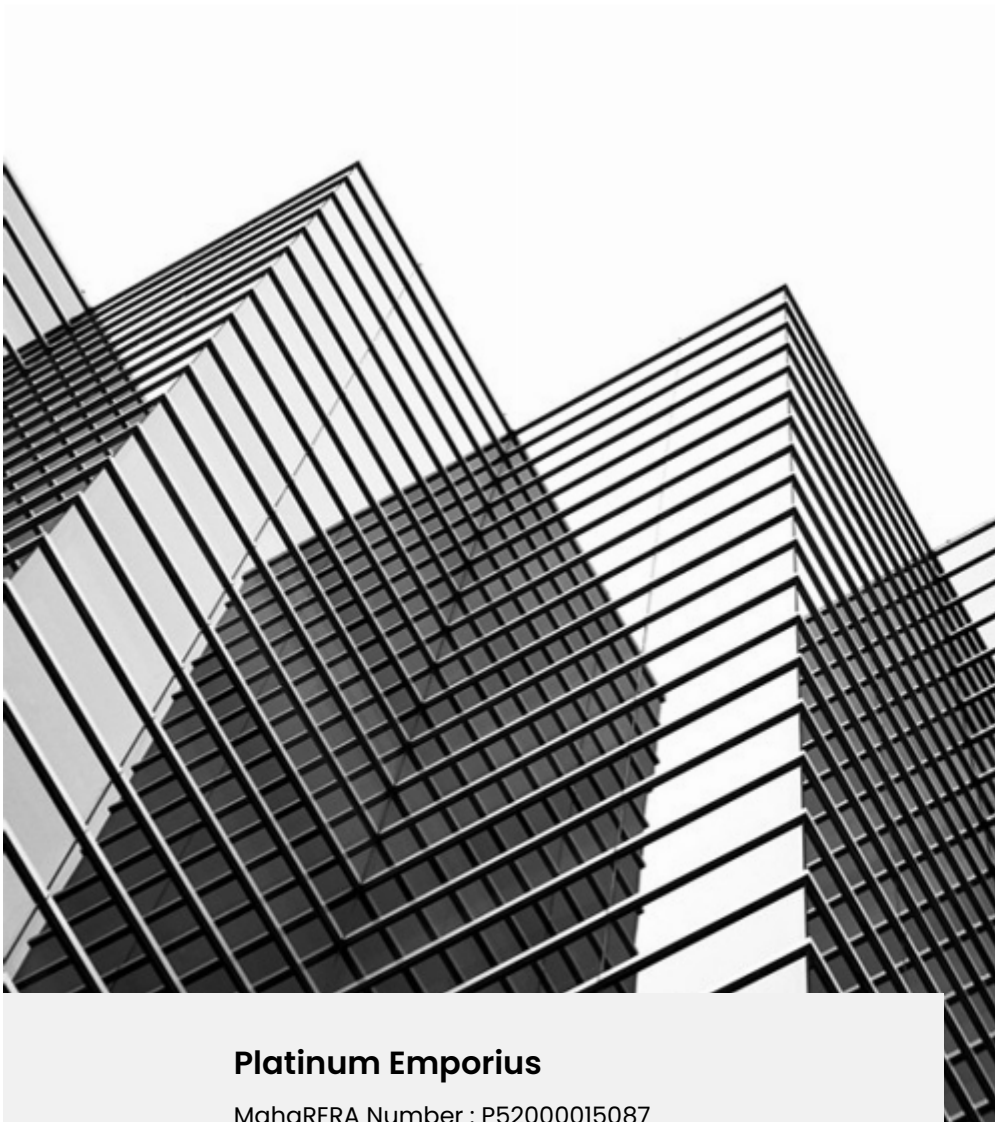


propscience.com

# PROP REPORT



**Platinum Emporius**

MahaRERA Number : P52000015087



# 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          | Ulwe police station | NA             |

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 30 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Navi Mumbai International Airport **10.1 Km**
- Chhatrapati Shivaji Maharaj International Airport **35.8 Km**
- Bhagat Chowk Bus Stop **70 Mtrs**
- Kharkopar Railway Station **800 Mtrs**
- Uran – Panvel Road **4 Km**
- New Millennium Hospital **850 Mtrs**
- R.Z.P. School **500 Mtrs**
- Seawoods Grand Central Mall **9.7 Km**
- Reliance SMART Point **1.3 Km**

