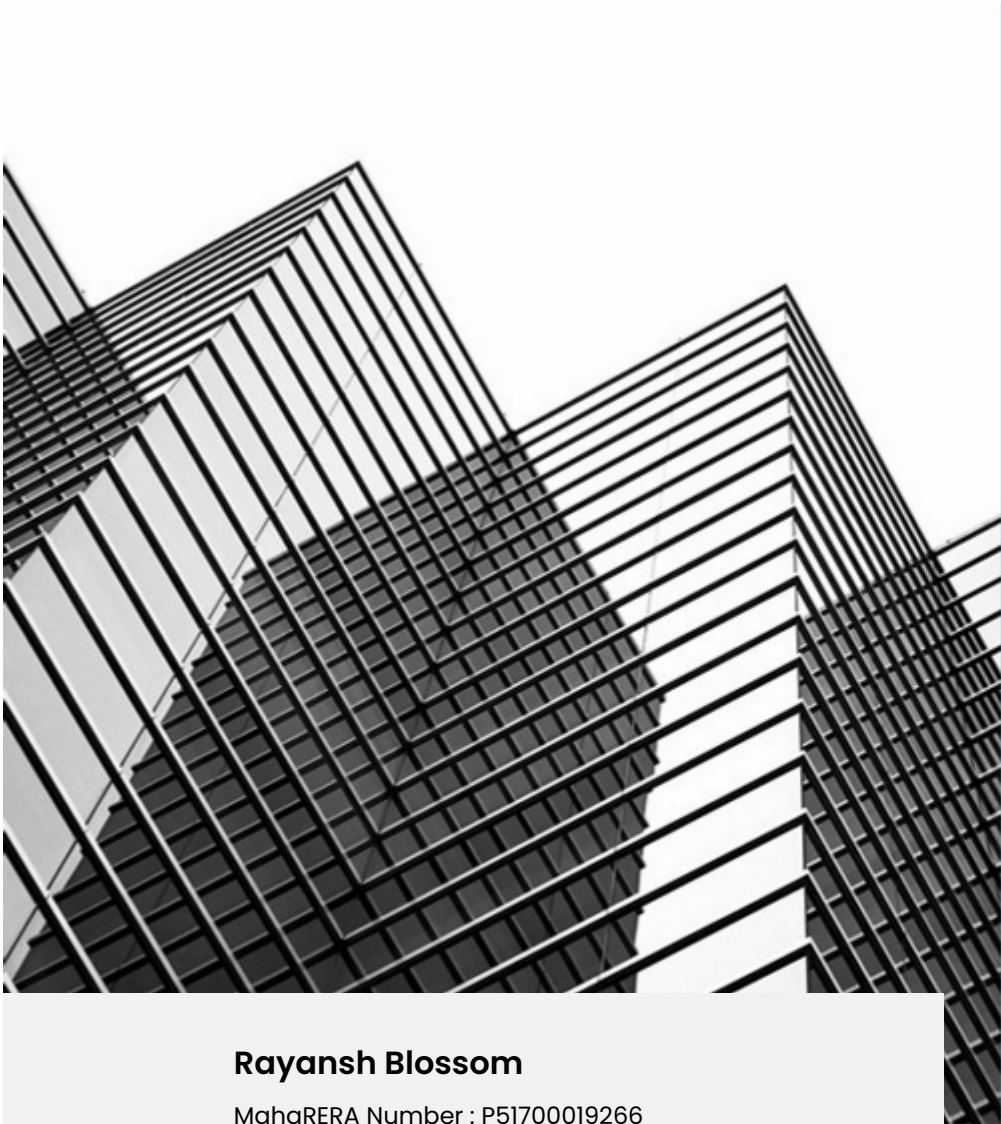


propscience.com

PROP REPORT



Rayansh Blossom

MahaRERA Number : P51700019266



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 Kalwa. Kalwa is an industrial and commercial area located around Belapur in the Thane district, Maharashtra. It is well connected with other parts of Mumbai via the Pune-Mumbai Highway and Kalwa-Belapur Road. The closest train station to the suburban train network is Kalva Station. On July 29, 2014, Calva and Mumbra became the first railway station in the country to provide free WiFi access for travellers and the public. Construction of the third Kalwa Bridge is also nearing completion, which will ease traffic at the Kalwa Road junction, the Pune Road junction, and Thane Belapur Road in Mumbai. Kalwa itself is a major industrial centre, with companies such as CSC Pharmaceuticals, Deccan Industries, Dortmund Laboratories Pvt Ltd, and Lakhani Industries Limited. They can reach the centres of Navi Mumbai, Airoli, and Thane within an hour.

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area.

Connectivity & Infrastructure

- International Airport **32.8 Km**
- Thane Railway Station **2.4 Km**
- Sapphire Hospitals **1.8 Km**
- St. John's Convent High School **6.2 Km**
- Viviana Mall **3.3 Km**

LAND & APPROVALS

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

BUILDER & CONSULTANTS

Since its inception in 1990, Veena Developers have successfully delivered Residential, Corporate and Industrial Spaces with the essence of modernisation. The persistent aim is to offer high-quality construction while also providing amenities for the convenience of customers and their luxurious lifestyle. With Leadership of more than 30 years in the Real Estate industry, it is believed that it is only the beginning for Veena Developers and that there are many more decades to demonstrate endeavour to provide hassle-free customer experience in the Sector. They firmly believe in the significance of high morals in business. It should not only be about profit, but also about giving back to Society. Devoted to incorporating this philosophy into all business decisions—it is the keystone and fundamental concept of all their endeavours. Prioritising customers' interest and focusing on building long-term relationships with the customers.

Project Funded By**Architect****Civil Contractor**

NA

NA

NA

RAYANSH BLOSSOM

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2021	868.23 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	NA
Leisure	Pet Friendly
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation

RAYANSH BLOSSOM

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Rayansh Blossom	1	8	4	1 BHK,2 BHK	32
First Habitable Floor				1st	

Services & Safety

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

RAYANSH BLOSSOM

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	375 – 460 sqft
2 BHK	614 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Wooden Flooring,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

RAYANSH BLOSSOM

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 5625000 to 6900000

2 BHK	--	--	INR 9210000
-------	----	----	-------------

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

GST	Stamp Duty	Registration
5%	3%	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.
Payment Plan	NA
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,IDBI 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.

RAYANSH BLOSSOM

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	53
Connectivity	48
Infrastructure	56
Local Environment	30
Land & Approvals	44
Project	65
People	56
Amenities	30
Building	53
Layout	38

Interiors	53
Pricing	30
Total	46/100

RAYANSH BLOSSOM

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance

on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.