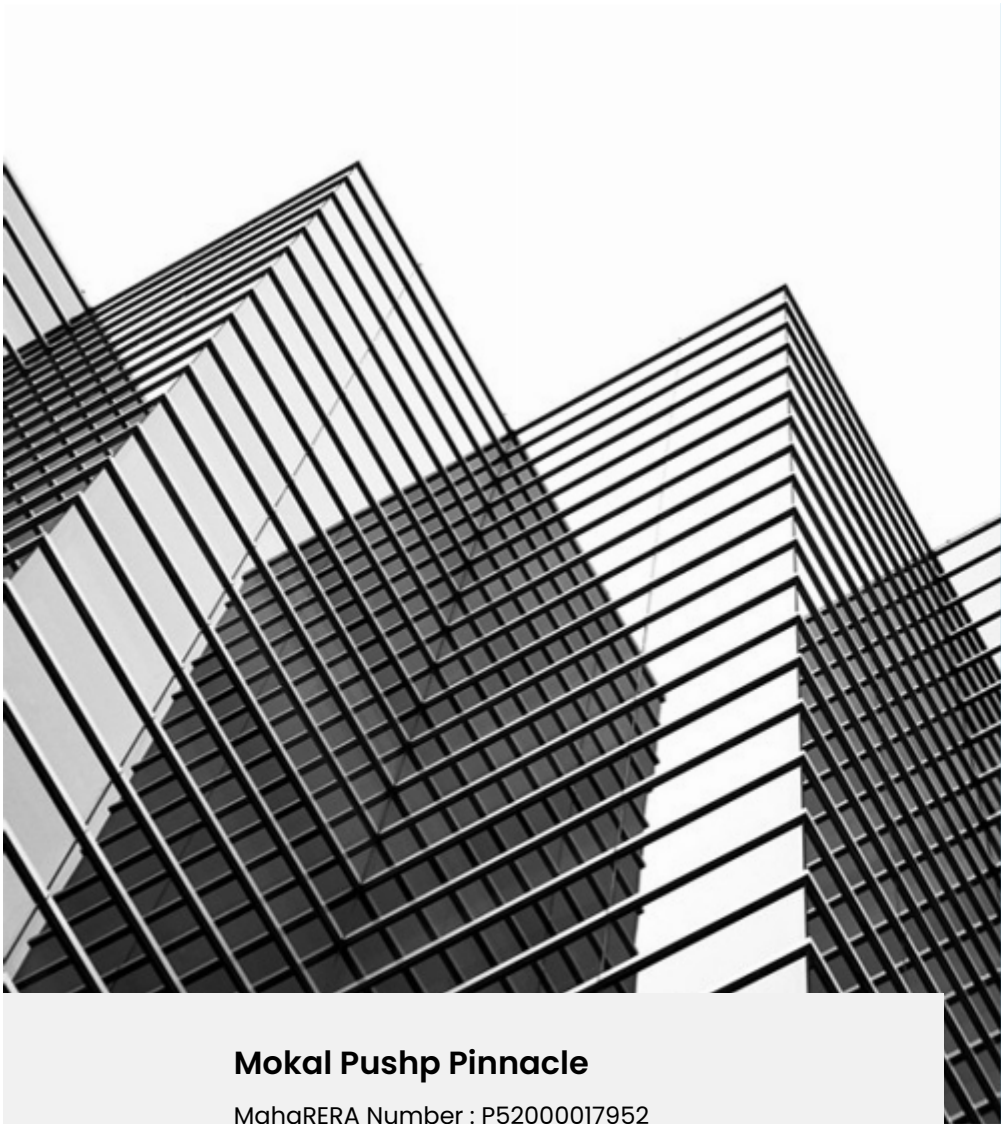


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PROP REPORT



Mokal Pushp Pinnacle

MahaRERA Number : P52000017952



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 Kharghar. Kharghar is one of the nodes of Smart City Navi Mumbai and comes under Panvel Municipal Corporation. It is situated in the extreme north of the Raigad district. It was developed by City and Industrial Development Corporation (CIDCO). Kharghar is divided into sectors and has a total of 45 sectors. The place shares good road and rail connections via the Mumbai Expressway, Panvel Road (NH48), Kharghar Station and the NMMT bus network. For the safety of pedestrians and commuters, CIDCO has developed a 1.7-kilometer elevated walkway at Kharghar Node, which runs from the Kharghar railway station to various points in Kharghar. It is a well-planned developing area consisting mainly of multi-story apartments with easy access to various work centres.

Post Office	Police Station	Municipal Ward
Kharghar	NA	NA

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 76 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **41.4 Km**
- Navi Mumbai International Airport **16.5 Km**
- Circle Sec. 35 Bus Stop **550 Mtrs**
- Kharghar Railway Station **7.2 Km**
- Ayesha Hospital **1.2 Km**
- Podar Jumbo Kids School **1 Km**
- Little World Mall **6.8 Km**
- D-Mart **3.7 Km**

MOKAL PUSH Pinnacle

LAND & APPROVALS

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

MOKAL PUSH Pinnacle

BUILDER & CONSULTANTS

Shri. Kamlakar Atmaram Mokal founded Suraj Construction in 1995 and now it has been renamed Mokal Brothers Realty Pvt Ltd. They have successfully worked at Navi Mumbai for the past 20 years, and their first project was at Seawoods. Since then, they have successfully completed more than 27 projects and are proud to be an important member of the M.B.A. (Maharashtra Builders Association). Mokal Brother Realty Pvt Ltd is now expanding beyond Navi Mumbai and planning some really exciting projects in Thane and Pune (Talegoan). These projects range from residential buildings to commercial complexes. They firmly believe in offering quality, immersive experiences at an affordable price.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

MOKAL PUSH Pinnacle

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st May, 2023	1600 Sqmt	2 BHK,3 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Deck Area,Sit-out Area
Business & Hospitality	Barbeque Pit,Party Lawn
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

MOKAL PUSHP PINNACLE

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Pushp Pinnacle	3	20	2	2 BHK,3 BHK	40
First Habitable Floor				4th	

Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Security Staff
- **Fire Safety** : Sprinkler System
- **Sanitation** : There are nalas / contaminated water outlets near the project

- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

MOKAL PUSHUP PINNACLE

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	569.2 sqft
3 BHK	766.6 sqft

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

Flooring	Wooden Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards

Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

MOKAL PUSHUP PINNACLE

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 17392.83	INR 9900000	INR 11000000
3 BHK	INR 17727.63	INR 13590000	INR 15100000

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

GST	Stamp Duty	Registration
5%	5%	INR 30000
Floor Rise	Parking Charges	Other Charges

NA	INR 500000	INR 0
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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	HDFC Bank

Transaction History

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

MOKAL PUSHUP PINNACLE

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	40
Infrastructure	64
Local Environment	90
Land & Approvals	44
Project	74
People	46
Amenities	62
Building	55
Layout	56
Interiors	73
Pricing	40
Total	58/100

MOKAL PUSH P PINNACLE

Disclaimer

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