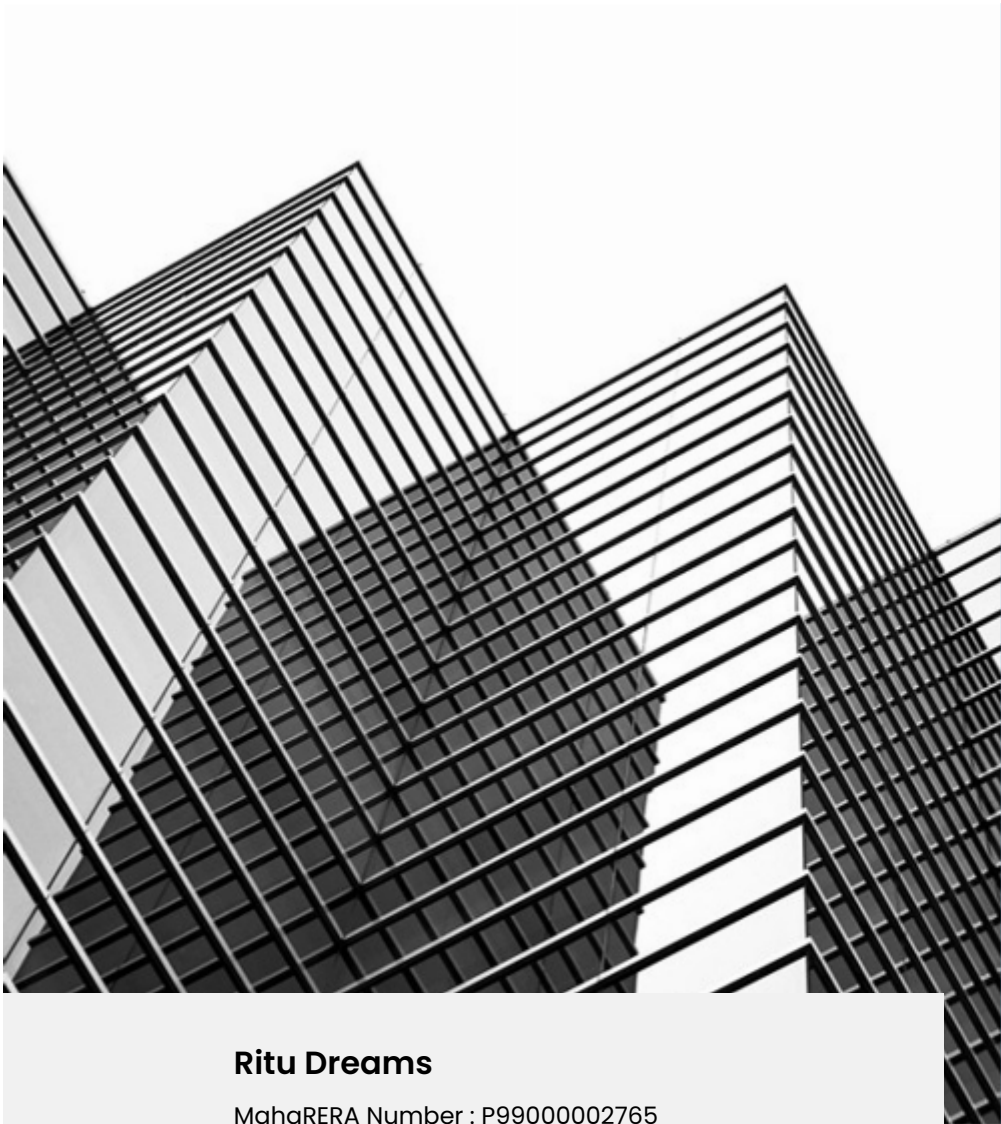


# PROP REPORT



**Ritu Dreams**

MahaRERA Number : P99000002765



# 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

| 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 **40.1 Km**
- Vasai Road Railway Station **4.7 Km**
- Platinum Hospital **4.2 Km**
- St. Aloysius Papdi School **7.0 Km**
- D'Mart **6.9 Km**

## LAND & APPROVALS

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

|    |    |   |
|----|----|---|
| NA | NA | 1 |
|----|----|---|

RITU DREAMS

# BUILDER & CONSULTANTS

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA                | NA        | NA               |

RITU DREAMS

# PROJECT & AMENITIES

| Time Line                        | Size      | Typography |
|----------------------------------|-----------|------------|
| Completed on 31st December, 2019 | 7960 Sqmt | 1 BHK      |

## Project Amenities

|         |                |
|---------|----------------|
| Sports  | Kids Play Area |
| Leisure | Pet Friendly   |

|                        |                                                            |
|------------------------|------------------------------------------------------------|
| Business & Hospitality | Clubhouse                                                  |
| Eco Friendly Features  | Waste Segregation,Rain Water Harvesting,Landscaped Gardens |

|             |
|-------------|
| RITU DREAMS |
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# BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Wing A B C            | 3               | 8            | 12              | 1 BHK          | 96             |
| First Habitable Floor |                 |              |                 | 1st            |                |

## Services & Safety

- **Security :** 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         | 184 – 256 sqft    |

|                         |    |
|-------------------------|----|
| Floor To Ceiling Height | NA |
| Views Available         | NA |

|                              |                                                   |
|------------------------------|---------------------------------------------------|
| Flooring                     | Vitrified Tiles,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                                                |

|             |
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|-------------|

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price              |
|---------------|---------------|-----------------|------------------------|
| 1 BHK         | --            | --              | INR 1343200 to 1868800 |

**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         | INR 0           | 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                                 |

### Transaction History

Details of some of the latest transactions can be viewed in Annexure A.

# 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             | 63    |
| Connectivity      | 38    |
| Infrastructure    | 36    |
| Local Environment | 30    |
| Land & Approvals  | 44    |
| Project           | 65    |
| People            | 39    |
| Amenities         | 36    |

|                  |               |
|------------------|---------------|
| <b>Building</b>  | 53            |
| <b>Layout</b>    | 30            |
| <b>Interiors</b> | 53            |
| <b>Pricing</b>   | 30            |
| <b>Total</b>     | <b>43/100</b> |

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RITU DREAMS

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