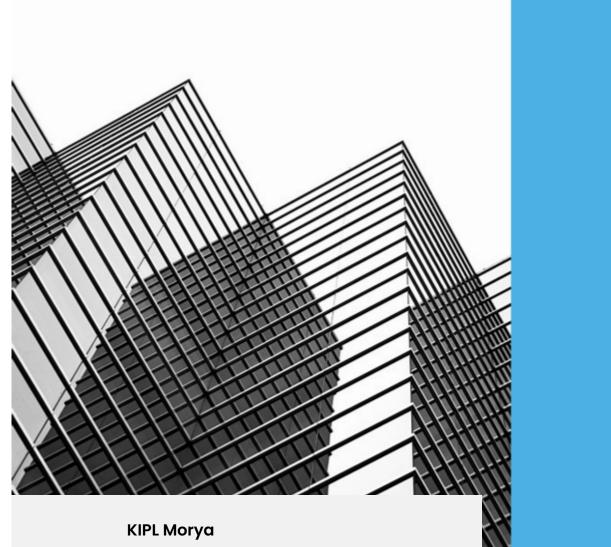
propscience.com

PROP REPORT



MahaRERA Number : P51900010004



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 Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

Post Office	Police Station	Municipal Ward
NA	NA	ΝΑ

Neighborhood & Surroundings

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

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport 30.0 Km
- Thane Railway Station 11.2 Km
- Hiranandani Hospital 4.8 Km
- New Horizon Scholar's School 2.4 Km
- Viviana Mall **8.8 Km**

KIPL MORYA

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	NA	4

KIPL MORYA

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

KIPL MORYA

PROJECT & AMENITIES

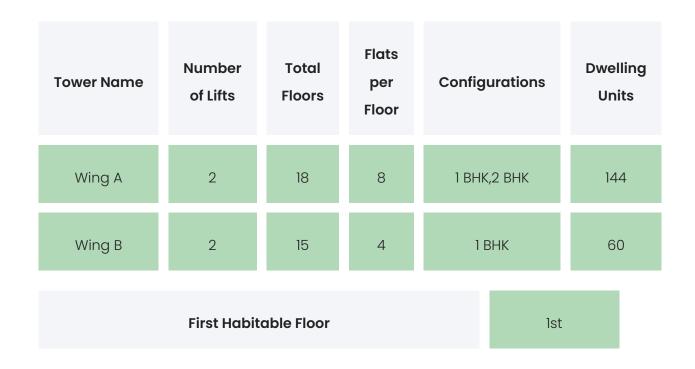
Time Line	Size	Typography
Completed on 30th June, 2021	5210 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Jogging Track,Gymnasium
Leisure	Pet Friendly
Business & Hospitality	Clubhouse
Eco Friendly Features	Waste Segregation,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

KIPL MORYA

BUILDING LAYOUT



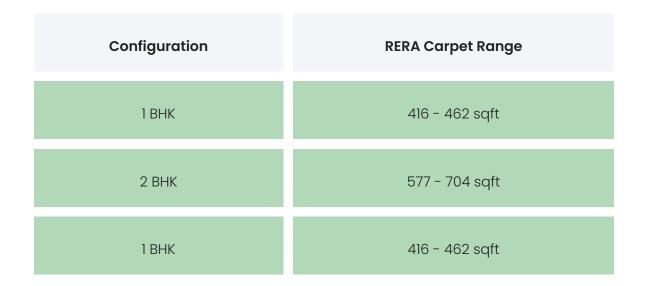
Services & Safety

- Security : Society Office, Security System / CCTV
- Fire Safety : NA

- Sanitation : NA
- Vertical Transportation : NA

KIPL MORYA

FLAT INTERIORS



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

KIPL MORYA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 ВНК	INR 14285.71		INR 6100000 to 6600000
2 ВНК	INR 14204.55		INR 8600000 to 10000000

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

GST	Stamp Duty	Registration
5%	4%	INR 30000

Floor Rise	Parking Charges	Other Charges	
NA	NA	NA	
Festive Offers		The builder is not offering any festive offers at the moment.	
Payment Plan	٦	NA	
Bank Approved Loans	Bajaj Finance Ltd,Ind	dialbulls Home Loans	

Transaction History

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

KIPL MORYA

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	30
Infrastructure	50
Local Environment	30
Land & Approvals	56
Project	68
People	39
Amenities	36
Building	53
Layout	38
Interiors	53
Pricing	30
Total	46/100

KIPL MORYA

Disclaimer

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