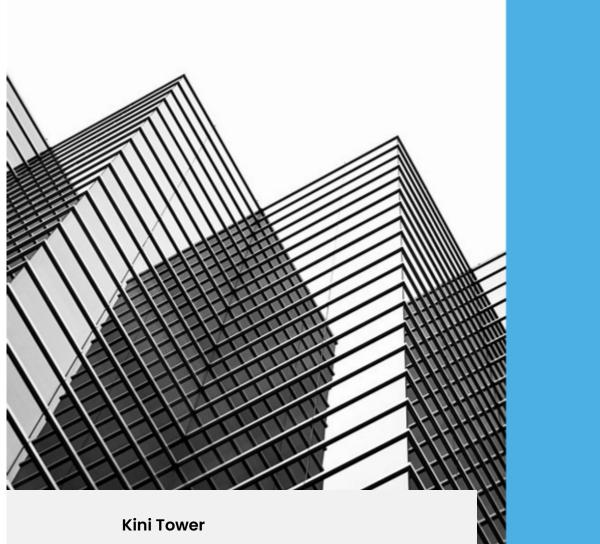
propscience.com

PROP REPORT



MahaRERA Number : P99000010978



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	NA	NA

Neighborhood & Surroundings

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

Connectivity & Infrastructure

- Virar Railway Station **3 Km**
- Riddhi Vinayak Multispeciality Hospital 2.4 Km
- Rustomjee international School 1.8 Km
- Big Bazaar **1.4 Km**

KINI TOWER

LAND & APPROVALS

Last updated on the MahaRERA website

On-Going Litigations RERA Registered Complaints

KINI TOWER

BUILDER & CONSULTANTS

Mahavir Realtors has created a distinguished mark for itself in the real estate domain, leaving strong footprints in the city of Maharashtra. We have earned a unique reputation as an unbiased real estate firm in the market, providing humble service to all its clients

NA NA NA	Project Funded By	Architect	Civil Contractor
	NA	NA	NA

KINI TOWER

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2021	1.01 Acre	1 ВНК,2 ВНК

Project Amenities

Sports	Kids Play Area
Leisure	Pet Friendly
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Landscaped Gardens,Water Storage

KINI TOWER

BUILDING LAYOUT

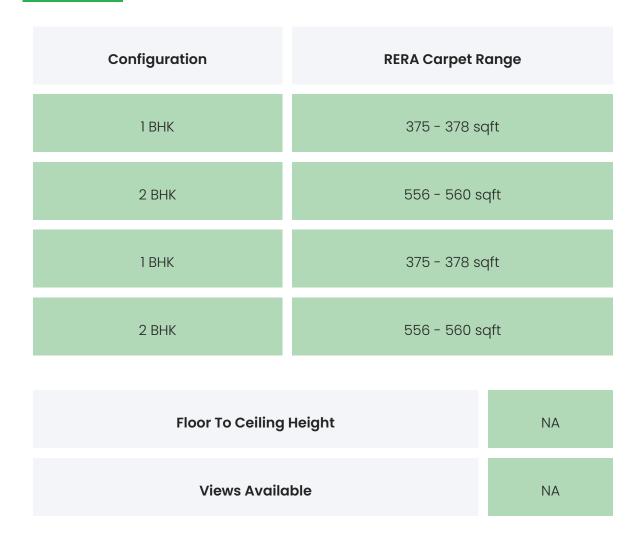
Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	2	8	4	1 BHK,2 BHK	32
Wing B	2	8	4	1 ВНК,2 ВНК	32
First Habitable Floor			NA		

Services & Safety

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

KINI TOWER

FLAT INTERIORS



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

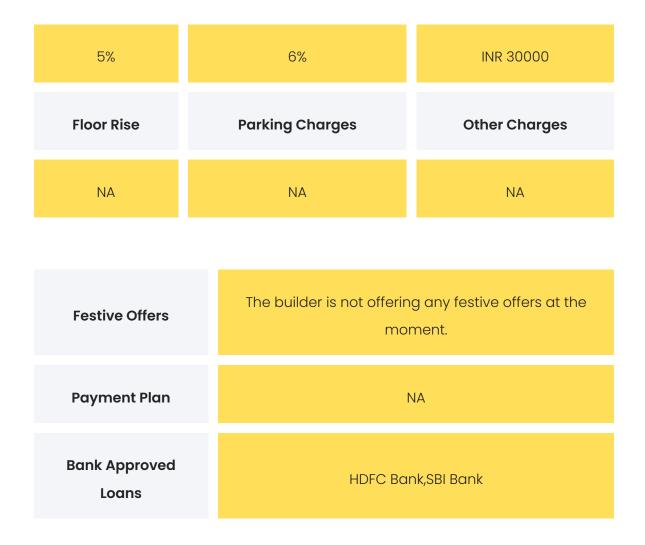
KINI TOWER

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 ВНК	INR 9333.33		INR 3500000 to 3800000
2 ВНК	INR 9712.23		INR 5400000 to 5600000

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

GST Stamp Duty Registration



Transaction History

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

KINI TOWER

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
Infrastructure	66
Local Environment	30
Land & Approvals	50
Project	65
People	46
Amenities	36
Building	53
Layout	38
Interiors	30
Pricing	30
Total	45/100

Disclaimer

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