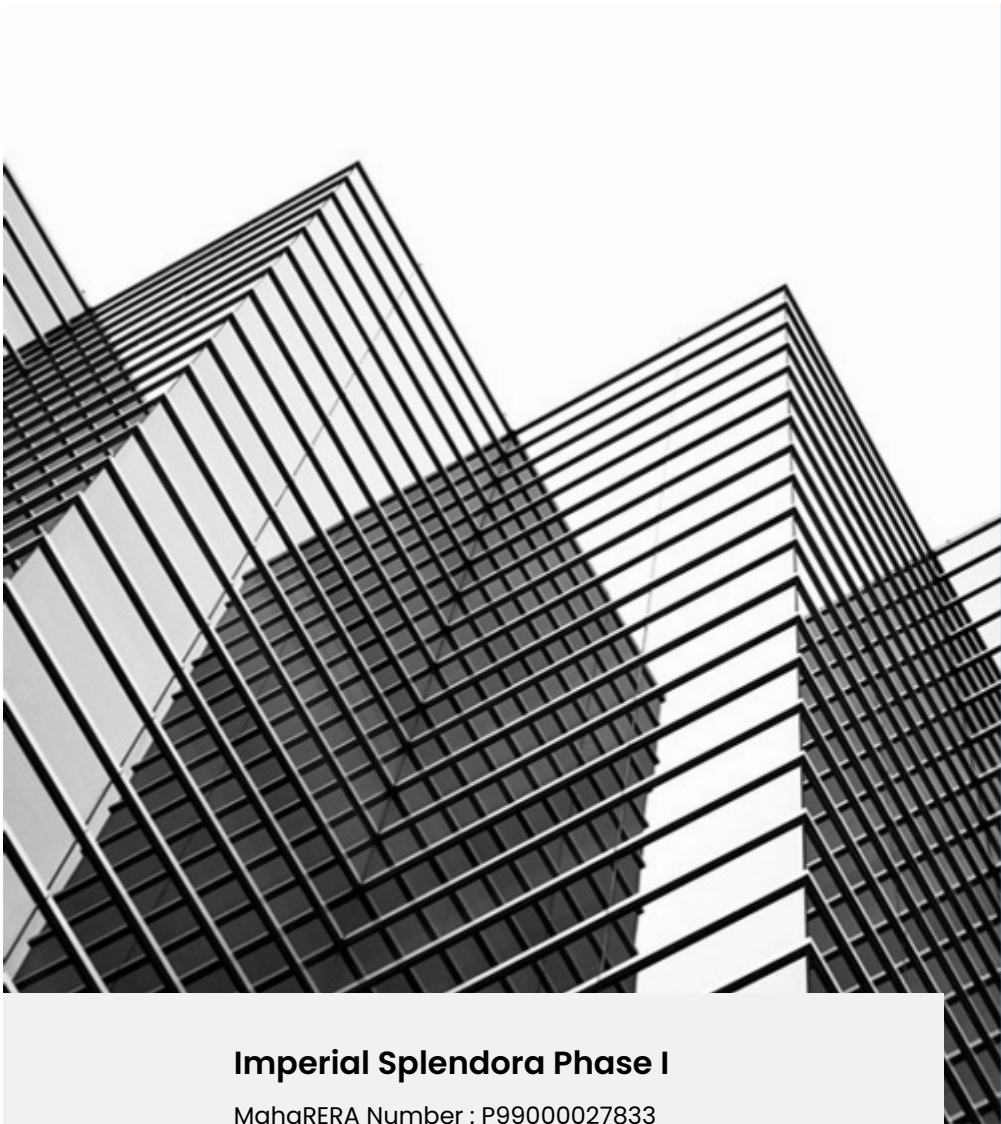


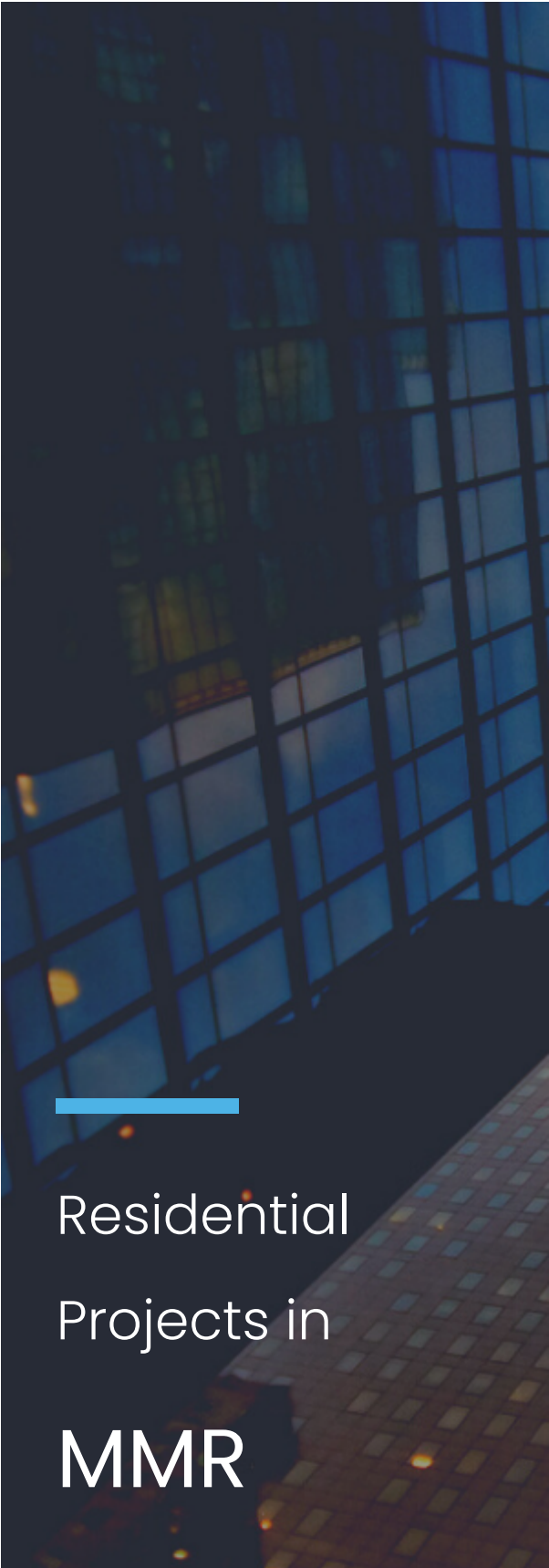
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# PROP REPORT



