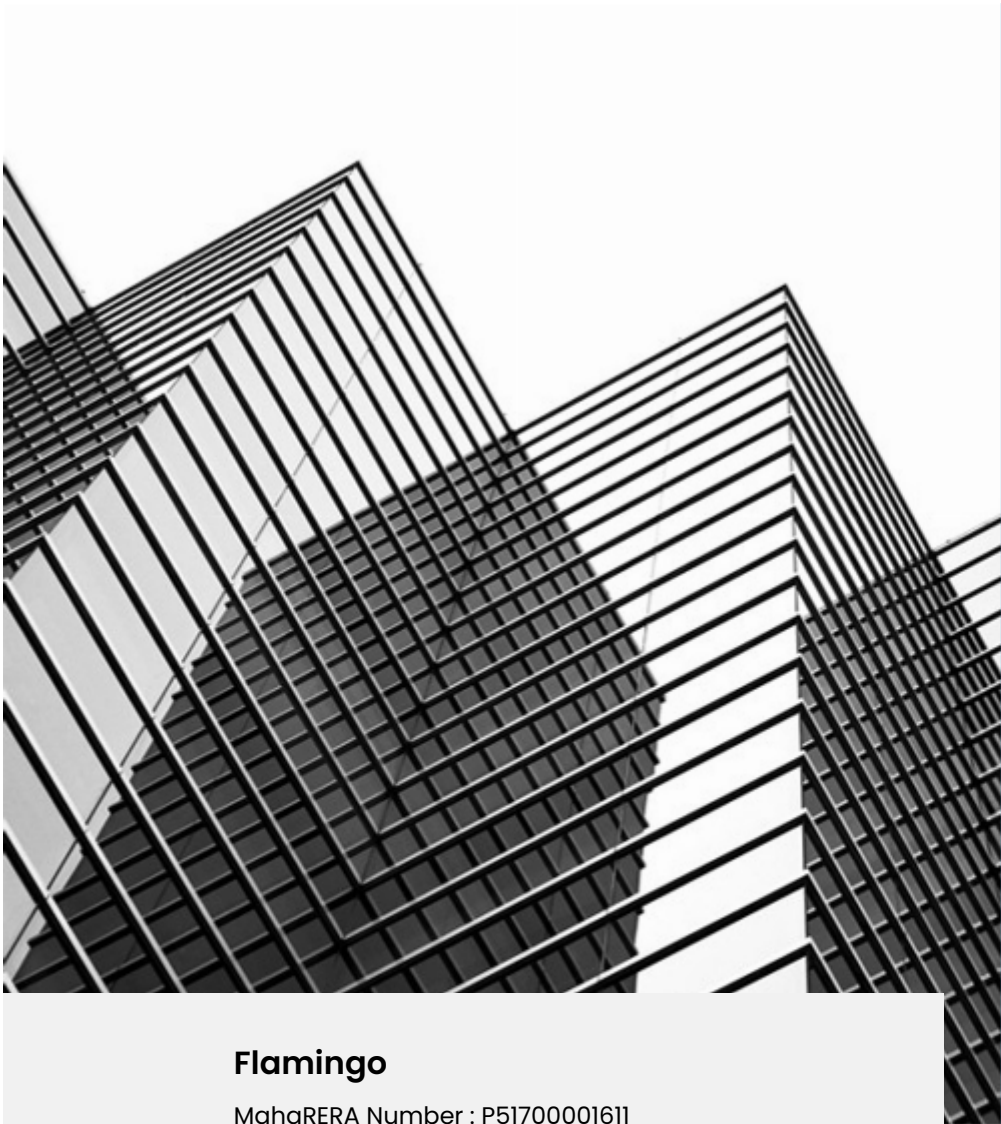


propscience.com

# PROP REPORT



**Flamingo**

MaharERA Number : P51700001611



# 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 Patlipada. Patlipada, formerly a village, is now part of the town of Thane. It has residential complexes and is the official residence of the Thane City Commissioner. is located on Ghodbunder Road, 6-7 km from Thane Station. Patlipada has a predominantly Maharashtrian communities along with sizable populations of North Indians, South Indians, Sindhis, Gujaratis, and Marwaris. Thane Municipal Transport (TMT), Brihanmumbai Electric Supply and Transport (BEST), MiraBhayandar Municipal Transport (MBMT) and MSRTC (State Transport) provide public bus services to the region. An automated metered rickshaw is available for travel within the city, as are regular taxis and air-conditioned taxis. Patlipada has good schools that offer classes in English and vernacular languages.

Post Office	Police Station	Municipal Ward
NA	NA	NA

## Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area.

## Connectivity & Infrastructure

- Hiranandani Hospital **1.7 Km**
- Bramand Metro Station **3.6 Km**
- Thane Railway Station **8.8 Km**
- Rainbow International School **2.4 Km**
- R Mall **3.4 Km**

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## LAND & APPROVALS

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Last updated on the MahaRERA website

NA

On-Going  
Litigations

NA

RERA Registered  
Complaints

1

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## BUILDER & CONSULTANTS

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Project Funded By

NA

Architect

NA

Civil Contractor

NA

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## PROJECT & AMENITIES

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Time Line

Size

Typography

Completed on 30th June, 2024	300 Sqmt	2 BHK,2.5 BHK
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Project Amenities

Sports	Kids Play Area
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Flamingo	3	29	4	2 BHK,2.5 BHK	116
First Habitable Floor				1st	

Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV
- **Fire Safety** : NA

- **Sanitation** : NA
- **Vertical Transportation** : NA

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## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	731 sqft
2.5 BHK	969 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Marble Flooring,Wooden 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	Modular Kitchen

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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 24487	--	INR 17900000
2.5 BHK	INR 22497.42	--	INR 21800000

**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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<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,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.

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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.

<b>Category</b>	<b>Score</b>
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<b>Place</b>	63
<b>Connectivity</b>	55
<b>Infrastructure</b>	56
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	58
<b>Project</b>	76
<b>People</b>	46
<b>Amenities</b>	36
<b>Building</b>	53
<b>Layout</b>	50
<b>Interiors</b>	63
<b>Pricing</b>	30
<b>Total</b>	<b>51/100</b>

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