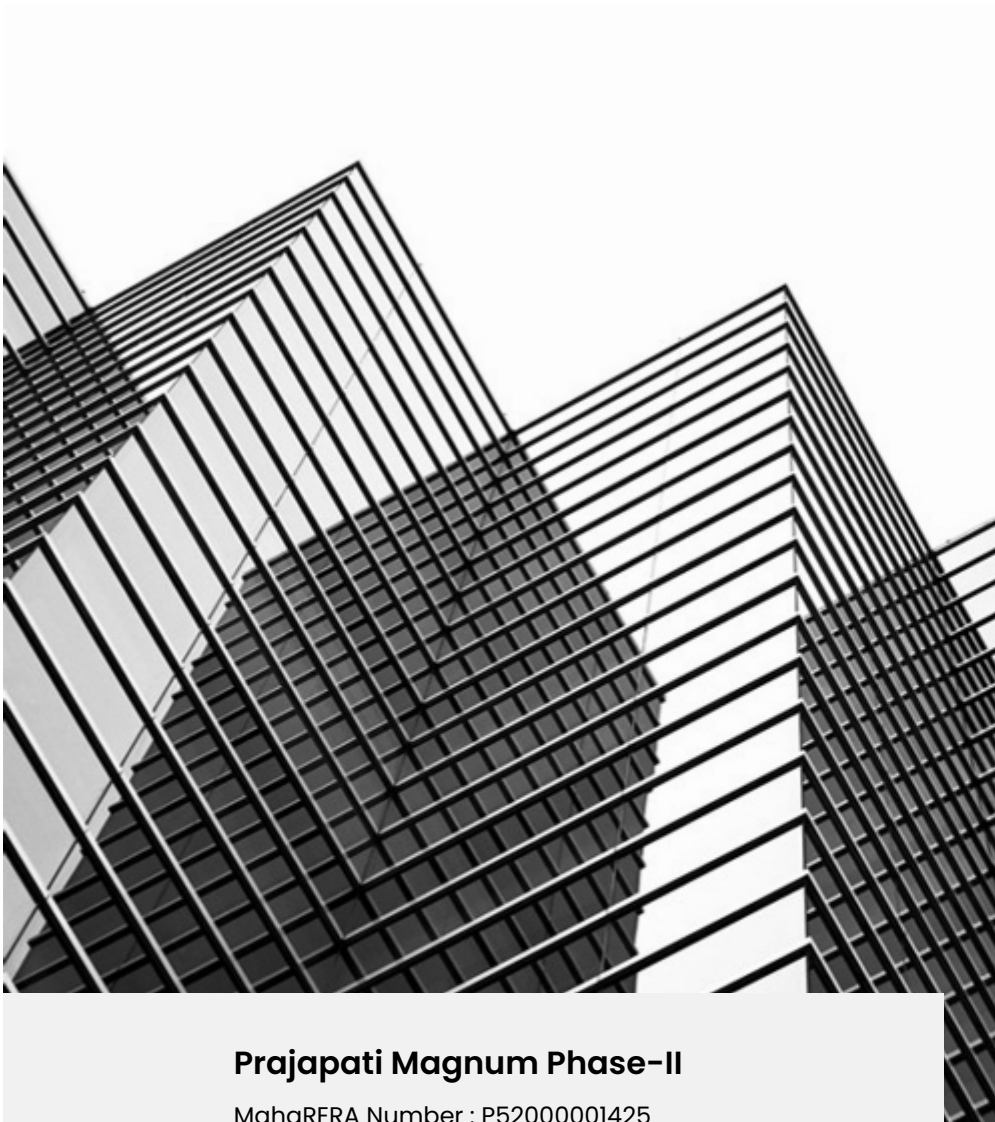


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PROP REPORT



Prajapati Magnum Phase-II

MahaRERA Number : P52000001425



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 I-B, **50.3 Km**
- Navi Mumbai International Airport **25.3 Km**
- Bus stop **1 Km**
- Dronagiri Railway Station **200 Mtrs**
- 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

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PHASE-II

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 31st December, 2024	3 Acre	2 BHK,3 BHK
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Project Amenities

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

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
PRAJAPATI MAGNUM WING D	2	19	4	2 BHK	76

PRAJAPATI MAGNUM WING E	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,Stretchers Lift

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	383 - 575 sqft
2 BHK	383 - 575 sqft
3 BHK	661 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

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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2 BHK	INR 12678.26	INR 6030000	INR 6700000 to 8100000
3 BHK	INR 15521.94	INR 10260000	INR 11400000

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.

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
July 2022	496	NA	INR 8220000	INR 16572.58
May 2022	2315	NA	INR 30000000	INR 12958.96
May 2022	391	NA	INR 7040500	INR 18006.39
April 2022	661	NA	INR 10500000	INR 15885.02
November 2021	661	NA	INR 10000000	INR 15128.59
November 2021	455	NA	INR 7825000	INR 17197.8
October 2021	661	NA	INR 10000000	INR 15128.59
June 2021	425	NA	INR 6758167	INR 15901.57
June 2021	455	NA	INR 7512500	INR 16510.99
May 2021	425	NA	INR 8000000	INR 18823.53

May 2021	455	NA	INR 7725000	INR 16978.02
May 2021	575	NA	INR 7500000	INR 13043.48
March 2021	496	NA	INR 8200000	INR 16532.26
March 2021	391	NA	INR 7176000	INR 18352.94

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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	53
Connectivity	83
Infrastructure	72

Local Environment	100
Land & Approvals	42
Project	74
People	56
Amenities	54
Building	65
Layout	53
Interiors	73
Pricing	40
Total	64/100

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