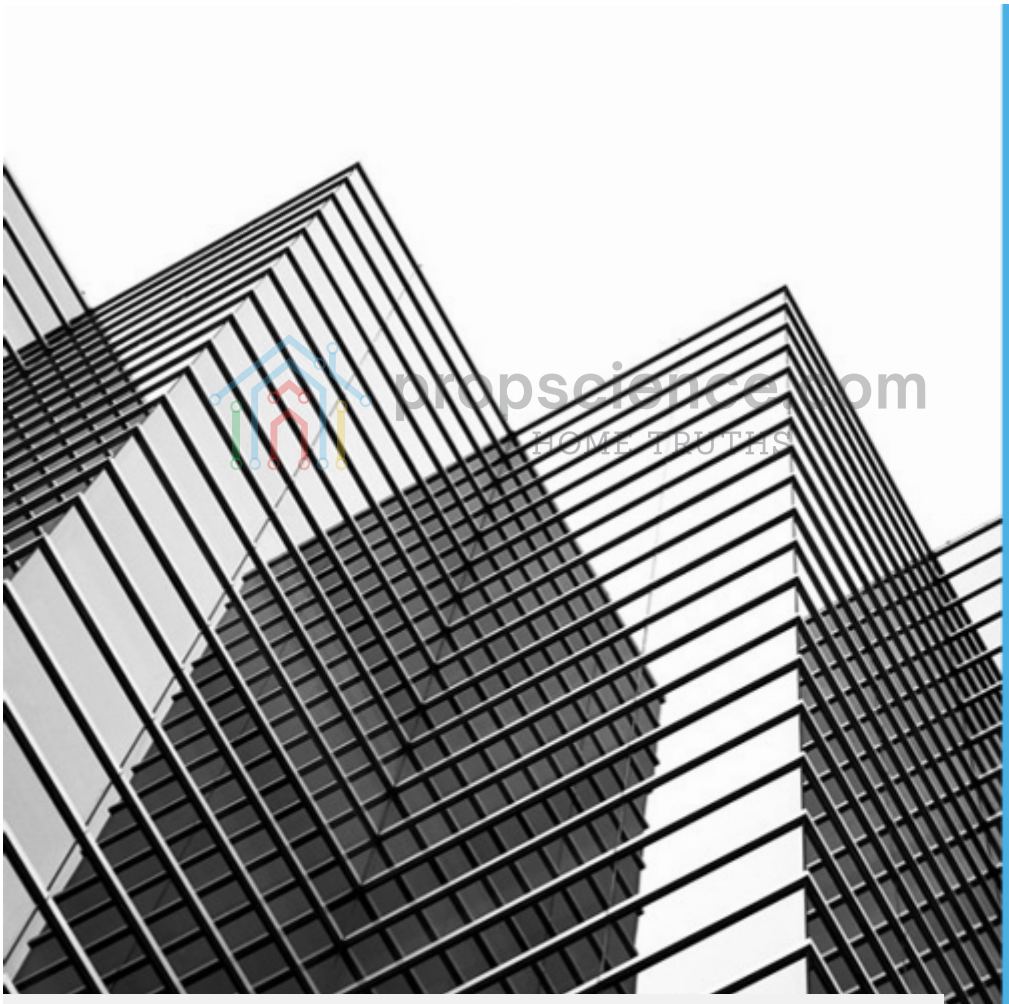
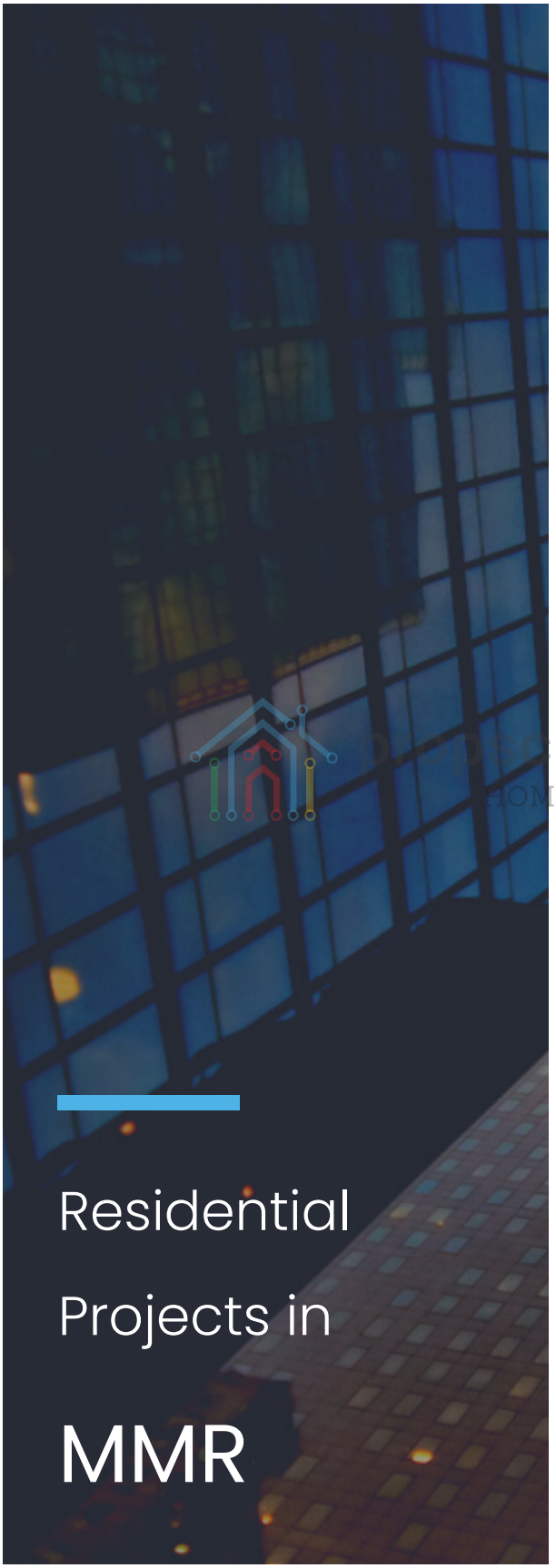
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PROP REPORT



