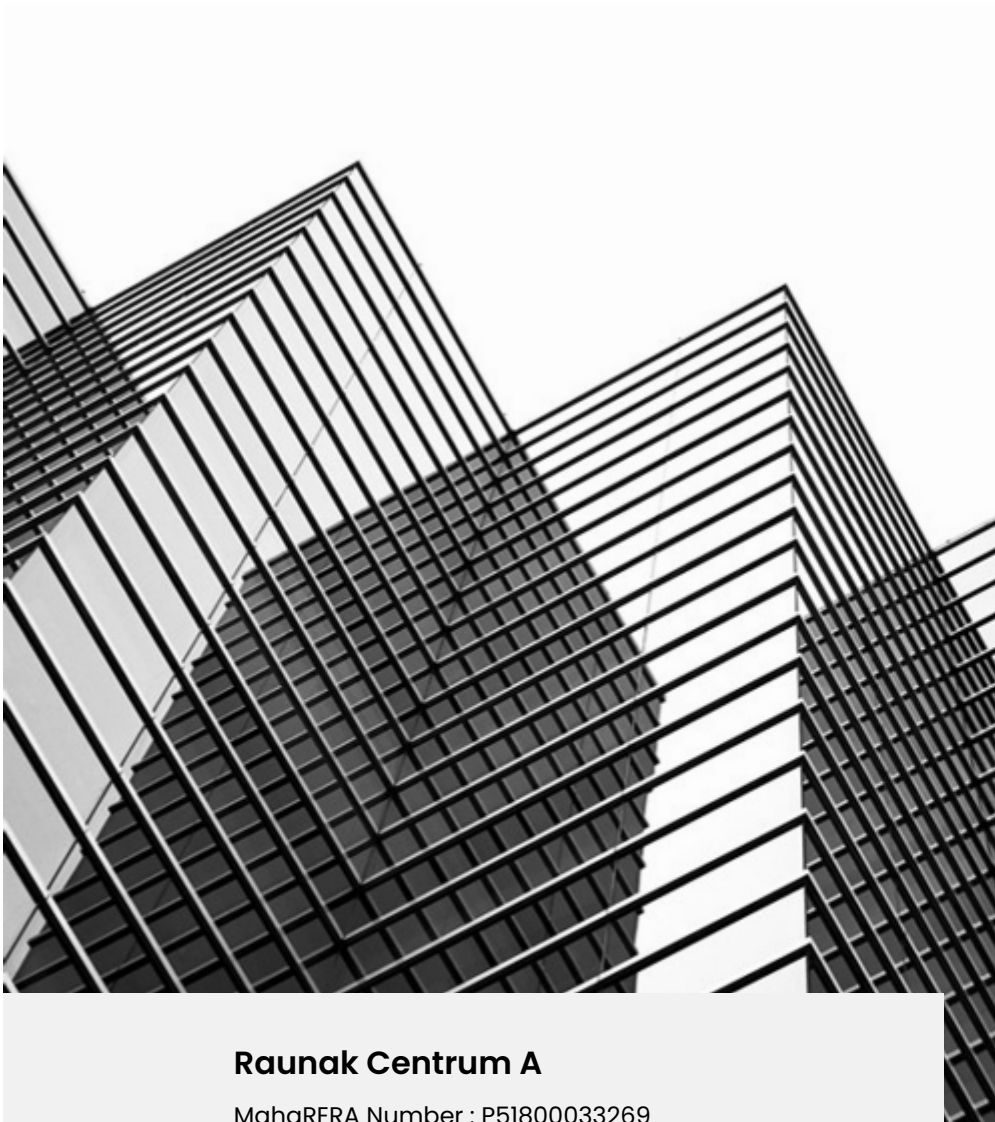


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PROP REPORT



Raunak Centrum A

MahaRERA Number : P51800033269



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

The project is in Chembur (East). Chembur is an upmarket large suburb in Mumbai. Chembur is also said to be a reference to Chevul at the mouth of the Kundalika River on mainland Maharashtra. S V Patel Nagar, Gurudwara, Aggarwal Colony, Central Railway Colony, New Rna Colony are the neighbouring localities to Chembur East. After independence, Chembur was one of the sites where refugee camps were set up to settle refugees after partition. The industrialisation of Trombay during and after the war led to the demand for housing and the growth of Chembur thereafter. Famous studios like the RK studios built by the late Raj Kapoor were present in Chembur.

Post Office	Police Station	Municipal Ward
Nehru Nagar	Kurla Police Station	Ward M West

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 60 AQI and the noise pollution is 0 to 50 dB.

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **14 Km**
- Priyadarshini Bus Stop **2.8 Km**
- VNP & RC Marg Junction Monorail **3.1 Km**
- Chunnabhati Railway Station **2.2 Km**
- Eastern Express Highway **100 Mtrs**
- K.J. Somaiya Hospital & Research Center **1 Km**
- Orchids The International School **1.7 Km**
- K Star Mall **3.6 Km**
- Shreeji Super Market **1.9 Km**

RAUNAK CENTRUM A

LAND & APPROVALS

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

RAUNAK CENTRUM A

BUILDER & CONSULTANTS

Founded in 1980, the Raunak Group was built with the vision of addressing the housing needs of Mumbai, Pune, Thane and Kalyan. Over the years, the company has successfully constructed and developed a variety of township projects spanning over 4.3 million square feet. Currently, they are developing 6.2 million square feet of residential space in MMR. In its thirty of excellence the Raunak Group brand has grown from strength to strength, making it one of the highest ranked and most reputable real estate developer in Maharashtra, India.

Project Funded By	Architect	Civil Contractor
ICICI Bank	NA	NA

RAUNAK CENTRUM A

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2026	1410 Sqmt	2 BHK,3 BHK

Project Amenities

Sports	Multipurpose Court,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Outdoor Gym,Indoor Games Area
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Leisure	Mini Theatre,Steam Room,Sauna,Senior Citizen Zone
Business & Hospitality	Visitor's Room,Multipurpose Hall
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage

RAUNAK CENTRUM A

BUILDING LAYOUT



Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Raunak Centrum A	9	32	12	2 BHK,3 BHK	384
First Habitable Floor				2nd Floor	

Services & Safety

- **Security** : Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff
- **Fire Safety** : Sprinkler System,Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Stretchor Lift,Goods Lift

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	596 sqft
3 BHK	992 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Wooden Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Light Fittings,Stainless Steel Sink,Safety door,Electrical Sockets / Switch Boards
Finishing	Dry Walls,False Ceiling
HVAC Service	Split / Box A/C Provision
Technology	WIFI enabled,Optic Fiber Cable
White Goods	Geyser,Water Purifier,Air Conditioners,Refrigerator,Microwave Oven

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 16400000
3 BHK	--	--	INR 24600000

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

GST	Stamp Duty	Registration
5%	5%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	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,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IIFL
Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing
Finance Ltd,SBI Bank

Transaction History

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

RAUNAK CENTRUM 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	48
Connectivity	73
Infrastructure	84
Local Environment	100

Land & Approvals	44
Project	66
People	55
Amenities	62
Building	59
Layout	49
Interiors	80
Pricing	40
Total	63/100

RAUNAK CENTRUM A

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