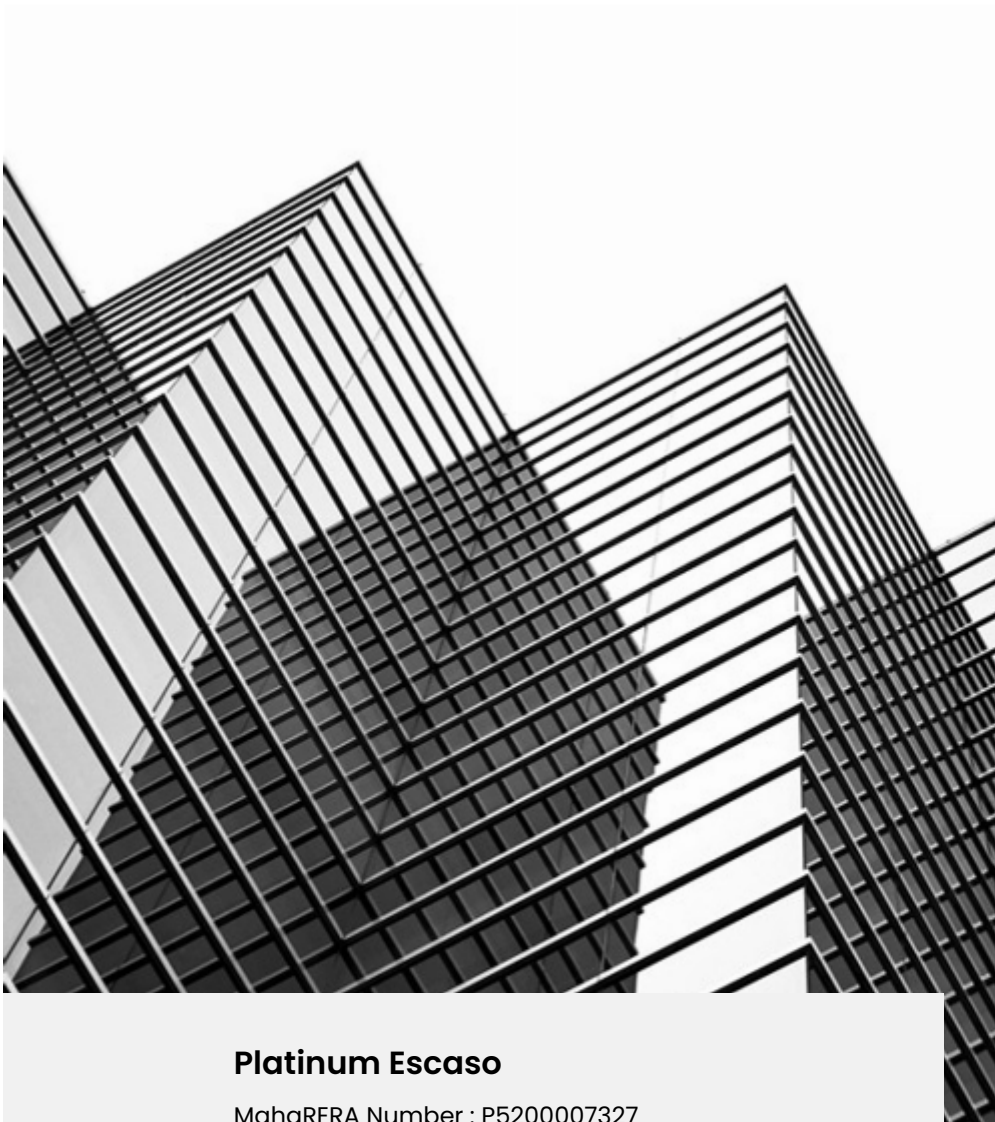


propscience.com

PROP REPORT



Platinum Escaso

MahaRERA Number : P5200007327



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	Ulwe police station	NA

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 93 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **39.5 Km**
- Chhatrapati Shivaji Maharaj International Airport **39.1 Km**
- Aai Taru Mata Chowk Bus Stop **1.9 Km**
- Bamandongri Railway Station **1.4 Km**
- Uran-Panvel Road **3.3 Km**
- Vandana Hospital **700 Mtrs**
- Sree Narayana Guru International School **110 Mtrs**
- Seawoods Grand Central Mall **8.3 Km**
- Reliance SMART Point **3.2 Km**

LAND & APPROVALS

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

PLATINUM ESCASO

BUILDER & CONSULTANTS

Platinum Group was founded in 2006, based on the business acumen and two-decade experience of experts such as Dharamshi Patel, Girish Chheda, and Virchand Virsaria. Today, the business is known for pioneering custom lifestyles by setting fresh criteria of client satisfaction with timely execution and delivery of projects. The group has established itself as a renowned real estate developer having produced a large number of residences and developing projects in various regions of Navi Mumbai. They have delivered more than 1550 homes plus and have developed over 1.5 million sq. ft.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PLATINUM ESCASO

PROJECT & AMENITIES

Time Line	Size	Typography
2019 Ready to move	3300 Sqmt	2 BHK,3 BHK

Project Amenities

Sports	Cricket Pitch,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Library / Reading Room,Senior Citizen Zone,Deck Area,Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage

PLATINUM ESCASO

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	3	11	4	2 BHK,3 BHK	44

Wing B	2	11	3	2 BHK,3 BHK	33
WING C	2	11	4	2 BHK	44
First Habitable Floor					2nd

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** NA
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

PLATINUM ESCASO

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	398 – 473 sqft
3 BHK	602 sqft
2 BHK	398 – 473 sqft

3 BHK	602 sqft
2 BHK	398 – 473 sqft

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

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
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

PLATINUM ESCASO

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 26109.94	INR 11400000	INR 12000000 to 13000000
3 BHK	INR 28720.93	INR 17290000	INR 18200000

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

GST	Stamp Duty	Registration
0%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	INR 0

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.

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	73
Connectivity	73
Infrastructure	64
Local Environment	100
Land & Approvals	36
Project	74
People	39
Amenities	62

Building	78
Layout	53
Interiors	63
Pricing	40
Total	63/100

PLATINUM ESCASO

Disclaimer

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