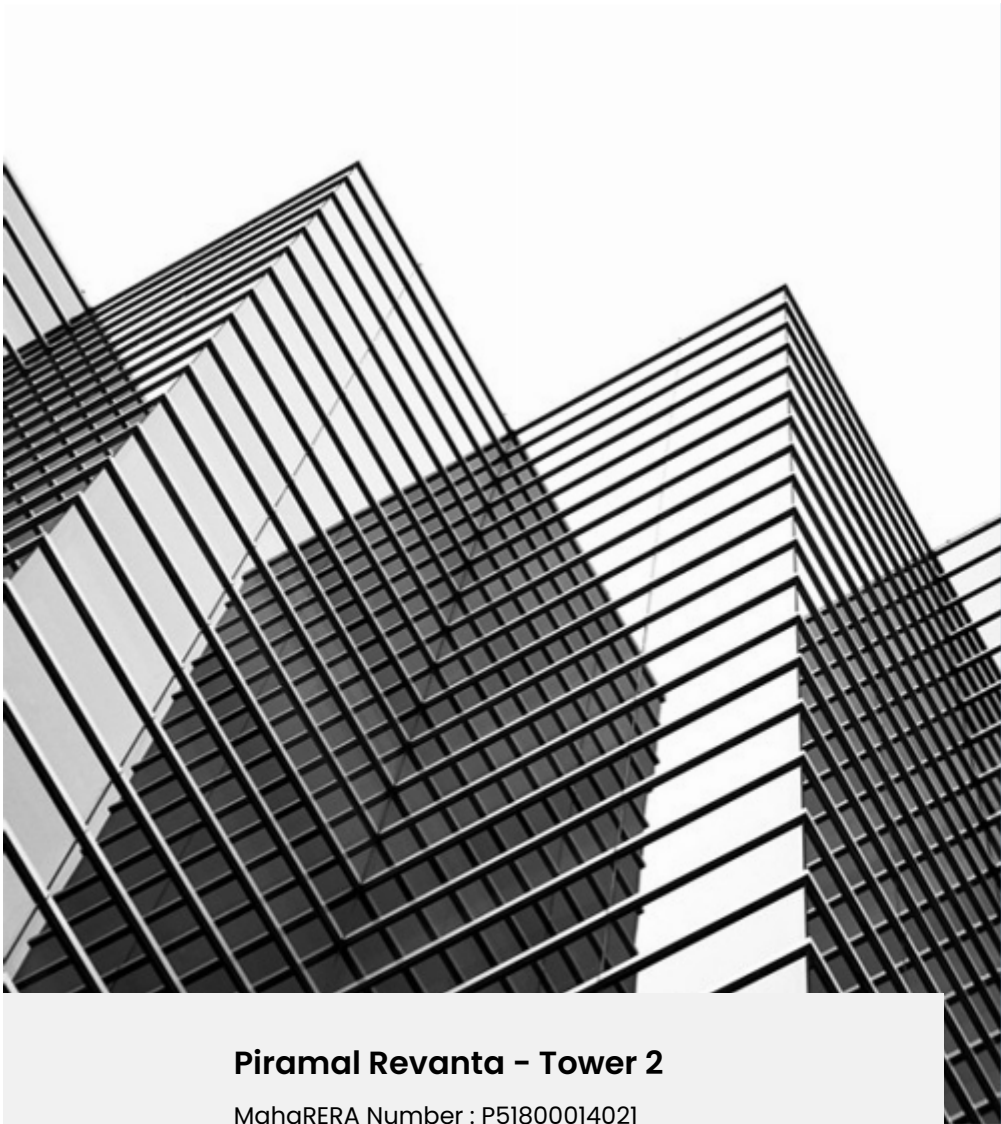


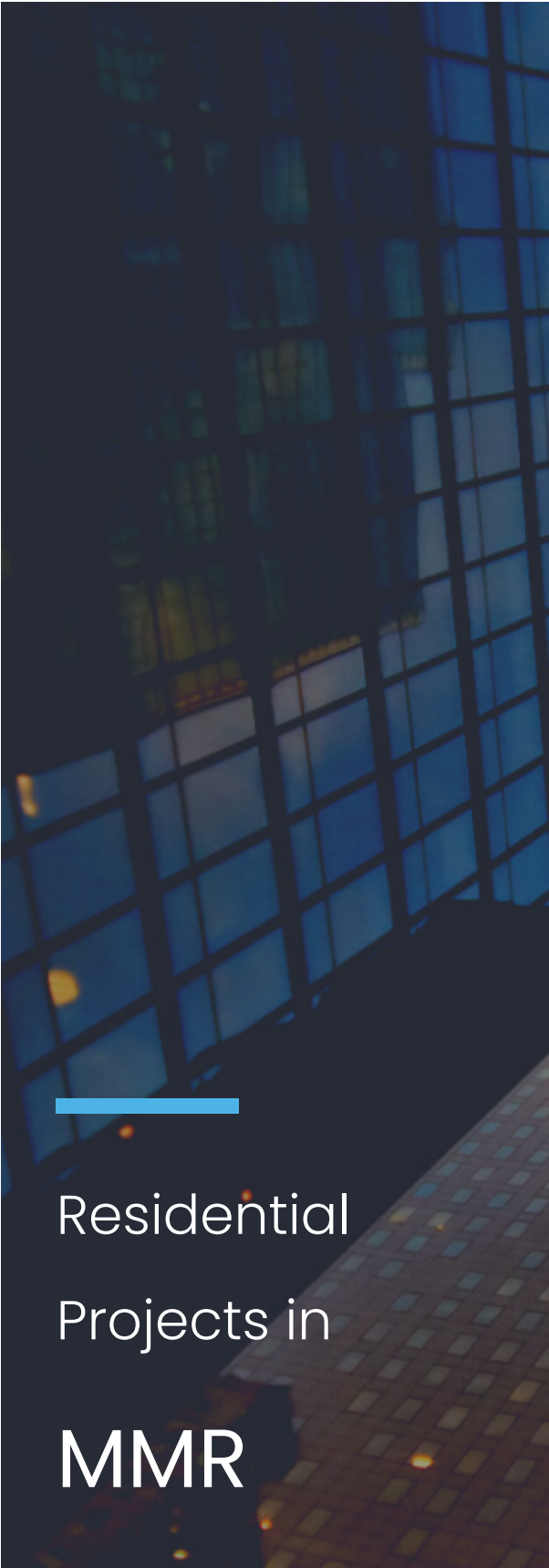
propscience.com

PROP REPORT



Piramal Revanta – Tower 2

MahaRERA Number : P51800014021



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 Mulund (West). Mulund is a suburb in the north-east of Mumbai. It is also a railway station on the Central Railway line of the Mumbai Suburban Railway. Mulund marks the end of Mumbai city. It is said to be the earliest planned neighborhood of Mumbai city. Mulund is home to a mix of a large number of industrial factories located along present day L.B.S. road. Mulund consists of numerous shopping marts, residential and industrial establishments.

Post Office	Police Station	Municipal Ward
Bhandup Industrial Estate	NA	Ward T

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 91 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **12.6 Km**
- Hoechst Company / Nirmal Life, Lal Bahadur Shastri Road, Nirmal Nagar, Mulund West, Mumbai, Maharashtra 400080 **700 Mtrs**
- Nahur Railway Station (E), Nahur West, Nahur East, Bhandup East, Mumbai, Maharashtra 400080 **2.9 Km**
- Eastern Express Hwy, Maharashtra **3.5 Km**
- Fortis Hospital Mulund **1 Km**
- NES International School **1.8 Km**
- R Mall **3.2 Km**
- S'Mart I Best Value Online/Retail Grocery Supermarket, WING-H, Bhandup, Rajiv Gandhi Nagar, Bhandup West, Mumbai, Maharashtra 400078 **1.4 Km**

PIRAMAL REVANTA -
TOWER 2

LAND & APPROVALS

Legal Title Summary

The land title for the plot of land upon which the project has been constructed appears to be freehold. The title is clear and marketable without any documented encumbrances.

Encumbrances

The land upon which the project has been constructed has been mortgaged to IDBI Trusteeship PVT LTD.

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

BUILDER & CONSULTANTS

