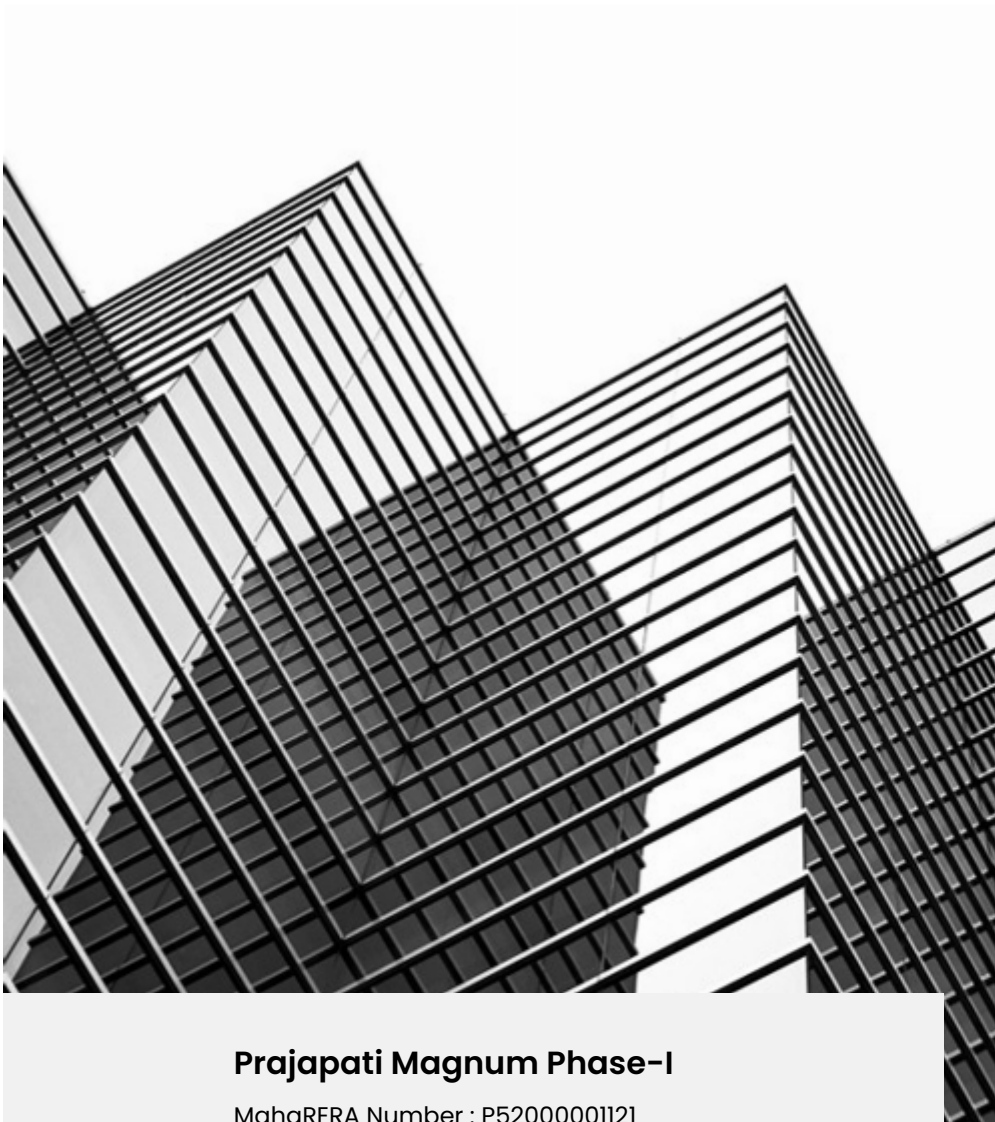


PROP REPORT



Prajapati Magnum Phase-I

MahaRERA Number : P52000001121



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 | Nhava-Sheva Police Station | NA |

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 36 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, **50.3 Km**
- Chhatrapati Shivaji Maharaj International Airport **49.8 Km**
- Bus stop **1 Km**
- Dronagiri Railway Station **0.2 Km**
- Uran - Panvel Rd **1 Km**
- Care Point Hospital **1.4 Km**
- Iqra English School **2.9 Km**
- Seawoods Grand Central Mall **22 Km**
- Daily needs Fresh **350 Mtrs**

LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| May 2022 | NA | 1 |

PRAJAPATI MAGNUM
PHASE-I

BUILDER & CONSULTANTS

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA | NA | NA |

PRAJAPATI MAGNUM
PHASE-I

PROJECT & AMENITIES

| Time Line | Size | Typography |
|-----------|------|------------|
|-----------|------|------------|

Completed on 30th June, 2021

3 Acre

2 BHK,2.5 BHK,3 BHK

Project Amenities

| | |
|-----------------------------------|--|
| Sports | Badminton Court,Swimming Pool,Jogging Track,Gymnasium |
| Leisure | Amphitheatre,Senior Citizen Zone,Sit-out Area |
| Business & Hospitality | NA |
| Eco Friendly Features | Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage |

PRAJAPATI MAGNUM

PHASE-I

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-------------------------------|-----------------|--------------|-----------------|----------------|----------------|
| PRAJAPATI MAGNUM WING A | 2 | 19 | 4 | 2 BHK,3 BHK | 76 |

| | | | | | |
|-------------------------------|---|----|---|-------------|----|
| PRAJAPATI MAGNUM WING B | 2 | 19 | 4 | 2 BHK,3 BHK | 76 |
| PRAJAPATI MAGNUM WING C | 2 | 19 | 4 | 2 BHK,3 BHK | 76 |
| First Habitable Floor | | | | 2nd | |

Services & Safety

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

PRAJAPATI MAGNUM
PHASE-I

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 2 BHK | 383 - 575 sqft |

| | |
|-------|----------------|
| 3 BHK | 661 sqft |
| 2 BHK | 383 - 575 sqft |
| 2 BHK | 383 - 575 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 12678.26 | INR 6030000 | INR 6700000 to 8100000 |
| 3 BHK | INR 15521.94 | INR 10260000 | INR 114000000 |

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

| GST | Stamp Duty | Registration |
|------------|-----------------|---------------|
| 5% | 4% | INR 30000 |
| Floor Rise | Parking Charges | Other Charges |
| NA | INR 350000 | 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,HDFC Bank,LIC Housing Finance Ltd

Transaction History

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

PRAJAPATI MAGNUM
PHASE-I

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 | 83 |
| Infrastructure | 72 |
| Local Environment | 100 |

| | |
|-----------------------------|---------------|
| Land & Approvals | 42 |
| Project | 64 |
| People | 56 |
| Amenities | 54 |
| Building | 65 |
| Layout | 53 |
| Interiors | 73 |
| Pricing | 40 |
| Total | 63/100 |

PRAJAPATI MAGNUM
PHASE-I

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