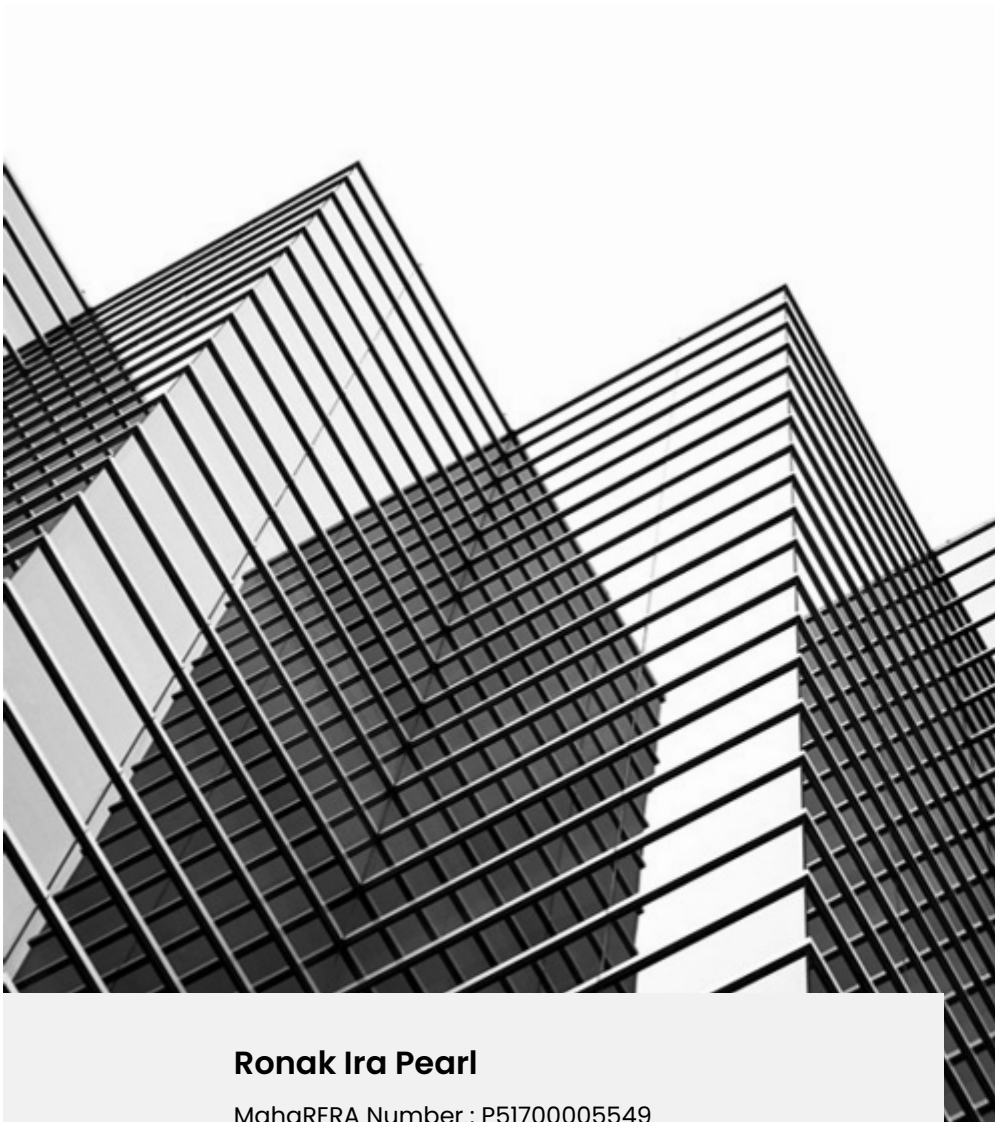


propscience.com

# PROP REPORT



**Ronak Ira Pearl**

MahaRERA Number : P51700005549



## Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT

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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	NA	Seawoods

### Neighborhood & Surroundings

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

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **29 Km**
- Navi Mumbai International Airport **9.3 Km**
- Seawoods Railway Station **500 Mtrs**
- Suyash Hospital **220 Mtrs**
- DAV Public School **950 Mtrs**
- Seawoods Grand Central Mall **400 Mtrs**
- D-Mart **260 Mtrs**

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## LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	2	4

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## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2020	1275 Sqmt	1 BHK,2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	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
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Ira Pearl	2	18	2	1 BHK,2 BHK,3 BHK	36
First Habitable Floor					3rd

### Services & Safety

- **Security :** 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	
1 BHK	522 sqft	
2 BHK	622 sqft	
3 BHK	799 sqft	
Floor To Ceiling Height		NA

Views Available	NA
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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 16091.95	INR 8400000	INR 8820000
2 BHK	INR 16077.17	INR 10000000	INR 10500000
3 BHK	INR 16270.34	INR 13000000	INR 13650000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
0%	5%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	NA	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	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	40
Interiors	45
Pricing	30

**Total**

**48/100**

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