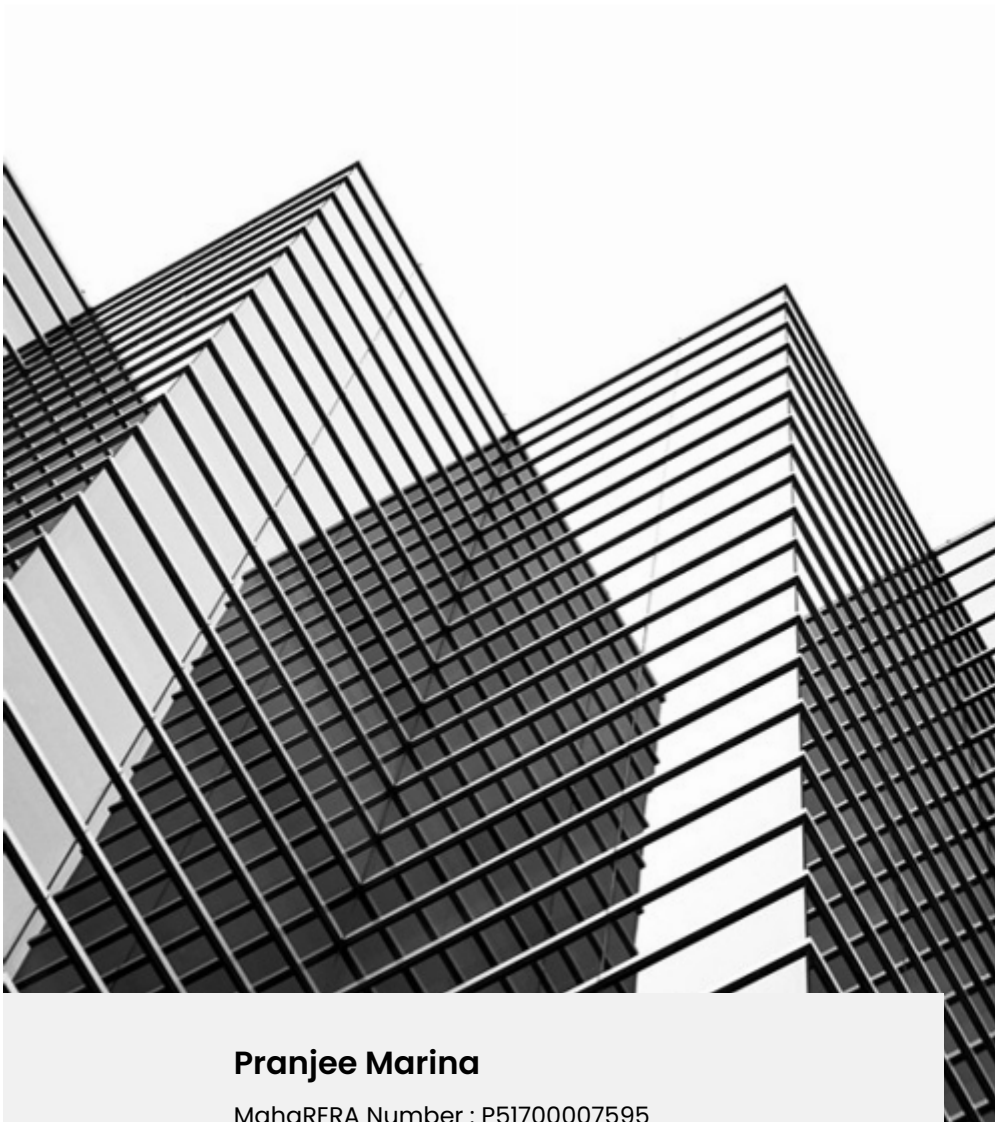


propscience.com

PROP REPORT



Pranjee Marina

MaharERA Number : P51700007595



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 Koparkhairane. Kopar Khairane is a part of Navi Mumbai. It was built primarily on reclaimed land by CIDCO. Kopar Khairane railway station is in sector-8A and is present on the Harbor line of the Mumbai Suburban Railway. Koparkhairane is a big industrial hub. One factor that has ostensibly led to this is the presence of many big corporate offices in the vicinity in the MIDC area of Mahape. The locality houses some of the biggest business parks such as Millennium Business Park, and has corporate offices for Reliance, L & T Infotech, L & T Control & Automation Unit. The area also has enormous residential towers such as Balaji Gardens and FAM Society Ltd. If you are planning to shift to Koparkhairane then Sector-11,12,14,15, 20 are best suited for families.

Post Office	Police Station	Municipal Ward
Kopar Khairne	Koparkhairane Police Station	Koparkhairane

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **28.3 Km**
- Chhatrapati Shivaji Maharaj International Airport **27.8 Km**
- Satyam Multipurpose Hospital **0.25 Km**
- Kitty Kat Pre Primary School **0.45 Km**
- Inorbit Mall **4.3 Km**
- D-Mart **350 Mtrs**

PRANJEE MARINA

LAND & APPROVALS

Last updated on the MahaRERA website

NA

On-Going
Litigations

NA

RERA Registered
Complaints

1

PRANJEE MARINA

BUILDER & CONSULTANTS

Project Funded By

NA

Architect

NA

Civil Contractor

NA

PRANJEE MARINA

PROJECT & AMENITIES

Time Line

Size

Typography

Completed on 31st December, 2017

1819 Sqmt

2 BHK,3 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	NA
Business & Hospitality	Party Lawn,Clubhouse
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage

PRANJEE MARINA

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Pranjee Marina	3	19	2	2 BHK,3 BHK	38
First Habitable Floor				3rd	

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility,Power Back-up Generator
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

PRANJEE MARINA

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	440 - 450 sqft
3 BHK	547.5 - 594 sqft
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

PRANJEE MARINA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 40500	INR 17820000	INR 18770000 to 19200000
3 BHK	INR 41552.51	INR 22750000	INR 23950000 to 26000000

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	NA
Bank Approved Loans	Axis Bank,HDFC Bank

Transaction History

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

PRANJEE MARINA

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
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Place	73
Connectivity	30
Infrastructure	92
Local Environment	30
Land & Approvals	36
Project	65
People	39
Amenities	48
Building	53
Layout	38
Interiors	53
Pricing	30
Total	49/100

Disclaimer

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