# 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**

- International Airport **51.7 Km**
- Vasai Road Railway Station **7.2 Km**
- Navjeevan Hospital 3.4 Km
- St Thomas School 1.0 Km
- D'Mart **9.7 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 June, 2022	1204.64 Sqmt	1 BHK,2 BHK

#### **Project Amenities**

Sports	Kids Play Area
Leisure	Pet Friendly
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation

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## **BUILDING LAYOUT**

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configu	urations	Dwel Uni	•
Carnival Residency 2	1	5	5	1 BHK	2 ВНК	25	5
First Habitable Floor				lst			

#### Services & Safety

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

Fire Safety: NASanitation: NA

• Vertical Transportation: NA

# FLAT INTERIORS

Configuration	RERA Carpet R	ange
1 BHK	630 - 635 sc	qft
2 BHK	780 - 945 sc	qft
Floor To Ceiling Height		NA
Views Available		NA

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 4536000 to 4572000
2 BHK			INR 5616000 to 6804000

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

GST	Stamp Duty	Registration
5%	4%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 300000	INR 0

**Festive Offers** 

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

Payment Plan	NA
Bank Approved Loans	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	63
Connectivity	15
Infrastructure	44

Local Environment	30
Land & Approvals	44
Project	65
People	39
Amenities	30
Building	53
Layout	46
Interiors	53
Pricing	30
Total	43/100

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