Piramal Realty is a part of the larger business conglomerate Piramal Group which has interests in pharma, information management, financial services, and more. Piramal Realty was established in 2012 and has since undertaken several projects in the Mumbai Metropolitan Region. The company received funding of USD 235 million from Warburg Pincus and Goldman Sachs, making it the largest private equity funding deal in Indian real estate since 2008. Piramal Realty is known for its exquisite design and superior construction quality. The firm has projects in Mumbai and Thane.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th September, 2023	12 Acre	2 BHK,3 BHK,Studio

Project Amenities

Sports	Badminton Court,Squash Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Mini Theatre,Yoga Room / Zone,Spa,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Restaurant / Cafe,Multipurpose Hall
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

PIRAMAL REVANTA -
TOWER 2

BUILDING LAYOUT



Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Rohin	9	40	10	2 BHK,3 BHK,Studio	400
First Habitable Floor				1st Floor	

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

PIRAMAL REVANTA - TOWER 2

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	695 - 775 sqft
3 BHK	1286 - 1298 sqft
Studio	306 sqft
Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Water Body / City Skyline
Flooring	Wooden Flooring,Vitrified Tiles

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	NA

PIRAMAL REVANTA -
TOWER 2

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	--	--	INR 9000000
2 BHK	--	--	INR 18500000 to 20500000
3 BHK	--	--	INR 33436000 to 34500000

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

GST	Stamp Duty	Registration
12%	5%	INR 40000
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	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,SBI Bank

Transaction History

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

PIRAMAL REVANTA –
TOWER 2

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	63
Infrastructure	78
Local Environment	90
Land & Approvals	64
Project	61
People	56
Amenities	56
Building	57
Layout	71
Interiors	55
Pricing	40

**PIRAMAL REVANTA –
TOWER 2****Disclaimer**

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