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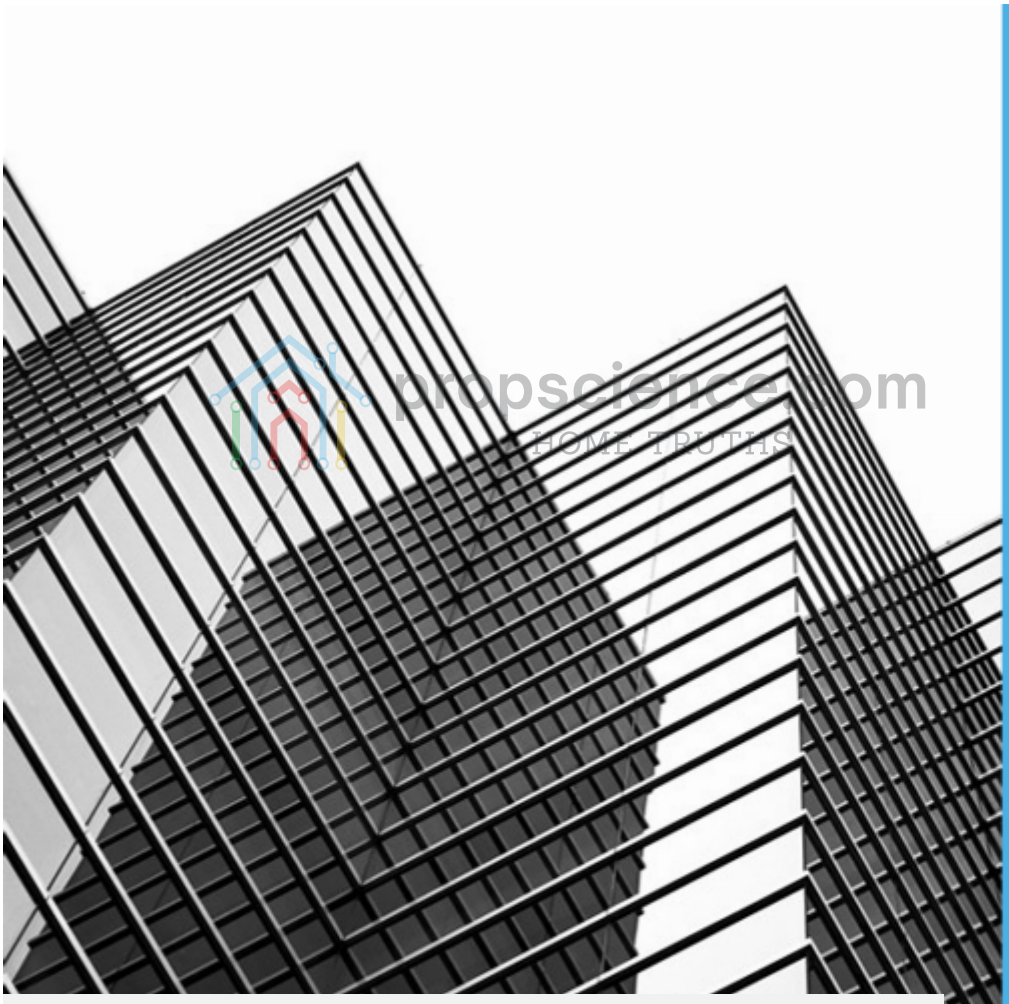
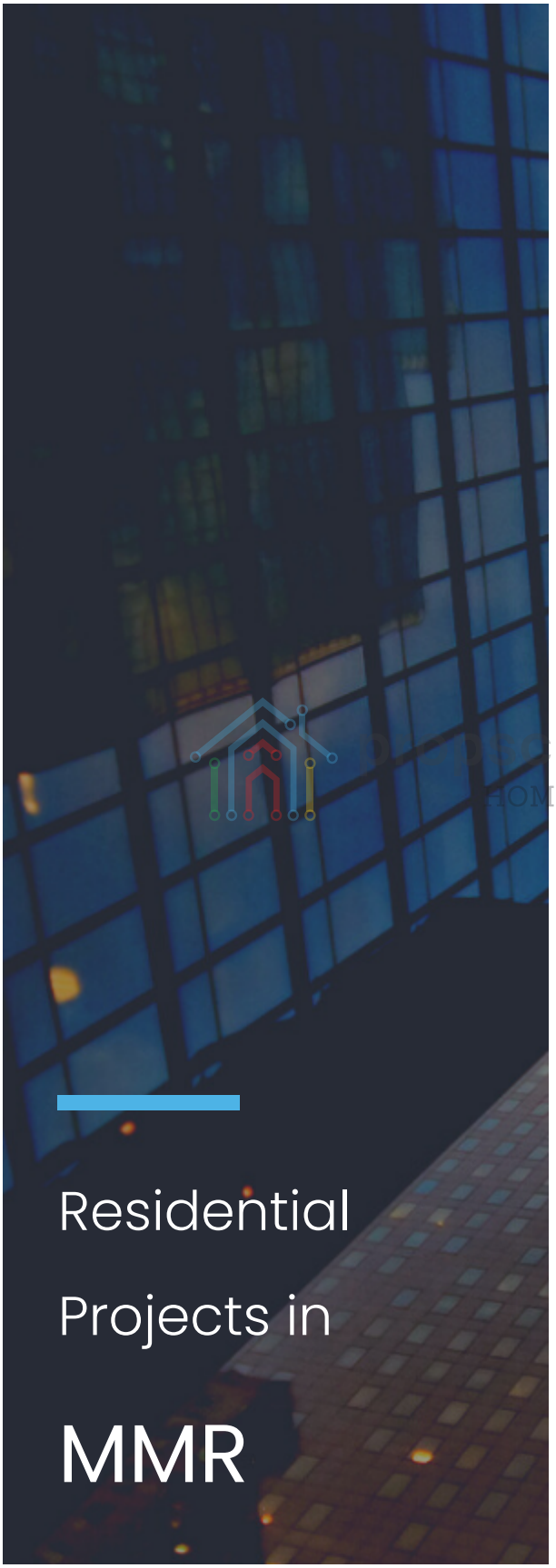
PROP REPORT



