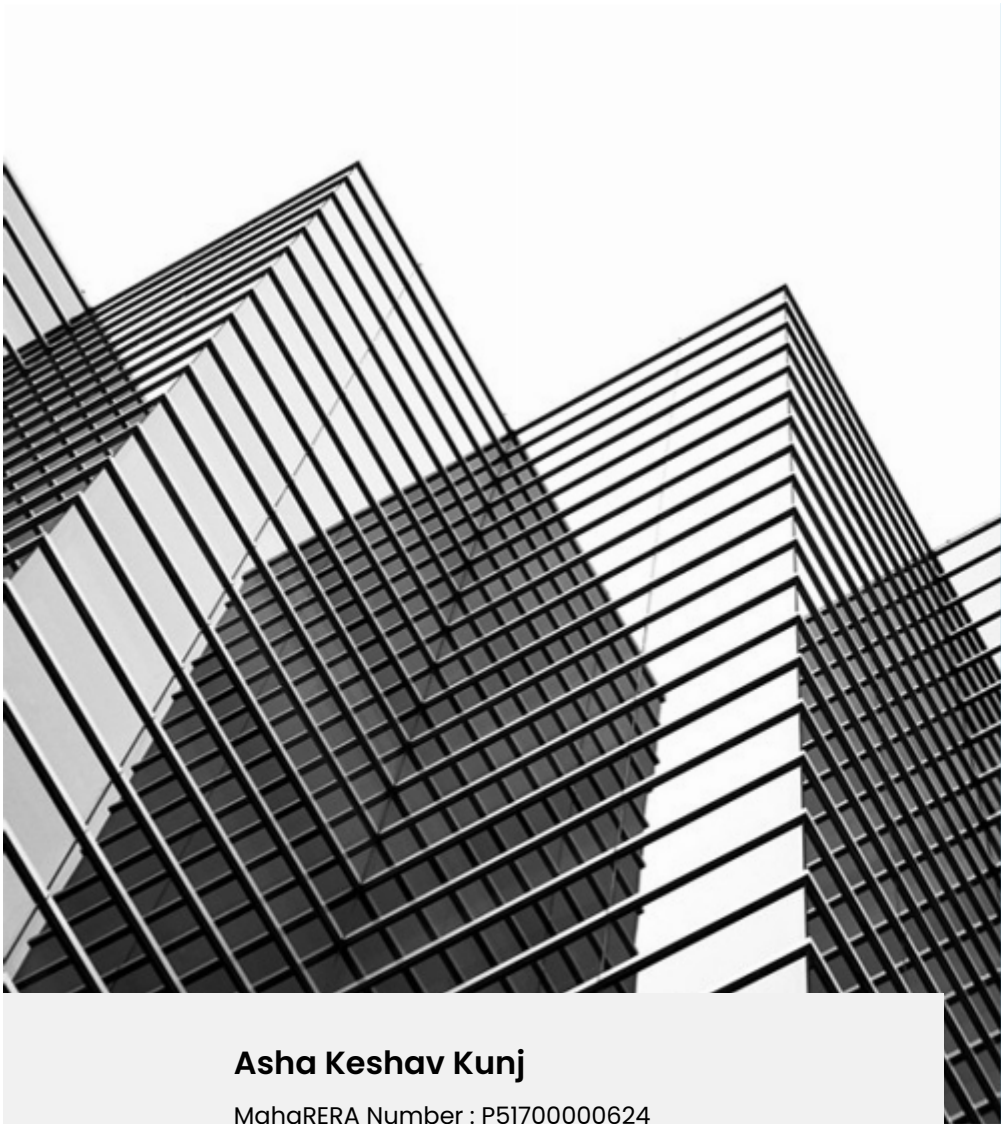


PROP REPORT



Asha Keshav Kunj

MahaRERA Number : P51700000624



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 Seawoods. Seawoods–Darave is a newly developed residential locality on the Harbour Line of the Mumbai Suburban Railway adjacent to the Nerul. The entry and exit subway of the west side of the station is directly connected to Seawoods Grand Central. The area derives its name from the famous Seawoods NRI complex developed by CIDCO for high income and economically rich groups. The area has developed rapidly in recent years, due to its strategic location, having Vashi, Mumbai & Thane in the north and Ulwe, Uran, JNPT & the upcoming international airport towards the south. Seawoods Grand Central by Larsen & Toubro has large office spaces, malls, and an entertainment area. The locality is known to be relatively safe and family friendly, with low crime rates making it an ideal locality for families.

Post Office	Police Station	Municipal Ward
Darave	Nerul Police Station	NA

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

Connectivity & Infrastructure

- Sanpada Railway Station **700 Mtrs**
- New Millenium Multispeciality Hospital **1.9 Km**
- Ryan International School **2.1 Km**
- Seawoods Grand Central Mall **7.3 Km**
- D-Mart **2.5 Km**

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LAND & APPROVALS

Last updated on the MahaRERA website

NA

On-Going
Litigations

3

RERA Registered
Complaints

1

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BUILDER & CONSULTANTS

Project Funded By

NA

Architect

NA

Civil Contractor

NA

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PROJECT & AMENITIES

Time Line

Size

Typography

2018 Ready to move	3 Acre	1 BHK,2 BHK,3 BHK,4 BHK,5 BHK,Studio
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Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	NA
Business & Hospitality	Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower A	2	22	3	2 BHK,3 BHK	66
Tower B	2	22	2	2 BHK,3 BHK,4 BHK,5 BHK	44
Tower C	2	15	6	1 BHK,Studio	90

Tower D	2	10	13	Studio	130
Tower E	2	5	13	Studio	65
First Habitable Floor				1st	

Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	745.3 sqft
3 BHK	850.3 - 1000.4 sqft
2 BHK	750 sqft

3 BHK	1200.4 sqft
4 BHK	1500.5 sqft
5 BHK	2100.7 sqft
1 BHK	375 sqft
Studio	230.1 sqft
Studio	270.2 sqft
Studio	265 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA

White Goods	NA
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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 23413.33	INR 8780000	INR 9243000
2 BHK	INR 18516.03	INR 13800000	INR 14500000
3 BHK	INR 16619.46	INR 19950000	INR 21000000
4 BHK	INR 16661.11	INR 25000000	INR 26250000
5 BHK	INR 16661.11	INR 35000000	INR 36750000

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

GST	Stamp Duty	Registration
0%	4%	INR 30000
Floor Rise	Parking Charges	Other Charges

NA	NA	INR 0
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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,ICICI 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	73

Connectivity	33
Infrastructure	86
Local Environment	30
Land & Approvals	48
Project	55
People	39
Amenities	48
Building	53
Layout	47
Interiors	45
Pricing	30
Total	49/100

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