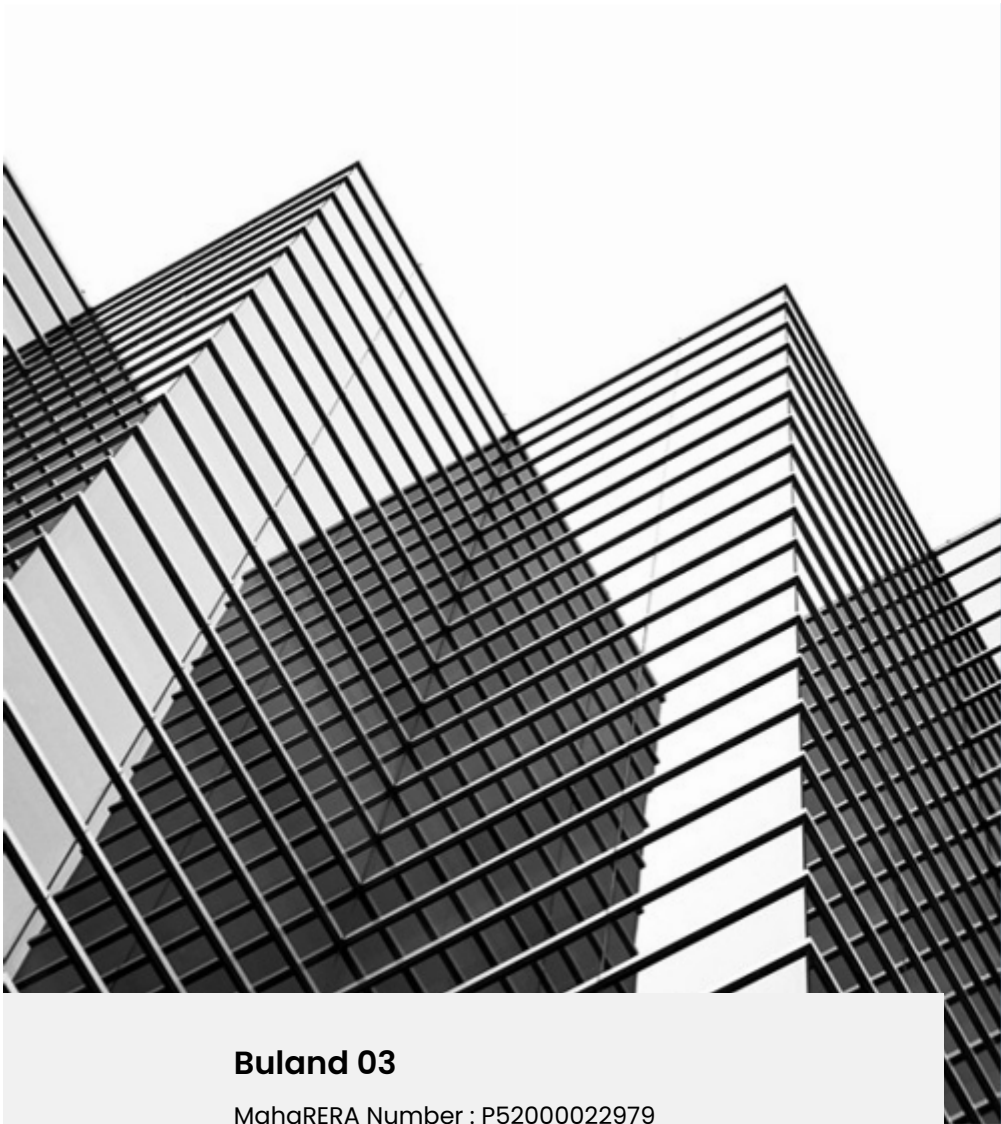


propscience.com

PROP REPORT



Buland 03

MahaRERA Number : P52000022979



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	Panvel City Police Station	NA

Neighborhood & Surroundings

The locality is prone to traffic jams at all hours. The air pollution levels are 32 AQI

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **40.3 Km**
- Chhatrapati Shivaji Maharaj International Airport **43.7 Km**
- Panvel Railway Station **3 Km**
- Krishna Nursing Home **2.5 Km**
- St Joseph **2.5 Km**
- Orion Mall **1.6 Km**
- D Mart **650 Mtrs**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
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NA	NA	1
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BULAND 03

BUILDER & CONSULTANTS



Project Funded By	Architect	Civil Contractor
NA	NA	NA

BULAND 03

PROJECT & AMENITIES



Time Line	Size	Typography
2024 Ready to move	684 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	NA
Leisure	NA

Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Water Storage

BULAND 03

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Buland 03	1	6	3	1 BHK,2 BHK	18
First Habitable Floor				1st	

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV
- **Fire Safety :** NA
- **Sanitation :** There are nalas / contaminated water outlets near the project
- **Vertical Transportation :** High Speed Elevators

BULAND 03

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	385 sqft
2 BHK	583 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	Modular Kitchen,Geyser

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 13324.68	INR 5130000	INR 5400000
2 BHK	INR 13036.02	INR 7600000	INR 8000000

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 300000	INR 0

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

Transaction History

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

BULAND 03

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	48
Infrastructure	86
Local Environment	55
Land & Approvals	36
Project	65

People	39
Amenities	30
Building	77
Layout	38
Interiors	70
Pricing	30
Total	54/100

BULAND 03

Disclaimer

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