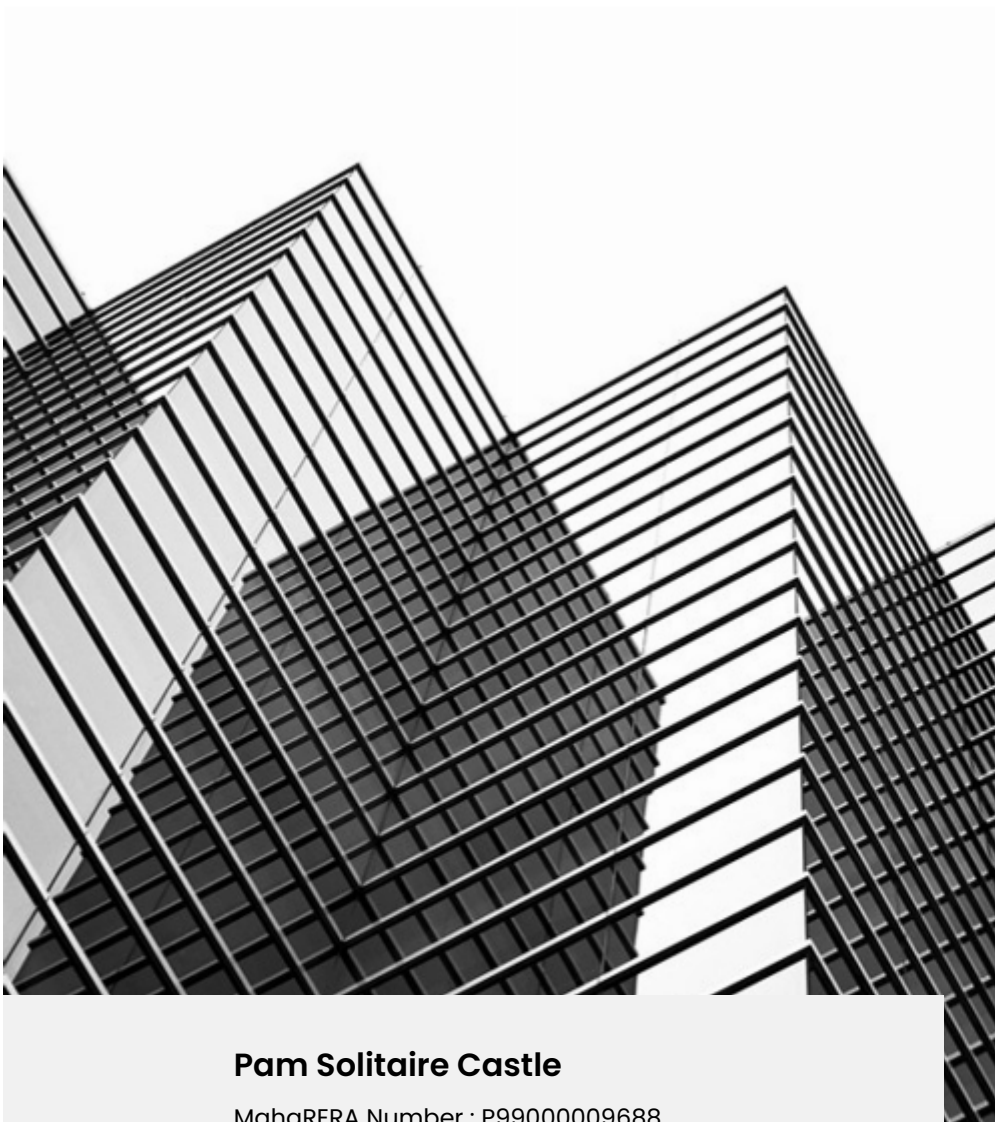


# PROP REPORT



**Pam Solitaire Castle**

MahaRERA Number : P99000009688



# 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	NA	NA

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 167 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **53.5 Km**
- Vasai Goan **500 Mtrs**
- Vasai Railway Station **8 Km**
- Vasai Phata NH48 **17 Km**
- Cardinal Gracias Memorial Hospital, Bangli Checkpoint, Bassein Road, Vasai West, **3 Km**
- Tree House High School Vasai West **1.7 Km**
- Unity Mall, Dattani Square Mall **4 Km**
- D Mart **4.5 Km**

## LAND & APPROVALS

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

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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
1970 Ready to move	26800 Sqmt	1 BHK,2 BHK,3 BHK,4 BHK,Duplex

### Project Amenities

Sports	Multipurpose Court,Gymnasium,Indoor Games Area
Leisure	Deck Area,Sit-out Area
Business & Hospitality	ATM / Bank Attached,Restaurant / Cafe,Clubhouse
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
Building No 2 Pearl	2	7	8	2 BHK	56
Building No 3 Emerald	2	7	8	3 BHK	56
Building No 1	2	7	8	2 BHK	56
First Habitable Floor				1st Floor	

## Services & Safety

- **Security** : Society Office,Security System / CCTV,Intercom Facility,Security Staff
- **Fire Safety** : NA
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

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## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	688 sqft
Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View
Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Safety door,Electrical Sockets / Switch Boards

Finishing	Luster Finish Paint,False Ceiling
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Modular Kitchen

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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 10436.05	INR 7180000	INR 8900000

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

GST	Stamp Duty	Registration
6%	2%	INR 350000
Floor Rise	Parking Charges	Other Charges
NA	INR 400000	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,SBI Bank

### Transaction History

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

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## 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



<b>Infrastructure</b>	70
<b>Local Environment</b>	90
<b>Land &amp; Approvals</b>	58
<b>Project</b>	64
<b>People</b>	39
<b>Amenities</b>	48
<b>Building</b>	67
<b>Layout</b>	55
<b>Interiors</b>	63
<b>Pricing</b>	50
<b>Total</b>	<b>59/100</b>

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PAM SOLITAIRE CASTLE

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