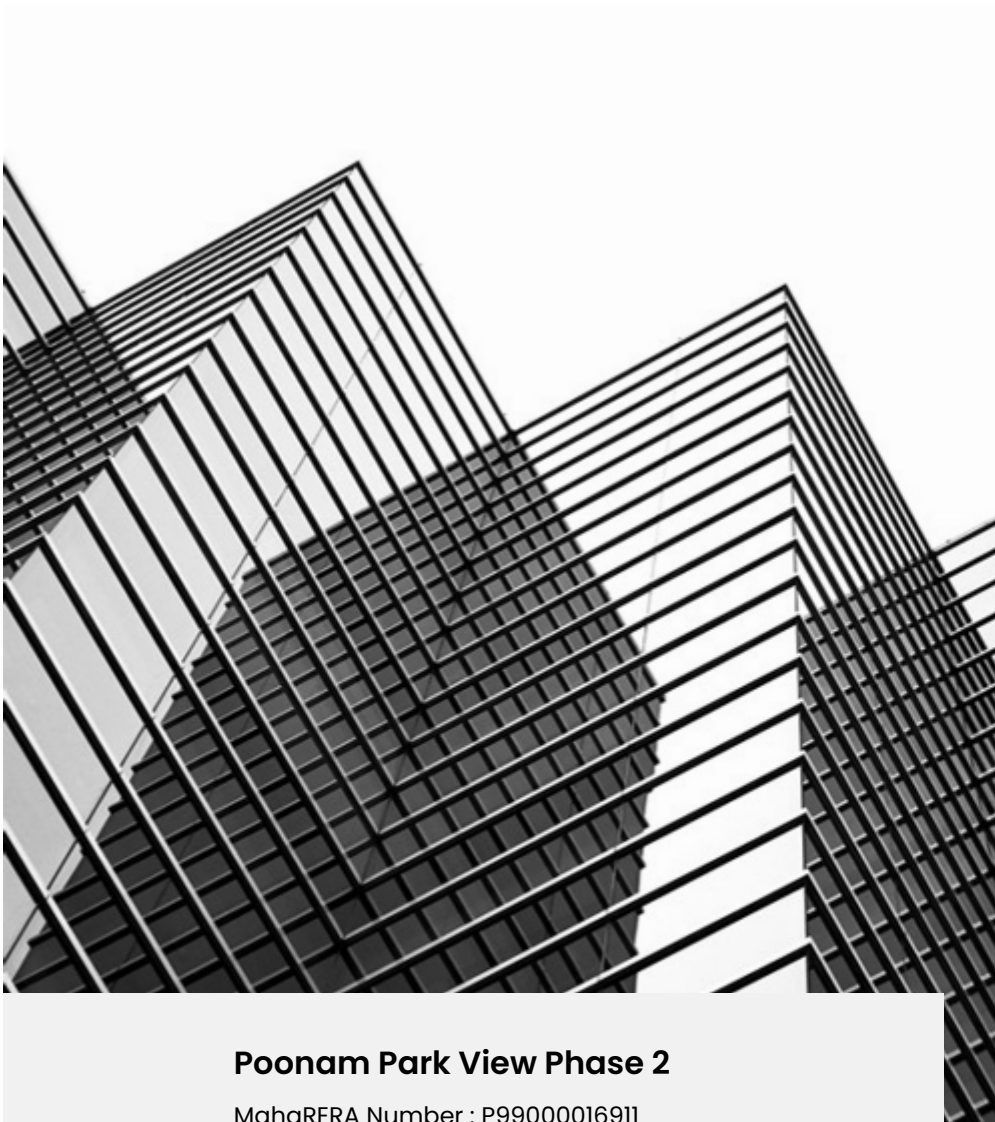


propscience.com

# PROP REPORT



**Poonam Park View Phase 2**

MahaRERA Number : P99000016911



## Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT

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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.

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POONAM PARK VIEW  
PHASE 2

## LOCATION

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Post Office	Police Station	Municipal Ward
NA	NA	NA

### Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area.

### Connectivity & Infrastructure

- Virar **2 Km**
- Vijay Vallabh Hospital **5 Km**
- Viva College **5 Km**

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POONAM PARK VIEW  
PHASE 2

## LAND & APPROVALS

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Last updated on the MahaRERA website

On-Going  
Litigations

RERA Registered  
Complaints

NA	NA	NA
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POONAM PARK VIEW  
PHASE 2

## BUILDER & CONSULTANTS



Project Funded By	Architect	Civil Contractor
NA	NA	NA

POONAM PARK VIEW  
PHASE 2

## PROJECT & AMENITIES



Time Line	Size	Typography
2022 Ready to move	1.51 Acre	1 BHK,2 BHK,2.5 BHK,3 BHK

### Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area
Leisure	Amphitheatre,Senior Citizen Zone,Temple
Business & Hospitality	Banquet Hall
Eco Friendly Features	NA

POONAM PARK VIEW

PHASE 2

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
F WING	2	14	6	1 BHK,2 BHK,2.5 BHK,3 BHK	84
G WING	2	14	6	1 BHK,2 BHK,2.5 BHK,3 BHK	84
H WING	2	14	6	1 BHK,2 BHK,2.5 BHK,3 BHK	84

I WING	2	14	6	1 BHK,2 BHK,2.5 BHK,3 BHK	84
First Habitable Floor					NA

### Services & Safety

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

POONAM PARK VIEW PHASE 2	
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## FLAT INTERIORS

Configuration	RERA Carpet Range
Floor To Ceiling Height	NA
Views Available	NA
Flooring	NA

Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	Modular Kitchen

POONAM PARK VIEW PHASE 2
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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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**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	NA	NA

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	Axis Bank,HDFC Bank,ICICI Bank,IDBI Bank,PNB Housing Finance Ltd

### Transaction History

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

POONAM PARK VIEW  
PHASE 2

## 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	45
Connectivity	48



<b>Infrastructure</b>	36
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	58
<b>Project</b>	58
<b>People</b>	39
<b>Amenities</b>	50
<b>Building</b>	53
<b>Layout</b>	36
<b>Interiors</b>	30
<b>Pricing</b>	30
<b>Total</b>	<b>43/100</b>

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POONAM PARK VIEW  
PHASE 2

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