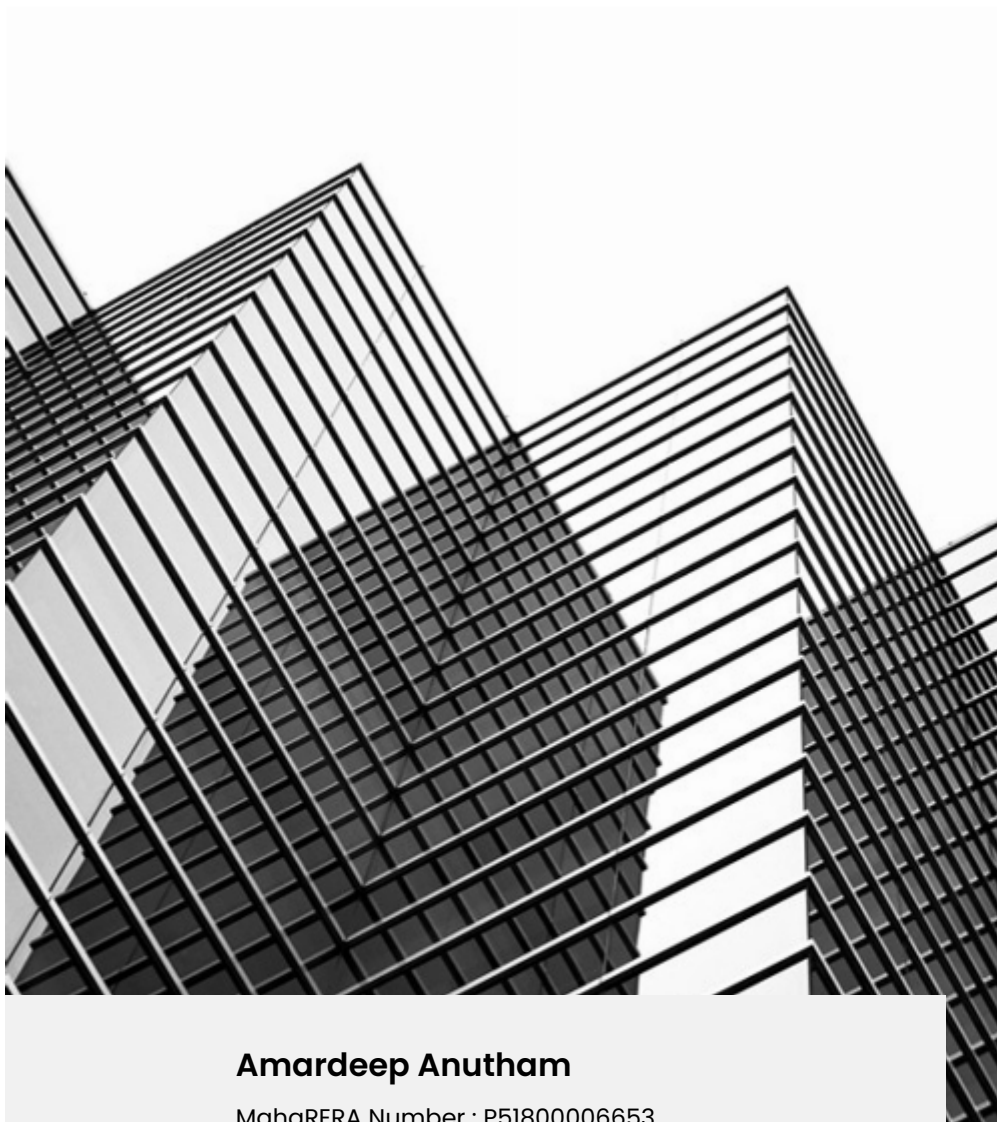


propscience.com

PROP REPORT



Amardeep Anutham

MahaRERA Number : P51800006653



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 Mulund (East). Mulund is a suburb in the north-east of Mumbai. It is also a railway station on the Central Railway line of the Mumbai Suburban Railway. Mulund marks the end of Mumbai city. It is said to be the earliest planned neighborhood of Mumbai city. Mulund is home to a mix of a large number of industrial factories located along present day L.B.S. road. Mulund consists of numerous shopping marts, residential and industrial establishments.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| NA | NA | Ward T |

Neighborhood & Surroundings

Connectivity & Infrastructure

- Mulund Railway Station **1 Km**
- Platinum Hospital **3.3 Km**
- V. J. Vaze College **350 Mtrs**
- R Mall **3.5 Km**

LAND & APPROVALS

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

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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, 2020 | 3.04 Acre | 1 BHK,1.5 BHK,2 BHK,3 BHK |

Project Amenities

| | |
|--------|--|
| Sports | Jogging Track,Kids Play Area,Gymnasium |
|--------|--|

| | |
|-----------------------------------|----------------------------------|
| Leisure | Amphitheatre,Senior Citizen Zone |
| Business & Hospitality | NA |
| Eco Friendly Features | Rain Water Harvesting |

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BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|---------------------|----------------|
| Wing A | 2 | 23 | 4 | 1 BHK,1.5 BHK,2 BHK | 92 |
| Wing B | 2 | 23 | 4 | 1 BHK,1.5 BHK,2 BHK | 92 |
| Wing C | 2 | 23 | 4 | 3 BHK | 92 |
| Wing D | 2 | 23 | 4 | 1 BHK,1.5 BHK,2 BHK | 92 |
| Wing E | 2 | 23 | 4 | 1 BHK,1.5 BHK,2 BHK | 92 |

First Habitable Floor

NA

Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

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FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK | 435 sqft |
| 1.5 BHK | 500 sqft |
| 2 BHK | 675 sqft |
| 1 BHK | 435 sqft |
| 1.5 BHK | 500 sqft |
| 2 BHK | 675 sqft |

| | |
|---------|----------------|
| 3 BHK | 865 – 900 sqft |
| 1 BHK | 435 sqft |
| 1.5 BHK | 500 sqft |
| 2 BHK | 675 sqft |
| 1 BHK | 435 sqft |
| 1.5 BHK | 500 sqft |
| 2 BHK | 675 sqft |

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

| | |
|---|-----------------|
| Flooring | Vitrified Tiles |
| Joinery, Fittings & Fixtures | NA |
| Finishing | NA |
| HVAC Service | NA |
| Technology | NA |

White Goods

NA

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COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------------------|
| 1.5 BHK | INR 32200 | -- | INR 16100000 |
| 1 BHK | INR 30114.94 | -- | INR 13100000 |
| 2 BHK | INR 29481.48 | -- | INR 19900000 |
| 3 BHK | INR 30635.84 | -- | INR 26500000 to 30000000 |

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

| | | |
|------------|-----------------|---------------|
| GST | Stamp Duty | Registration |
| 5% | 0% | INR 30000 |
| Floor Rise | Parking Charges | Other Charges |

| | | |
|----|------------|----|
| NA | INR 700000 | NA |
|----|------------|----|

| | |
|----------------------------|---|
| Festive Offers | The builder is not offering any festive offers at the moment. |
| Payment Plan | NA |
| Bank Approved Loans | NA |

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 | 33 |
| Infrastructure | 44 |
| Local Environment | 30 |
| Land & Approvals | 50 |
| Project | 63 |
| People | 30 |
| Amenities | 36 |
| Building | 53 |
| Layout | 41 |
| Interiors | 30 |
| Pricing | 30 |
| Total | 41/100 |

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