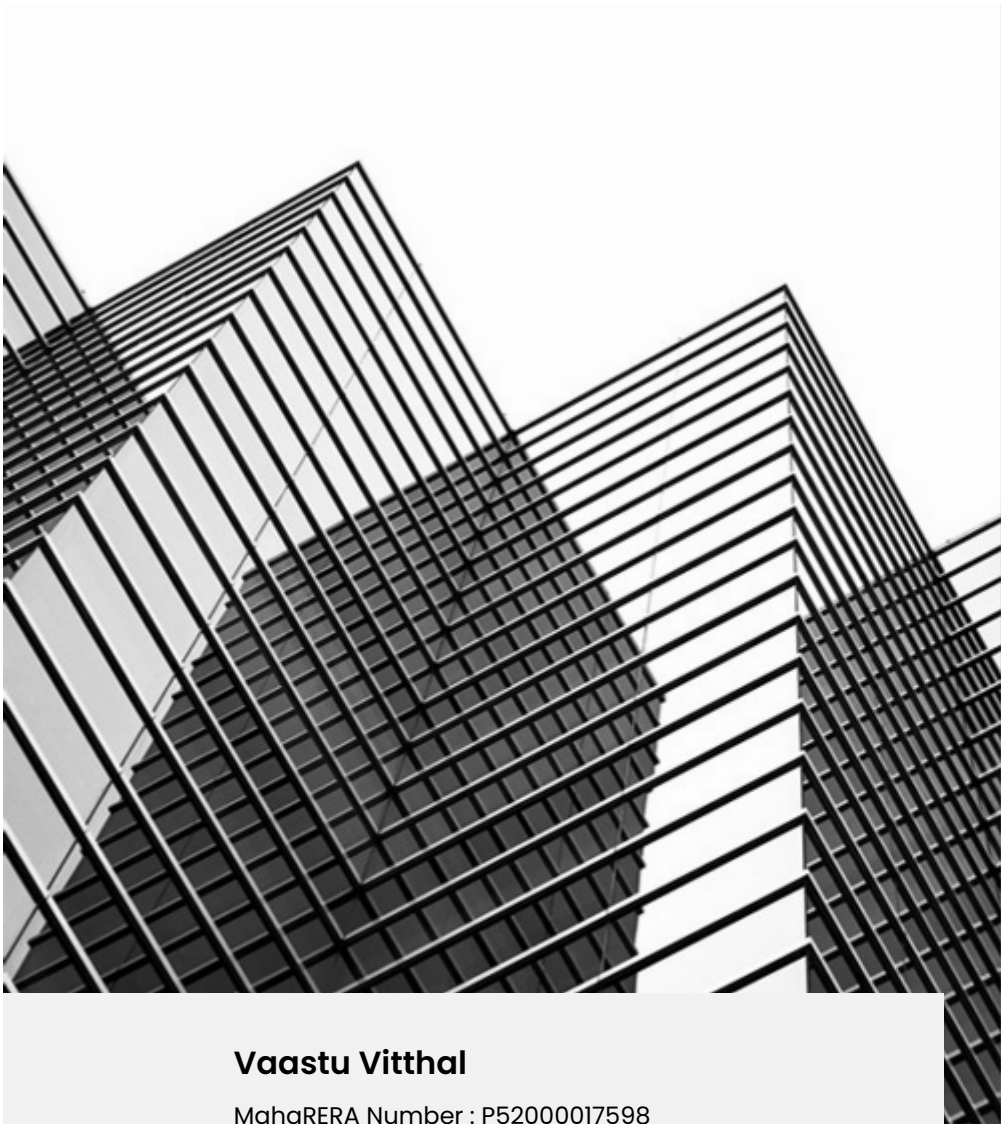


propscience.com

# PROP REPORT



**Vaastu Vitthal**

MahaRERA Number : P52000017598



# 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

Post Office	Police Station	Municipal Ward
NA	NA	NA

### Neighborhood & Surroundings

### Connectivity & Infrastructure

- Panvel Railway Station **1 Km**
- Lifeline Hospital **1 Km**
- K.E.S. English Medium High School **1 Km**
- Orion Mall **1 Km**

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
January 2021	NA	1

## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	1.5 Acre	1 BHK,Studio

### Project Amenities

Sports	Kids Play Area,Gymnasium
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A Wing	2	4	4	1 BHK	16
B Wing	2	4	4	Studio	16
C Wing	2	4	4	1 BHK	16
First Habitable Floor				NA	

## Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

# FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	301 – 344 sqft
Studio	204 – 236 sqft
1 BHK	301 – 322 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	NA
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	NA

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 12711.86	--	INR 3000000
1 BHK	INR 14825.58	--	INR 5100000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 100000	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	NA

## Transaction History

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

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## ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
March 2021	329	2	INR 3195180	INR 9711.79
January 2021	328	3	INR 3600000	INR 10975.61
January 2021	237	1	INR 2374400	INR 10018.57
September 2020	219	4	INR 2420530	INR 11052.65
September 2020	330	1	INR 3400000	INR 10303.03
August 2020	343	2	INR 2420530	INR 7056.94
August 2020	343	2	INR 3000000	INR 8746.36



<b>February 2020</b>	219	3	INR 2500000	INR 11415.53
<b>February 2020</b>	324	4	INR 3327500	INR 10270.06
<b>January 2020</b>	319	1	INR 3250000	INR 10188.09

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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	55
Connectivity	48
Infrastructure	66

<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	50
<b>Project</b>	65
<b>People</b>	30
<b>Amenities</b>	30
<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	30
<b>Pricing</b>	30
<b>Total</b>	<b>44/100</b>

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