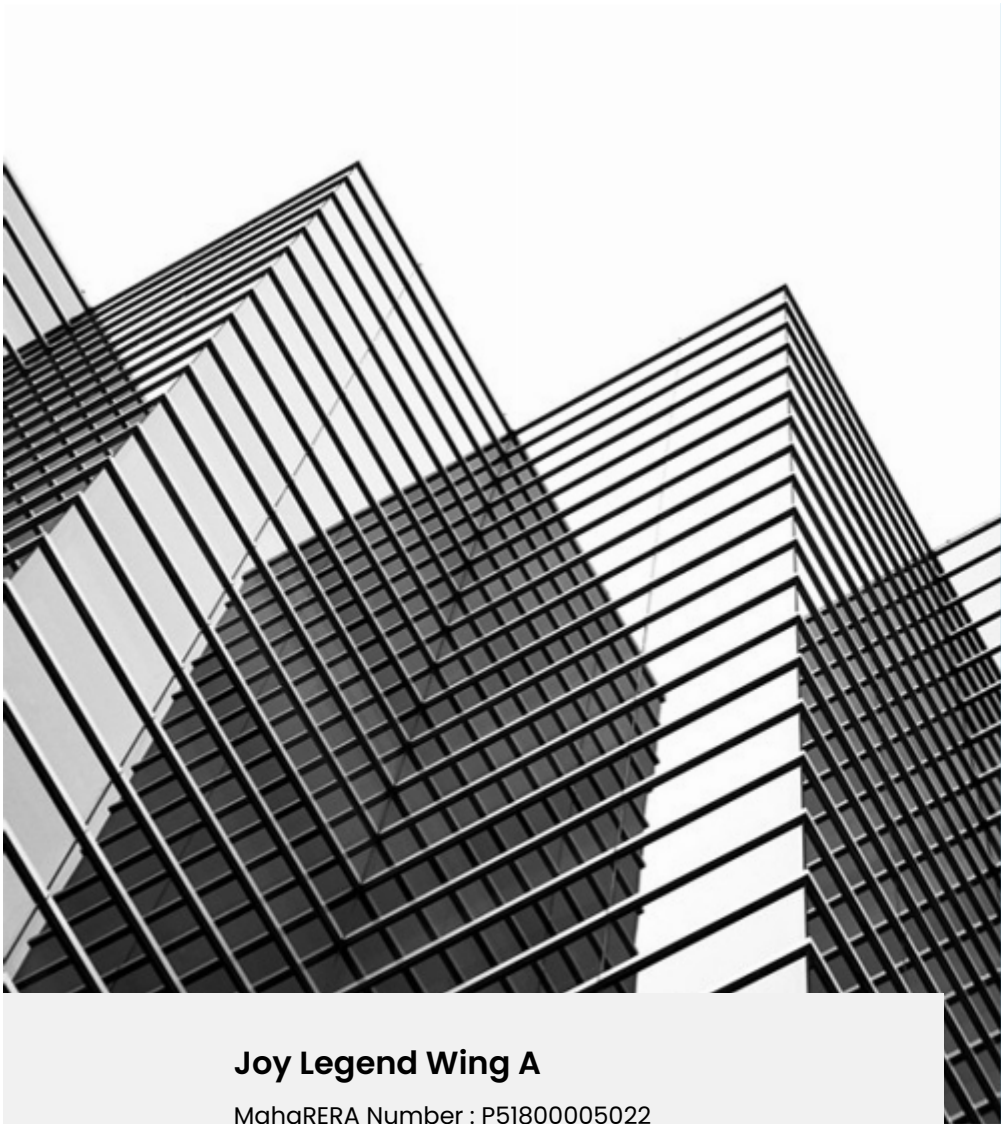


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# PROP REPORT



**Joy Legend Wing A**

MahaRERA Number : P51800005022



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 Khar (West). Khar is a vibrant and bustling neighbourhood of Mumbai city, situated between the localities of Bandra and Santacruz. Originally a part of the many fishing villages that comprised of Bandra, today Khar is divided into East and West by the Western Railway Line. Khar East has several small scale commercial and industrial setups whereas Khar West is predominantly residential. The locality hosts a number of prominent educational institutes, medical centres, and retail spaces. It is also home to many Bollywood celebrities. Khar Gymkhana and the Wellington Catholic Gymkhana are prominent community centres for locals to enjoy their free time. The local languages spoken here are Hindi, English, Gurjati and Sindhi.

Post Office	Police Station	Municipal Ward
Khar Danda	NA	Ward H East

### Neighborhood & Surroundings

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

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **5.40 Km**
- Chhatrapati Shivaji Maharaj International Airport **5.00 Km**
- Khar Railway Station **1.30 Km**
- Hinduja Healthcare **900 Mtrs**
- Rizvi College **1.3 Km**

## LAND & APPROVALS

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

JOY LEGEND WING A

## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

JOY LEGEND WING A

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2019	1.5 Acre	3 BHK,4 BHK,5 BHK

## Project Amenities

<b>Sports</b>	Badminton Court,Basketball Court,Multipurpose Court,Squash Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area
<b>Leisure</b>	Senior Citizen Zone
<b>Business &amp; Hospitality</b>	Barbeque Pit
<b>Eco Friendly Features</b>	Landscaped Gardens

JOY LEGEND WING A

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Joy Legend Wing A	3	19	5	3 BHK,4 BHK,5 BHK	95
First Habitable Floor			2nd Floor		

## Services & Safety

- **Security** : NA
- **Fire Safety** : NA

- **Sanitation** : NA
- **Vertical Transportation** : NA

JOY LEGEND WING A

## FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1515 sqft
4 BHK	1962 sqft
5 BHK	3087 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	NA
Joinery, Fittings & Fixtures	Sanitary Fittings, Kitchen Platform

<b>Finishing</b>	Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	CCTV System

JOY LEGEND WING A

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	--	--	INR 8332500
4 BHK	--	--	INR 107910000
5 BHK	--	--	INR 169785000

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

GST	Stamp Duty	Registration
0%	1%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	NA	NA

<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,HDFC Bank,ICICI Bank,Indialbulls Home Loans,PNB Housing Finance Ltd

### Transaction History

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

JOY LEGEND WING 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
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<b>Place</b>	65
<b>Connectivity</b>	55
<b>Infrastructure</b>	58
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	62
<b>Project</b>	64
<b>People</b>	39
<b>Amenities</b>	44
<b>Building</b>	53
<b>Layout</b>	58
<b>Interiors</b>	45
<b>Pricing</b>	30
<b>Total</b>	<b>50/100</b>

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