Puraniks Tokyo Bay Phase 2A

MahaRERA Number : P51700000520



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.

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LOCATION

The project is in Moghar Pada-Kasarvadavali. Kasarvadavali is an area in Thane Ghodbunder Road, located between the Waghbil and Bhainderpada areas. It is well connected by state buses. Thane Railway Station is approximately 9 kilometres from the location and Mumbai International Airport is approximately 34 km. The planned Kasarvadavali Metro Station of Wadala-Mulund-Kasarvadavali metro line is under construction. There are many famous schools, colleges, hospitals, and shopping centres in the area. It is home to one of the famous temples from 600 AD. This temple is called Ram Temple and it is surrounded by a beautiful pond.

Post Office	Police Station	Municipal Ward
NA	Kasarwadawali Police Station	NA

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Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 35 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **30.3 Km**
- Haware citi **300 Mtrs**
- Thane Railway Station **11 Km**
- Ghodbunder Rd **2.1 Km**
- Vedant Hospital **2.1 Km**
- New Horizon Scholar's School **2.3 Km**
- Big Centre Thane **2.1 Km**
- D Mart, Ghodbunder Rd **1.7 Km**

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LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
February 2023	5	1

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PHASE 2A

BUILDER & CONSULTANTS

Puranik Builders Limited is a leading real estate company providing comprehensive residential and commercial solutions across various categories. Established in 1990, we have successfully developed over 4.21 Lakh sq.mt over two decades, while over 9.88 Lakh sq.mt. are under construction.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PHASE 2A

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 20th December, 2024	6898.85 Sqmt	1 BHK,1.5 BHK,2 BHK

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Project Amenities

Sports	Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Gymnasium
Leisure	Yoga Room / Zone,Senior Citizen Zone,Pet Friendly,Sit-out Area
Business & Hospitality	Party Lawn,Multipurpose Hall
Eco Friendly Features	Water Bodies / Koi Ponds,Green Zone,Landscaped Gardens

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Taizo	3	36	6	1 BHK,1.5 BHK	216
Zuisen	3	36	7	1 BHK,2 BHK	252
First Habitable Floor	3rd				

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Services & Safety

- **Security :** Security System / CCTV,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift,Auto Rescue Device (ARD)

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PHASE 2A

FLAT INTERIORS

Configuration	RERA Carpet Range
1.5 BHK	535 sqft
1 BHK	386 sqft
1 BHK	385 sqft
2 BHK	601 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

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Flooring	Marble Flooring,Wooden Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Dry Walls,False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	WIFI enabled
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1.5 BHK	INR 12151.49	INR 6501047	INR 7500000
1 BHK	INR 12151.49	INR 4678323	INR 5600000 to 5700000
2 BHK	INR 12151.49	INR 7303048	INR 8540000

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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 300000	INR 218000

Festive Offers	The builder is not offering any festive offers at the moment.

Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,HDFC Bank

Transaction History

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

PURANIKS TOKYO BAY PHASE 2A

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.

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Category	Score
Place	73
Connectivity	65
Infrastructure	100

Local Environment	100
Land & Approvals	62
Project	75
People	56
Amenities	62
Building	67
Layout	53
Interiors	73
Pricing	40
Total	**69/100**

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PURANIKS TOKYO BAY
PHASE 2A

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