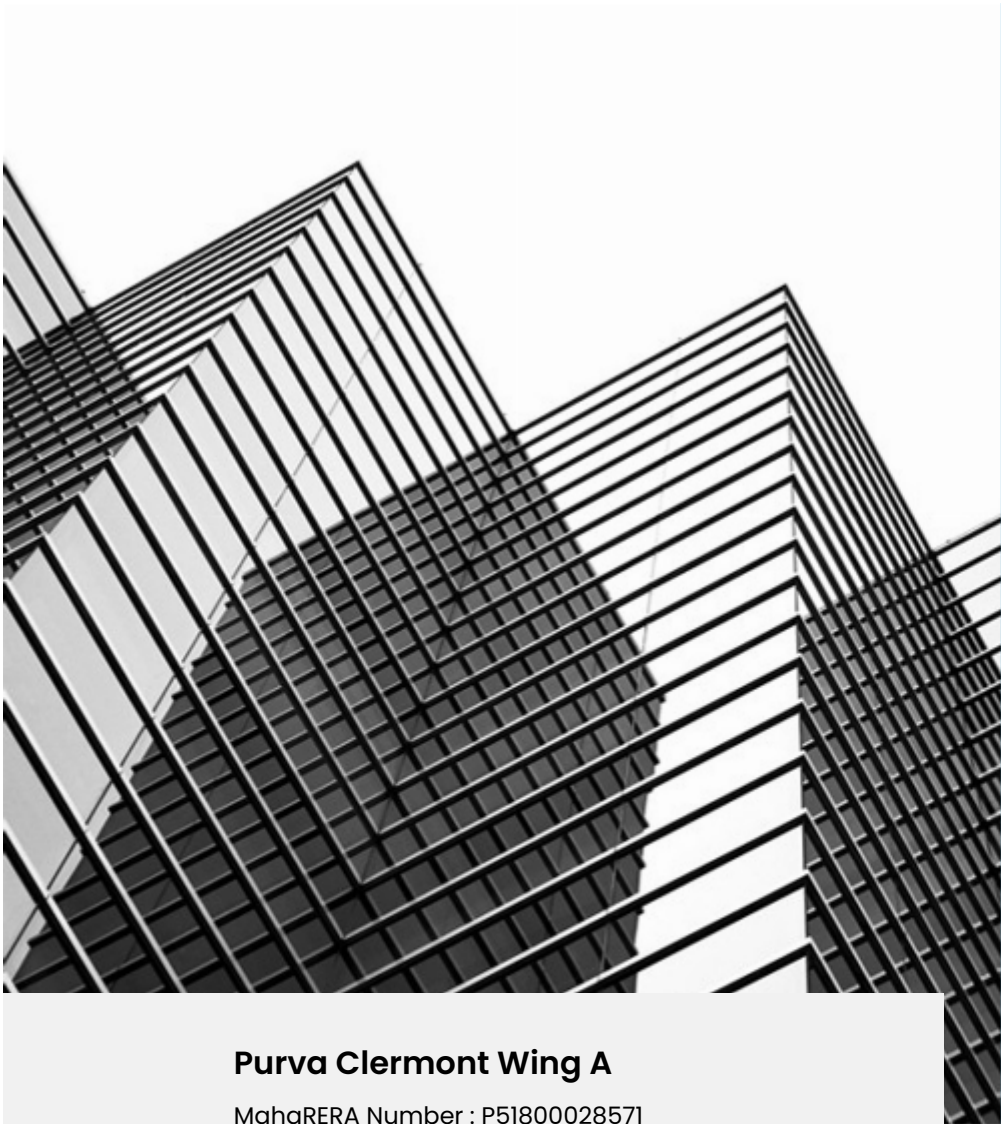


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PROP REPORT



Purva Clermont Wing A

MahaRERA Number : P51800028571



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
Chembur	NA	Ward M East

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 20 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **13.8 Km**
- Saras Baug Colony Bus Stop **600 Mtrs**
- VNP & RC Marg Junction **2.8 Km**
- Chembur Railway Station **3 Km**
- Mumbai Hwy **650 Mtrs**
- Apollo Spectra Hospitals **700 Mtrs**
- O. L. P. S. High School **2.5 Km**
- K Star Mall **1.9 Km**
- Ratna Department Store **1.3 Km**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
January 2023	NA	1

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BUILDER & CONSULTANTS

Established in 1975, under the leadership of Mr Ravi Puravankara, Puravankara Limited is a real estate company headquartered in Bengaluru. Considered to be one of India's leading real estate companies, in its four decades the company has established two distinct brands in real estate. Their flagship brand Puravankara caters to premium residences while its Provident Housing Ltd brand specialises in affordable housing. The company has a presence in several cities in India including Mumbai, Bengaluru, Chennai, Kochi, Coimbatore, Mangaluru, Kolkata, Pune and Goa. It also has international projects in GCC and Sri Lanka. The company was one of the first developers in India to secure FDI in real estate. This eventuated a JV with "Keppel Land", a Singapore Government development company, in 2005.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2027	2.25 Acre	2 BHK,3 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Senior Citizen Zone,Deck Area,Sit-out Area,Reflexology Park,Wooden Treetop Walk
Business & Hospitality	Barbeque Pit,Day Care,Party Lawn,Clubhouse
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	3	17	6	2 BHK,3 BHK	102
First Habitable Floor				2nd Floor	

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** Fire rated doors / walls,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	533 – 629 sqft
3 BHK	975 – 1019 sqft

Floor To Ceiling Height	Greater than 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards

Finishing	False Ceiling
HVAC Service	NA
Technology	Home Automation,WIFI enabled
White Goods	Modular Kitchen,Geyser,Water Purifier

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 34146.34	INR 18200000	INR 20500000 to 25200000
3 BHK	INR 34974.36	INR 34100000	INR 38100000 to 40000000

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
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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,SBI Bank

Transaction History

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

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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	48

Connectivity	83
Infrastructure	86
Local Environment	80
Land & Approvals	50
Project	85
People	56
Amenities	84
Building	67
Layout	66
Interiors	63
Pricing	40
Total	67/100

PURVA CLERMONT WING A

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