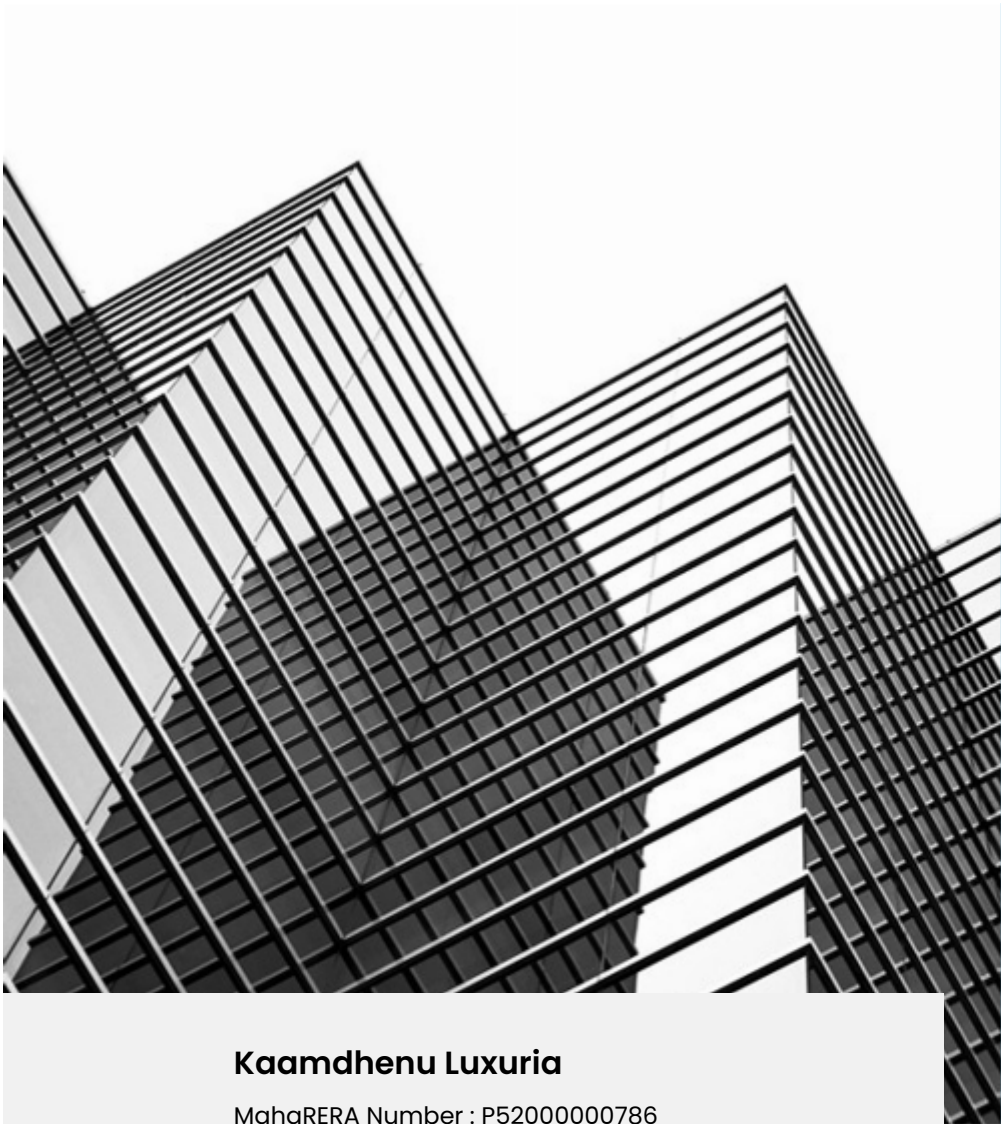


propscience.com

# PROP REPORT



**Kaamdhenu Luxuria**

MahaRERA Number : P52000000786



## 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.

## LOCATION

Post Office	Police Station	Municipal Ward
NA	Nhava-Sheva Police Station	NA

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 163 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **54.1 Km**
- Navi Mumbai International Airport **24.6 Km**
- Bus Stop **1 Km**
- Uran Railway Station **4.1 Km**
- Uran-Panvel Road **1 Km**
- Care Point Hospital **3.9 Km**
- Citizens High School **5.2 Km**
- Seawoods Grand Central Mall **22.4 Km**
- Daily Needs Fresh **400 Mtrs**

## 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
Completed on 30th September, 2021	1250 Sqmt	2 BHK

### Project Amenities

Sports	Gymnasium,Indoor Games Area
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Leisure	Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

KAAMDHENU LUXURIA

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Kamdhenu Luxuria	2	20	2	2 BHK	40

First Habitable Floor	3rd
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## Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

# FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	456.8 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 13791.59	INR 6300000	INR 7000000

**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	INR 225000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bank of India,HDFC Bank,ICICI Bank,Indialbulls Home Loans

### Transaction History

# 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	53
Connectivity	73
Infrastructure	50
Local Environment	90
Land & Approvals	36
Project	74
People	39



<b>Amenities</b>	42
<b>Building</b>	65
<b>Layout</b>	53
<b>Interiors</b>	73
<b>Pricing</b>	40
<b>Total</b>	<b>57/100</b>

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KAAMDHENU LUXURIA

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