# PROP REPORT





# 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

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

#### **Connectivity & Infrastructure**

- Mumbai International Airport **56.3 Km**
- Vasai Bus Depot 8.2 Km
- Vasai Road Railway Station 9.5 Km
- NH 48 **31.1 Km**
- DM Petit Muncipal Hospital 1.0 Km
- Citizen English High School 1.1 Km
- Dattami Square Mall 6.2 Km
- D Mart **5.6 Km**

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#### LAND & APPROVALS

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

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# **BUILDER & CONSULTANTS**

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th July, 2021	1450 Sqmt	1 BHK,2 BHK

#### **Project Amenities**

Sports	Kids Play Area
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Leisure	Senior Citizen Zone,Pet Friendly
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Water Storage

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### **BUILDING LAYOUT**

	er Name per Confi of Lifts Floors Floor	gurations Units
Royal Abode 1 5 8 1 BHK,2 BHK	al Abode 1 5 8 1 BH	HK,2 BHK 40

First Habitable Floor

#### Services & Safety

• **Security:** Society Office,Security System / CCTV

Fire Safety: NASanitation: NA

• Vertical Transportation: NA

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# FLAT INTERIORS

Configuration	RERA Carpet R	ange
1 BHK	210 - 315 sq	ft
2 BHK	450 - 465 sc	qft
Floor To Ceiling Height NA		NA

NA

Views Available

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 2200000 to 3300000
2 BHK			INR 4700000 to 4900000

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

GST	Stamp Duty	Registration
1%	6%	INR 30000
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

Bajaj Finance Ltd,HDFC 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.

Category	Score
Place	55
Connectivity	30
Infrastructure	58
Local Environment	30

Land & Approvals	44
Project	65
People	39
Amenities	30
Building	53
Layout	34
Interiors	53
Pricing	30
Total	43/100

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