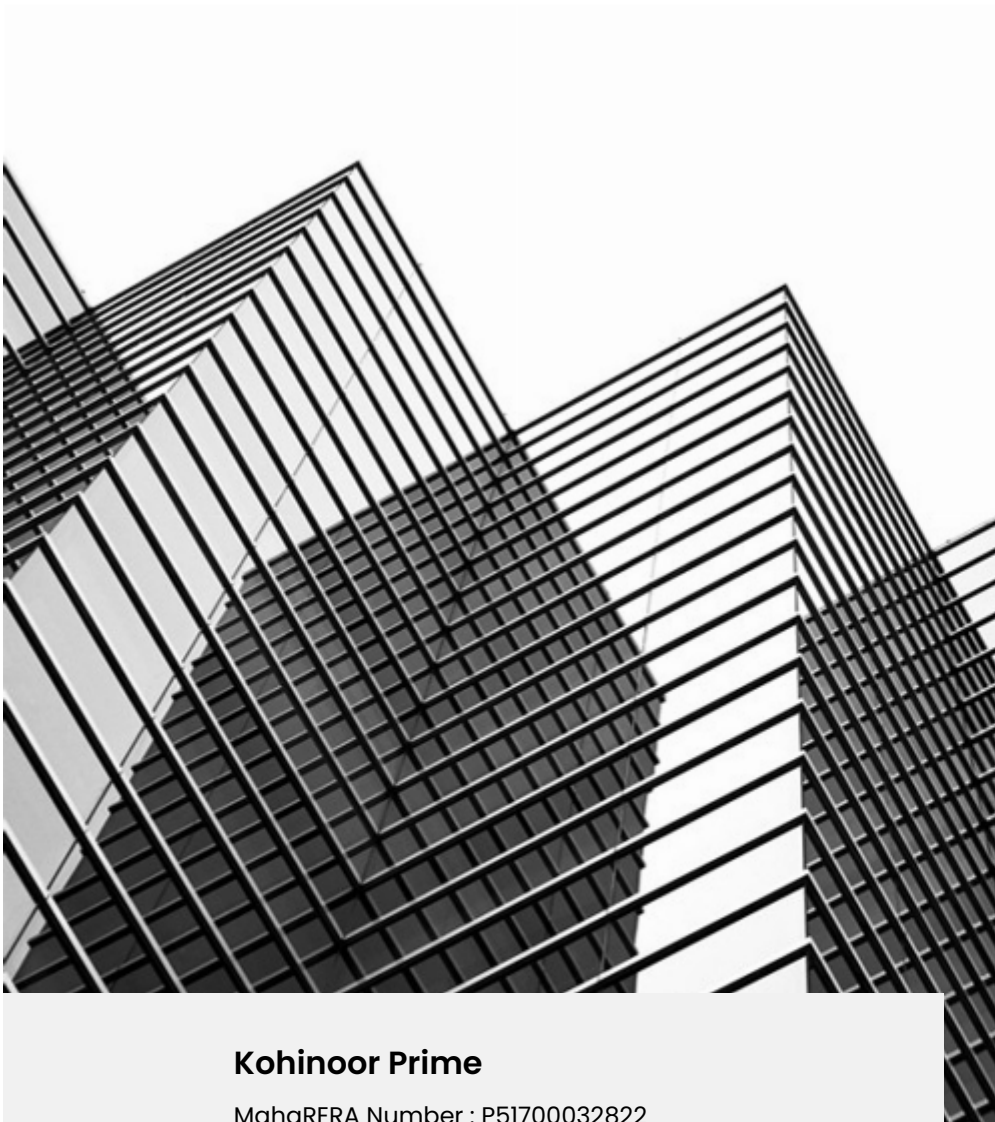


propscience.com

PROP REPORT



Kohinoor Prime

MahaRERA Number : P51700032822



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
Ulhasnagar-1	Ulhasnagar Police Station	Ward 1

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 222 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **55.9 Km**
- Chhatrapati Shivaji Maharaj International Airport **44 Km**
- Birla Gate Bus Stop **900 Mtrs**
- Shahad Railway Station **500 Mtrs**
- Shahad Fatak Road **550 Mtrs**
- Satya Sai Platinum Hospital **1.2 Km**
- Sacred Heart School, **3.5 Km**
- Metro Junction Mall **6.2 Km**
- D-Mart **2 Km**

LAND & APPROVALS

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

KOHINOOR PRIME

BUILDER & CONSULTANTS

Kohinoor ventured into the Real Estate Development sector, starting with a stand-alone residential building project at Dadar in 1979. This activity, like Education, has grown steadily over the years, and today, Kohinoor has two mega projects that are on-going. The Kohinoor City development at Kurla-Vidyavihar (W), is the first integrated development project in the city of Mumbai with residential buildings, office towers, shopping mall, hospital, school, colleges, hotel, club house and auditorium - an all-in-one, well-planned township.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

KOHINOOR PRIME

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2025	4600.29 Sqmt	1 BHK,2 BHK,Studio

Project Amenities

Sports	Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
Leisure	Mini Theatre,Yoga Room / Zone,Temple,Reflexology Park
Business & Hospitality	Barbeque Pit,Party Lawn
Eco Friendly Features	Landscaped Gardens

KOHINOOR PRIME

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	2	14	12	1 BHK,2 BHK,Studio	168
Wing B	2	14	11	1 BHK,2 BHK	154

First Habitable Floor

2nd

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators,Goods Lift

KOHINOOR PRIME

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	399.41 sqft
2 BHK	503.35 - 532.19 sqft
Studio	223.16 sqft
1 BHK	399.41 - 415.98 sqft
2 BHK	503.35 - 525.73 sqft

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

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

KOHINOOR PRIME

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 7969.17	INR 1778400	INR 1872000

1 BHK	INR 7970.34	INR 3183450	INR 3351000 to 3490000
2 BHK	INR 7968.92	INR 4011850	INR 4223000 to 4465000

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 400000	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	HDFC Bank,SBI Bank

Transaction History

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

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	30
Connectivity	83
Infrastructure	64
Local Environment	73
Land & Approvals	50
Project	61
People	39
Amenities	48

Building	55
Layout	53
Interiors	55
Pricing	40
Total	54/100

KOHINOOR PRIME

Disclaimer

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