## LAND & APPROVALS

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

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PLATINUM EMPORIUS

## BUILDER & CONSULTANTS

Platinum Group was founded in 2006, based on the business acumen and two-decade experience of experts such as Dharamshi Patel, Girish Chheda, and Virchand Virsaria. Today, the business is known for pioneering custom lifestyles by setting fresh criteria of client satisfaction with timely execution and delivery of projects. The group has established itself as a renowned real estate developer having produced a large number of residences and developing projects in various regions of Navi Mumbai. They have delivered more than 1550 homes plus and have developed over 1.5 million sq. ft.

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

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PLATINUM EMPORIUS

## PROJECT & AMENITIES

| Time Line                        | Size      | Typography  |
|----------------------------------|-----------|-------------|
| Completed on 31st December, 2021 | 3450 Sqmt | 1 BHK,2 BHK |

## Project Amenities

|                                   |   |
|-----------------------------------|---|
| <b>Sports</b>                     | Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Outdoor Gym,Indoor Games Area |
| <b>Leisure</b>                    | Yoga Room / Zone,Steam Room,Library / Reading Room,Senior Citizen Zone,Deck Area,Sit-out Area                   |
| <b>Business &amp; Hospitality</b> | Party Lawn,Clubhouse  |
| <b>Eco Friendly Features</b>      | Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage  |

PLATINUM EMPORIUS

## BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|
|------------|-----------------|--------------|-----------------|----------------|----------------|

|                       |   |    |   |             |     |
|-----------------------|---|----|---|-------------|-----|
| A Wing                | 2 | 14 | 5 | 1 BHK,2 BHK | 70  |
| B Wing                | 2 | 14 | 5 | 1 BHK,2 BHK | 70  |
| First Habitable Floor |   |    |   |             | 4th |

## Services & Safety

- **Security :** Society Office,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

PLATINUM EMPORIUS

## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK         | 262 sqft          |
| 2 BHK         | 441 – 473 sqft    |
| 1 BHK         | 262 sqft          |

|       |                |
|-------|----------------|
| 2 BHK | 441 – 473 sqft |
|-------|----------------|

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

|                              |   |
|------------------------------|---|
| Flooring                     | Wooden 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  |
| HVAC Service                 | Split / Box A/C Provision   |
| Technology                   | NA  |
| White Goods                  | NA  |

|                   |
|-------------------|
| PLATINUM EMPORIUS |
|-------------------|

# COMMERCIALS



|               |               |                 |           |
|---------------|---------------|-----------------|-----------|
| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|-----------|

|       |                 |              |                             |
|-------|-----------------|--------------|-----------------------------|
| 1 BHK | INR<br>28980.92 | INR 7593000  | INR 8436000                 |
| 2 BHK | INR<br>25884.96 | INR 11600000 | INR 12400000 to<br>14400000 |

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

|                   |                        |                      |
|-------------------|------------------------|----------------------|
| <b>GST</b>        | <b>Stamp Duty</b>      | <b>Registration</b>  |
| 5%                | 6%                     | INR 30000            |
| <b>Floor Rise</b> | <b>Parking Charges</b> | <b>Other Charges</b> |
| NA                | INR 600000             | 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   |

### 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             | 73    |
| Connectivity      | 73    |
| Infrastructure    | 72    |
| Local Environment | 100   |
| Land & Approvals  | 36    |
| Project           | 76    |
| People            | 39    |
| Amenities         | 78    |

|                  |               |
|------------------|---------------|
| <b>Building</b>  | 65            |
| <b>Layout</b>    | 53            |
| <b>Interiors</b> | 63            |
| <b>Pricing</b>   | 40            |
| <b>Total</b>     | <b>64/100</b> |

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PLATINUM EMPORIUS

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