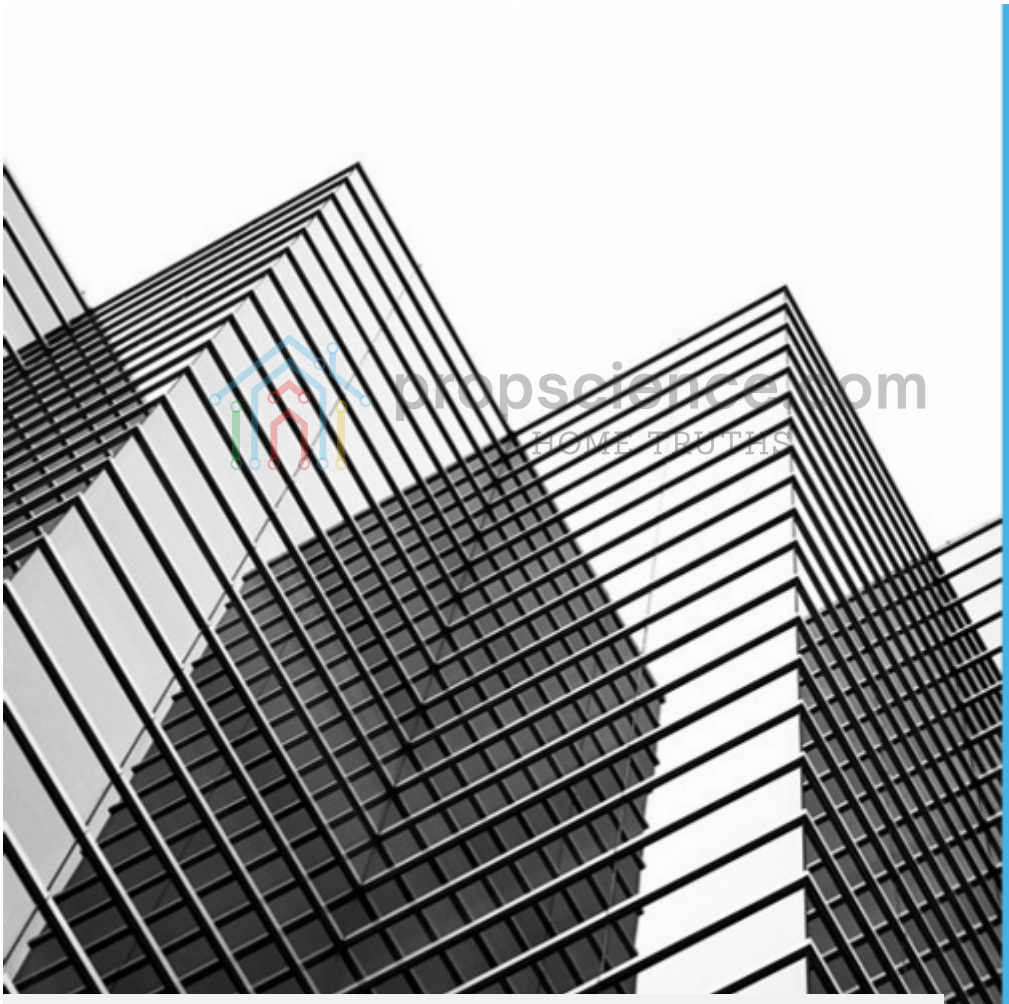
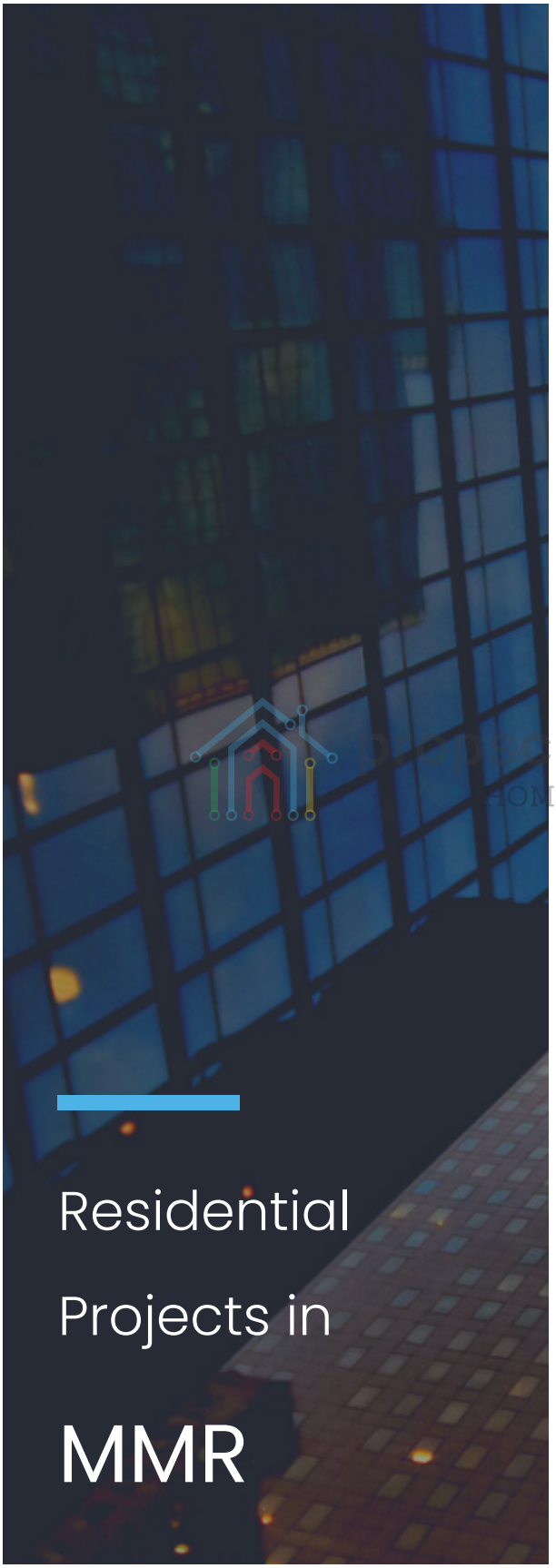
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# PROP REPORT




## Joy Legend Wing A

MahaRERA Number : P51800005022



Residential Projects in MMR

# WE HELP YOU MAKE THE INVESTMENT

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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.

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# 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 |

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## 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 |

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# BUILDER & CONSULTANTS

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

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# PROJECT & AMENITIES

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

## Project Amenities

| | |
|---|---|
| **Sports** | Badminton Court,Basketball Court,Multipurpose Court,Squash Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area |
| **Leisure** | Senior Citizen Zone |
| **Business & Hospitality** | Barbeque Pit |
| **Eco Friendly Features** | Landscaped Gardens |

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# BUILDING LAYOUT

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| 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

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# FLAT INTERIORS

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

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

| | |
|---|---|
| **Flooring** | NA |
| **Joinery, Fittings & Fixtures** | Sanitary Fittings,Kitchen Platform |

| | |
|---|---|
| **Finishing** | Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows |
| **HVAC Service** | NA |
| **Technology** | NA |
| **White Goods** | CCTV System |

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# COMMERCIALS

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| 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 |

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

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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** | 65 |
| **Connectivity** | 55 |
| **Infrastructure** | 58 |
| **Local Environment** | 30 |
| **Land & Approvals** | 62 |
| **Project** | 64 |
| **People** | 39 |
| **Amenities** | 44 |
| **Building** | 53 |
| **Layout** | 58 |
| **Interiors** | 45 |
| **Pricing** | 30 |
| **Total** | **50/100** |

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