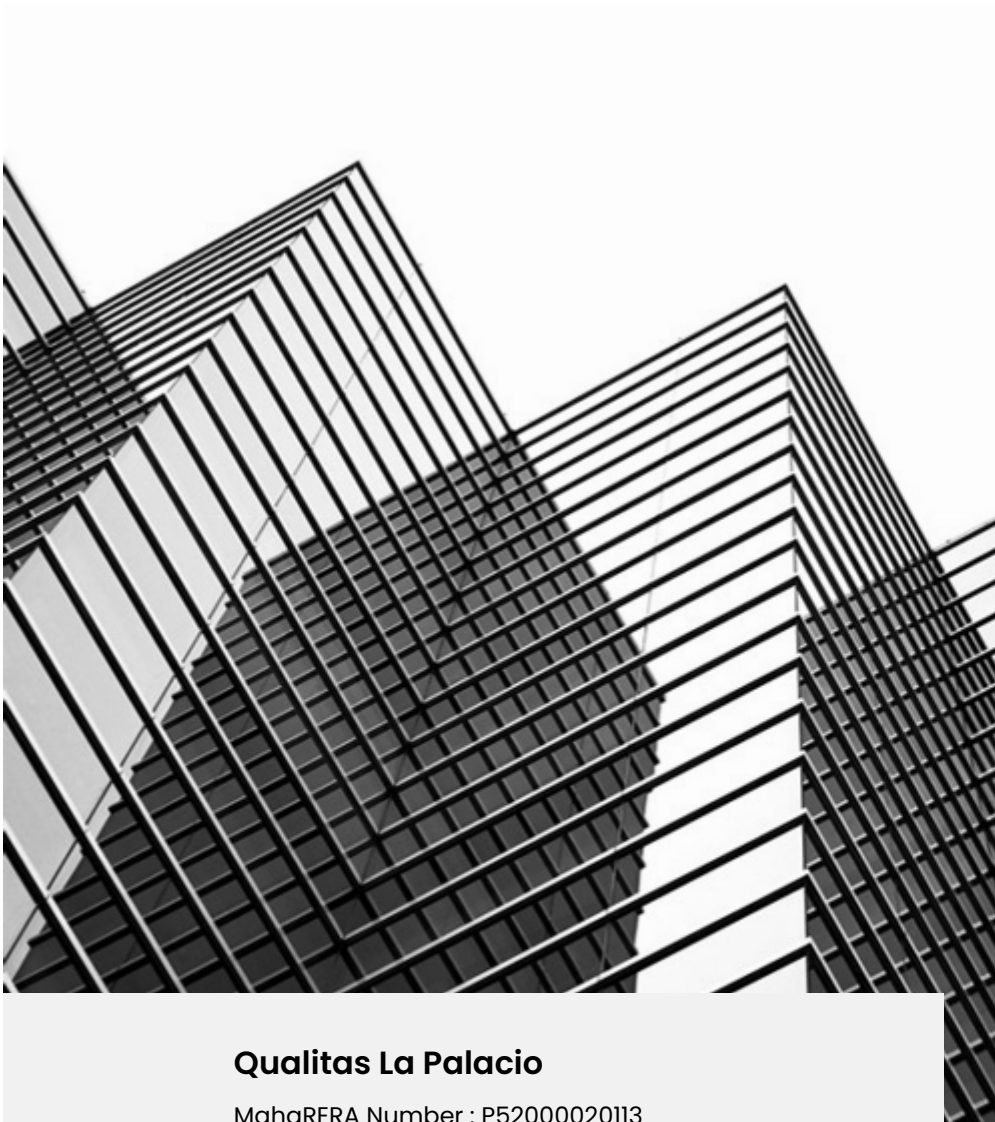


propscience.com

# PROP REPORT



**Qualitas La Palacio**

MahaRERA Number : P52000020113



# 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 97 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **41.8 Km**
- Navi Mumbai International Airport **12.5 Km**
- Bus Stop **240 Mtrs**
- Bamandongri Railway Station **1.7 Km**
- Uran Road **3.4 Km**
- New Millennium Hospital **280 Mtrs**
- Saket Education School **550 Mtrs**
- Seawoods Grand Central Mall **10.4 Km**
- Reliance SMART POINT **2.1 Km**

## LAND & APPROVALS

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

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QUALITAS LA PALACIO

## BUILDER & CONSULTANTS

Founded by Rajesh Shah and Nirav Anil Virani in 2012,'Qualitas' is synonymous with quality and trust. The group has actively developed and delivered numerous residential as well as commercial projects.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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QUALITAS LA PALACIO

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	2150 Sqmt	2 BHK,3 BHK

Project Amenities

Sports	Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

QUALITAS LA PALACIO

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
La Palacio	3	14	4	2 BHK,3 BHK	56
First Habitable Floor				4th Floor	

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire cylinders,CNG / LPG Gas Leak Detector

- **Sanitation :** The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

## QUALITAS LA PALACIO

## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	670 sqft
3 BHK	1031 sqft

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

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

<b>Finishing</b>	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	NA
<b>White Goods</b>	NA

QUALITAS LA PALACIO

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 15000	INR 10050000	INR 11412200
3 BHK	INR 15000	INR 15465000	INR 17565460

**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 0	INR 0
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<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>	Axis Bank,HDFC Bank,ICICI Bank,Indialbulls Home Loans

### Transaction History

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

QUALITAS LA PALACIO
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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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	73



<b>Connectivity</b>	73
<b>Infrastructure</b>	72
<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	36
<b>Project</b>	74
<b>People</b>	46
<b>Amenities</b>	56
<b>Building</b>	67
<b>Layout</b>	53
<b>Interiors</b>	73
<b>Pricing</b>	40
<b>Total</b>	<b>63/100</b>

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QUALITAS LA PALACIO

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