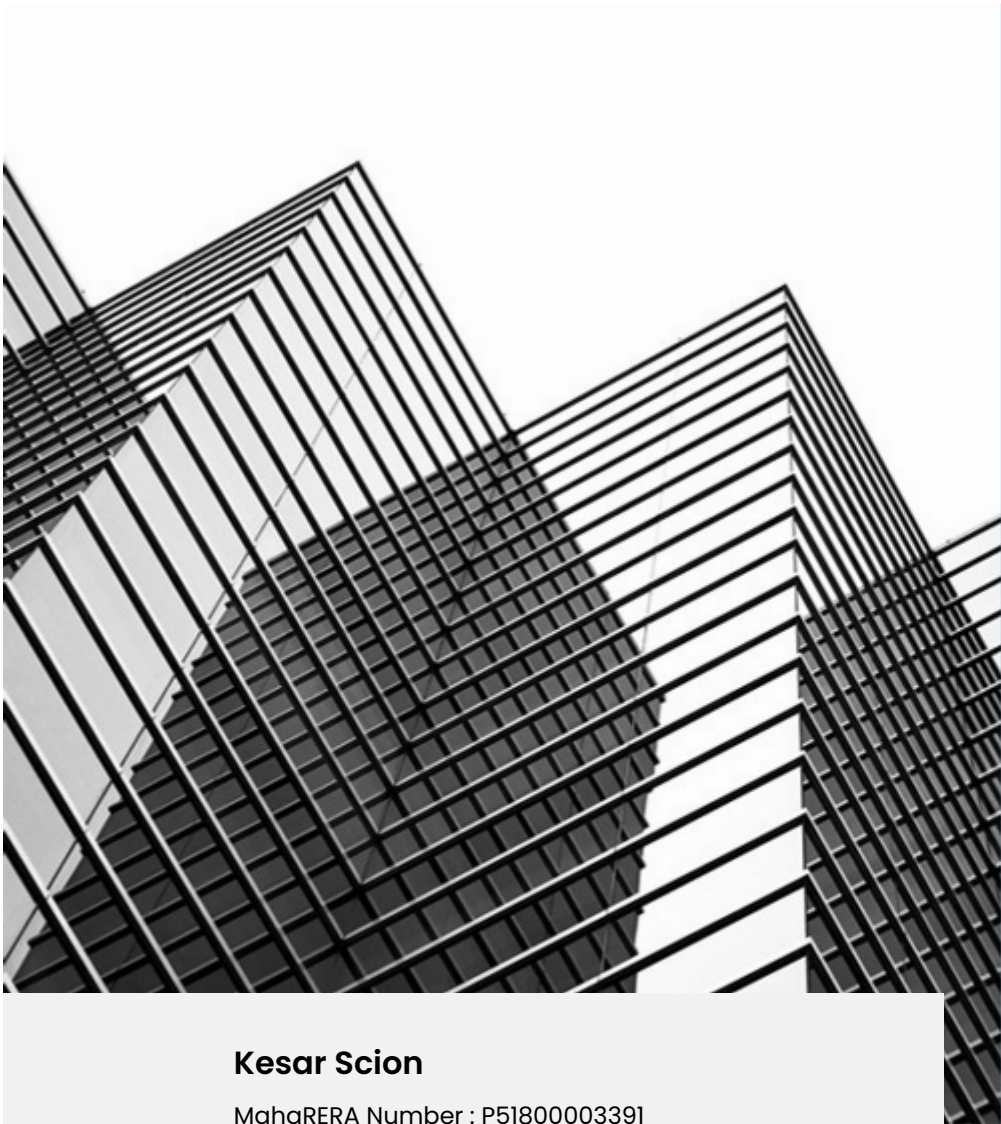


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PROP REPORT



Kesar Scion

MahaRERA Number : P51800003391



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 Ghatkopar (East). Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. Ghatkopar East is a suburb residential locality in Eastern Mumbai primarily having multi-storey mid and luxury segment residential developments.

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

Connectivity & Infrastructure

- Ghatkopar **450 Mtrs**
- Ghatkopar **1.5 Km**
- Godrej Memorial Hospital **4.3 Km**
- R City Mall **2.8 Km**

LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2020	12000 Sqft	2 BHK

Project Amenities

Sports	Gymnasium
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Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A Wing	2	16	3	2 BHK	48
B Wing	2	16	3	2 BHK	48
First Habitable Floor				NA	

Services & Safety

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

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	585 - 649 sqft
2 BHK	585 - 649 sqft

Floor To Ceiling Height	NA
Views Available	NA

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

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 27860.7	--	INR 16300000 to 21000000

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

GST	Stamp Duty	Registration
8%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 1000000	NA

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

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.
August 2022	601	1	INR 12451000	INR 20717.14
March 2022	601	1	INR 11525000	INR 19176.37
January 2022	615	13	INR 13500000	INR 21951.22
November 2021	586	9	INR 14500000	INR 24744.03
November 2021	586	1	INR 11275000	INR 19240.61
July 2021	602	11	INR 13700000	INR 22757.48
June 2021	578	15	INR 14800000	INR 25605.54
April 2021	604	10	INR 13471200	INR 22303.31

April 2021	601	1	INR 11296000	INR 18795.34
April 2021	578	7	INR 15576500	INR 26948.96
March 2021	601	13	INR 11500000	INR 19134.78
March 2021	604	13	INR 9495000	INR 15720.2
March 2021	601	6	INR 11000000	INR 18302.83
March 2021	586	4	INR 10636500	INR 18151.02
February 2021	578	4	INR 14606000	INR 25269.9
January 2021	578	3	INR 10600000	INR 18339.1
December 2020	602	10	INR 11649500	INR 19351.33
December 2020	586	8	INR 11127000	INR 18988.05
December 2020	601	10	INR 11000000	INR 18302.83
December 2020	604	12	INR 11000000	INR 18211.92

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	44
Local Environment	30
Land & Approvals	50
Project	65
People	39
Amenities	30

Building	53
Layout	38
Interiors	30
Pricing	30
Total	43/100

KESAR SCION

Disclaimer

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