Level The Residences

MahaRERA Number : P51800011428



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.

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LOCATION

The project is in Andheri (West). Andheri is a locality in the western part of the city of Mumbai in India. Andheri is the major Bollywood Industry hub and it is the talent enclave of Mumbai, be it those from production houses, animation, the entertainment industry, and corporate. For administrative purposes, the area is separated into Andheri West and Andheri East. Andheri East comes under the K/E ward of BMC. Andheri West is a big and developed residential and commercial suburb.

Post Office	Police Station	Municipal Ward
NA	NA	NA

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HOME TRUTHS

Neighborhood & Surroundings

Connectivity & Infrastructure

- Versova Metro Station **1 Km**
- Andheri Railway Station **5 Km**
- Kokilaben Dhirubhai Ambani Hospital **2 Km**
- Infiniti Mall **3 Km**

LEVEL THE RESIDENCES

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	7	NA

LEVEL THE RESIDENCES

BUILDER & CONSULTANTS

Oberoi Realty is a well renowned builder in MMR with over thirty years of experience. The company has developed approximately 11.89 million sqft. They have completed over forty-two residential and commercial projects across Mumbai City. Some of their top selling projects include Oberoi Three Sixty West, Oberoi Elysian and Oberoi Esquire. It is listed on the Bombay Stock Exchange (BSE) and the National Stock Exchange (NSE).

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

LEVEL THE RESIDENCES

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 31st March, 2022	1 Acre	1 BHK,2 BHK,2.5 BHK,3 BHK

Project Amenities

Sports	Swimming Pool,Kids Play Area,Gymnasium
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Landscaped Gardens

LEVEL THE RESIDENCES

BUILDING LAYOUT

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HOME TRUTHS

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Level The Residences	3	31	8	1 BHK,2 BHK,2.5 BHK,3 BHK	248

First Habitable Floor	NA

Services & Safety

- **Security :** NA

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

LEVEL THE RESIDENCES

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	420 - 423 sqft
2 BHK	576 - 629 sqft
2.5 BHK	732 sqft
3 BHK	880 - 990 sqft

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Floor To Ceiling Height	NA
Views Available	NA

Flooring	NA

Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	NA

LEVEL THE RESIDENCES

COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 26190.48	--	INR 11000000 to 11600000
2 BHK	INR 25437.2	--	INR 14700000 to 16000000
2.5 BHK	INR 25273.22	--	INR 18500000
3 BHK	INR 24747.47	--	INR 22100000 to 24500000

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

GST	Stamp Duty	Registration
0%	0%	0
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	NA

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Transaction History

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

LEVEL THE RESIDENCES

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	48
Infrastructure	52
Local Environment	30
Land & Approvals	50
Project	58
People	48
Amenities	36
Building	53
Layout	41
Interiors	30

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Pricing	30
Total	**45/100**

LEVEL THE RESIDENCES

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