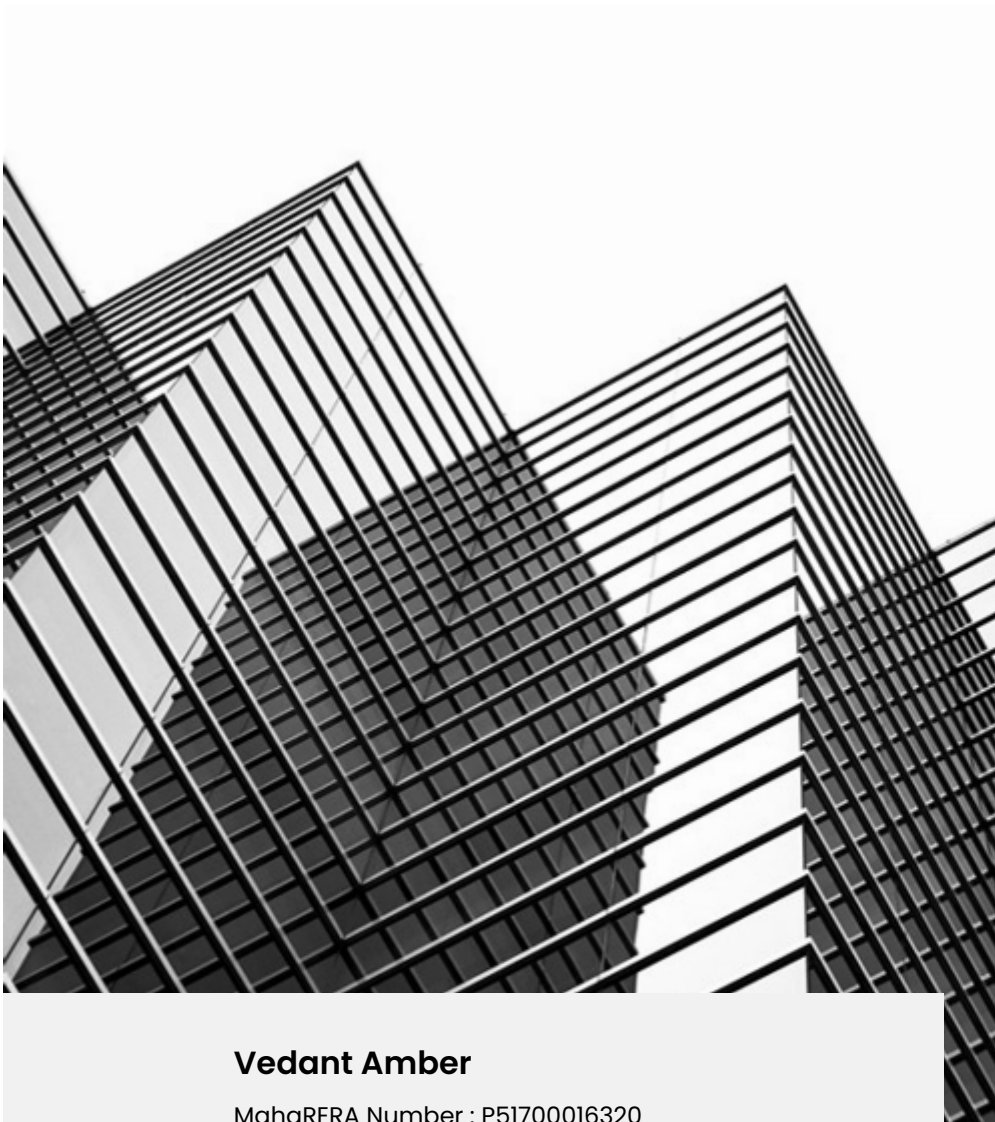


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# PROP REPORT



**Vedant Amber**

MahaRERA Number : P51700016320



# 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 Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

Post Office	Police Station	Municipal Ward
NA	Kasarwadawali Police Station	NA

## Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 60 AQI and the noise pollution is 0 to 50 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **27.1 Km**
- Khopat Bus Depot **7.7 Km**
- Thane Railway Station **9.3 Km**
- Ghodbunder Rd **600 Mtrs**
- Vedant Hospital, Ghodbunder Road **1.0 Km**
- New Horizon Scholar's School **1.0 Km**
- Hypercity **750 Mtrs**
- D-Mart, Ghodbunder Rd **600 Mtrs**

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
April 2022	NA	1

## BUILDER & CONSULTANTS

Vedant Builders & Developers in Thane West, Thane, Mumbai is well-known for meeting the needs of its clientele. The company was founded in 2000 and has since become a well-known name in its area. Anand Nagar Junction, located across from Prashant Corner, is a well-known landmark in the neighbourhood, and this institution is near by. Through its services, the company aims to provide a good experience. Accepted payment methods such as cash and checks make every company transaction simple and seamless, contributing to the overall efficiency of the operation. Vedant Builders & Developers in Thane West, Thane, Mumbai believes in customer centricity, and it is because of this philosophy that the company has been able to establish long-term connections. It is given top priority to ensure a happy client experience by having high-quality goods and/or services available.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2023	3151 Sqmt	1 BHK,2 BHK

### Project Amenities

<b>Sports</b>	Tennis Court,Skating Rink,Kids Play Area,Gymnasium
<b>Leisure</b>	Amphitheatre,Yoga Room / Zone,Steam Room,Sauna,Pet Friendly
<b>Business &amp; Hospitality</b>	Banquet Hall
<b>Eco Friendly Features</b>	Waste Segregation,Water Storage

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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Vedant Amber	2	25	7	1 BHK,2 BHK	175
First Habitable Floor					11th

### Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	382 – 401 sqft
2 BHK	562 sqft
Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

<b>Flooring</b>	Vitrified Tiles,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	NA

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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 8022000 to 8421000
2 BHK	--	--	INR 11802000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 0	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,DHFL Bank,HDFC Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

### 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	73
Connectivity	48
Infrastructure	86
Local Environment	80
Land & Approvals	44
Project	80
People	46
Amenities	48
Building	69
Layout	45
Interiors	63
Pricing	40

**Total**

**60/100**

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