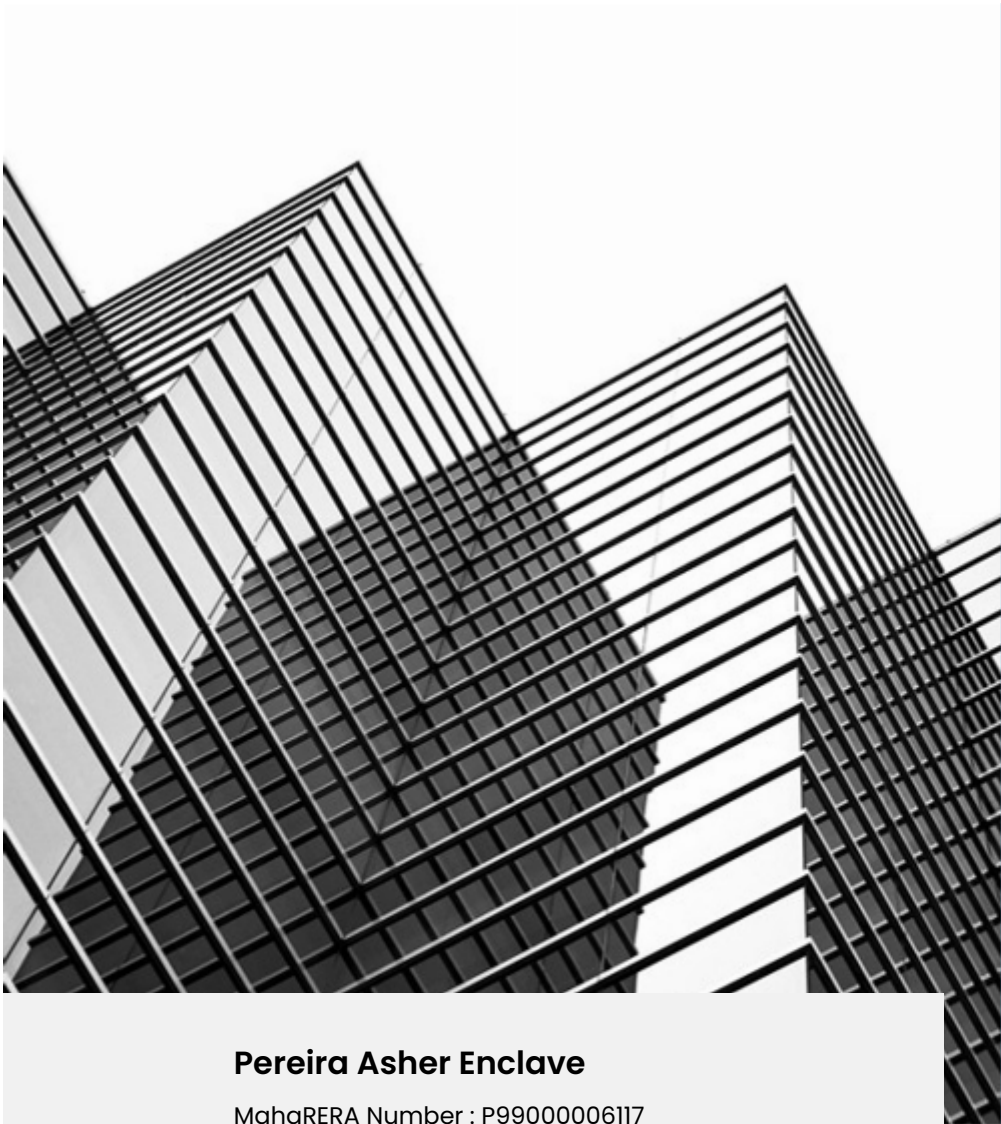


propscience.com

# PROP REPORT



**Pereira Asher Enclave**

MahaRERA Number : P99000006117



# 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	NA	NA

### Neighborhood & Surroundings

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

### Connectivity & Infrastructure

- International Airport **36.7 Km**
- Vasai Road Railway Station **8.5 Km**
- Maa Manosa Clinic **1.3 Km**
- ZP Primary Marathi School **18.2 Km**
- D'Mart **10.9 Km**

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
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NA	NA	1
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## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 16th November, 2022	1728.10 Sqmt	1 BHK,2 BHK,3 BHK,Studio

### Project Amenities

Sports	NA
Leisure	NA

Business & Hospitality	NA
Eco Friendly Features	Waste Segregation

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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Type H1/1	1	5	4	1 BHK,2 BHK,3 BHK	20
Type H1/2	1	5	4	1 BHK,2 BHK,Studio	20
Type H1/3	1	5	4	1 BHK,2 BHK,3 BHK	20
Type H1/4	1	5	4	1 BHK,2 BHK,Studio	20
First Habitable Floor				1st	

## Services & Safety

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

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	367 sqft
2 BHK	512 sqft
3 BHK	584 sqft
1 BHK	367 sqft
2 BHK	531 sqft
Studio	238 sqft
1 BHK	367 sqft

2 BHK	512 sqft
3 BHK	584 sqft
1 BHK	367 sqft
2 BHK	531 sqft
Studio	238 sqft

<b>Floor To Ceiling Height</b>	NA
<b>Views Available</b>	NA

<b>Flooring</b>	Vitrified Tiles,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform
<b>Finishing</b>	Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	--	--	INR 1713600
1 BHK	--	--	INR 2642400
2 BHK	--	--	INR 3686400 to 3823200
3 BHK	--	--	INR 4204800

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

GST	Stamp Duty	Registration
5%	4%	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.
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<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	Axis Bank,DHFL Bank,HDFC Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

### 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	15
Infrastructure	38
Local Environment	30

<b>Land &amp; Approvals</b>	50
<b>Project</b>	55
<b>People</b>	39
<b>Amenities</b>	30
<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	53
<b>Pricing</b>	30
<b>Total</b>	<b>42/100</b>

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