**Imperial Splendora Phase I**

MahaRERA Number : P99000027833



# 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 |
|--------------|----------------|----------------|
| Bassein Road | NA             | NA             |

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 95 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Mumbai International Airport **45 Km**
- Vasai Bus Depot **4.2 Km**
- Vasai Railway Station **3.8 Km**
- NH 48 **7 Km**
- Evershine Hospital **2.2 Km**
- Saraswati Vidyamandir **6 Km**
- Carnival Cinemas **2.6 Km**
- D Mart **4 Km**

## LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| January 2022                         | 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 31st December, 2026 | 1255 Sqmt | 1 BHK,2 BHK |
|----------------------------------|-----------|-------------|

Project Amenities

|                        |                                                                                         |
|------------------------|-----------------------------------------------------------------------------------------|
| Sports                 | Multipurpose Court,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area |
| Leisure                | Yoga Room / Zone,Senior Citizen Zone,Sit-out Area,Wooden Treetop Walk                   |
| Business & Hospitality | Community Hall                                                                          |
| Eco Friendly Features  | Rain Water Harvesting,Water Storage                                                     |

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PHASE I

BUILDING LAYOUT

| Tower Name                        | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------------------|-----------------|--------------|-----------------|----------------|----------------|
| Imperial Splendor A, B and D Wing | 3               | 22           | 7               | 1 BHK          | 154            |

|                                             |   |    |   |           |     |
|---------------------------------------------|---|----|---|-----------|-----|
| Imperial<br>Splendora A,<br>B and D<br>Wing | 3 | 22 | 7 | 2 BHK     | 154 |
| First Habitable Floor                       |   |    |   | 1st Floor |     |

## Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System
- **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 |
|---------------|-------------------|
| 1 BHK         | 410 sqft          |
| 2 BHK         | 531 sqft          |

|                                |                                              |
|--------------------------------|----------------------------------------------|
| <b>Floor To Ceiling Height</b> | Between 9 and 10 feet                        |
| <b>Views Available</b>         | Open Grounds / Landscape / Project Amenities |

|                                         |                                                                                                                                                 |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Flooring</b>                         | Vitrified Tiles,Anti Skid Tiles                                                                                                                 |
| <b>Joinery, Fittings &amp; Fixtures</b> | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards |
| <b>Finishing</b>                        | Luster Finish Paint,Double glazed glass windows                                                                                                 |
| <b>HVAC Service</b>                     | Split / Box A/C Provision                                                                                                                       |
| <b>Technology</b>                       | Optic Fiber Cable                                                                                                                               |
| <b>White Goods</b>                      | NA                                                                                                                                              |

|                                                  |  |
|--------------------------------------------------|--|
| <div>IMPERIAL SPLENDORA</div> <div>PHASE I</div> |  |
|--------------------------------------------------|--|

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price   |
|---------------|---------------|-----------------|-------------|
| 1 BHK         | --            | --              | INR 5000000 |

|       |    |    |             |
|-------|----|----|-------------|
| 2 BHK | -- | -- | INR 6400000 |
|-------|----|----|-------------|

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

| GST        | Stamp Duty      | Registration  |
|------------|-----------------|---------------|
| 2%         | 6%              | INR 35000     |
| Floor Rise | Parking Charges | Other Charges |
| NA         | INR 400000      | INR 0         |

|                            |                                                                            |
|----------------------------|----------------------------------------------------------------------------|
| <b>Festive Offers</b>      | The builder is not offering any festive offers at the moment.              |
| <b>Payment Plan</b>        | Construction Linked Payment                                                |
| <b>Bank Approved Loans</b> | Axis Bank,HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,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             | 55    |
| Connectivity      | 45    |
| Infrastructure    | 70    |
| Local Environment | 100   |
| Land & Approvals  | 50    |
| Project           | 76    |
| People            | 39    |
| Amenities         | 56    |

|                  |               |
|------------------|---------------|
| <b>Building</b>  | 65            |
| <b>Layout</b>    | 53            |
| <b>Interiors</b> | 63            |
| <b>Pricing</b>   | 63            |
| <b>Total</b>     | <b>61/100</b> |

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IMPERIAL SPLENDORA  
PHASE I

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