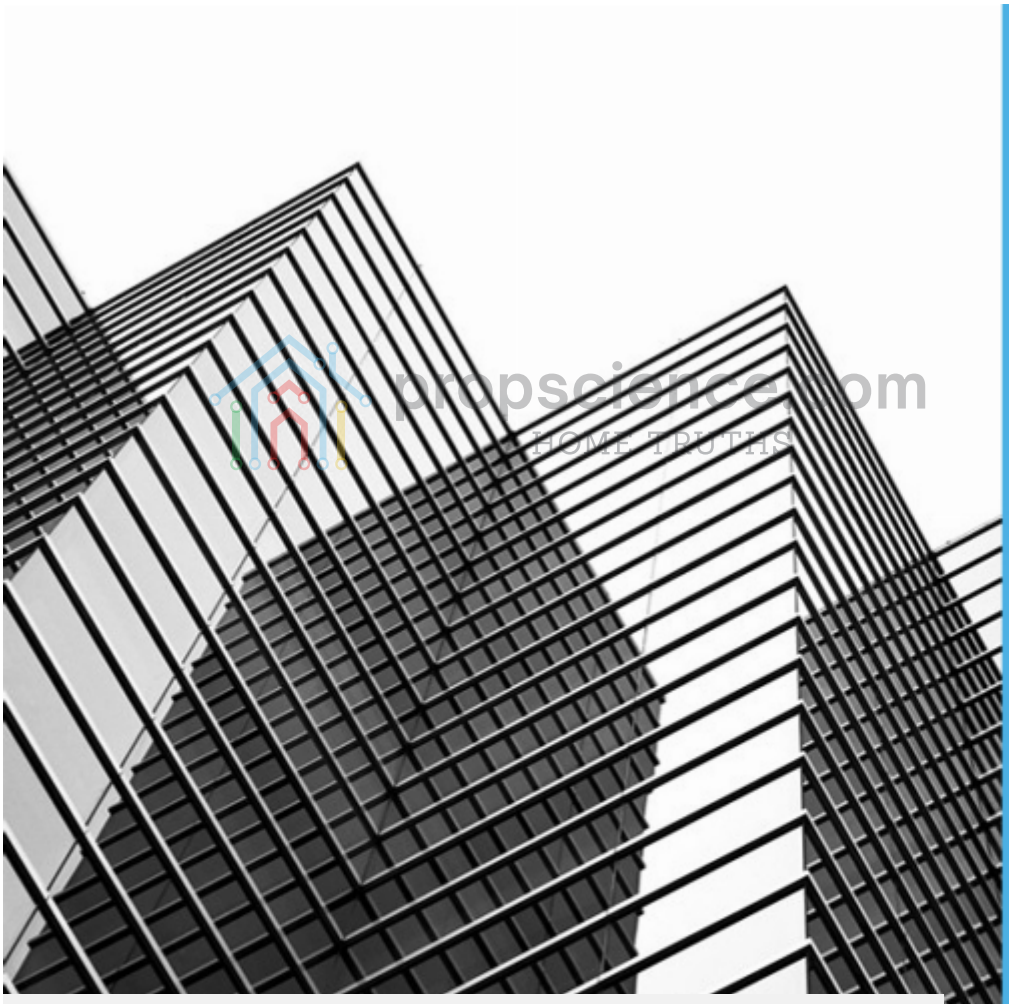
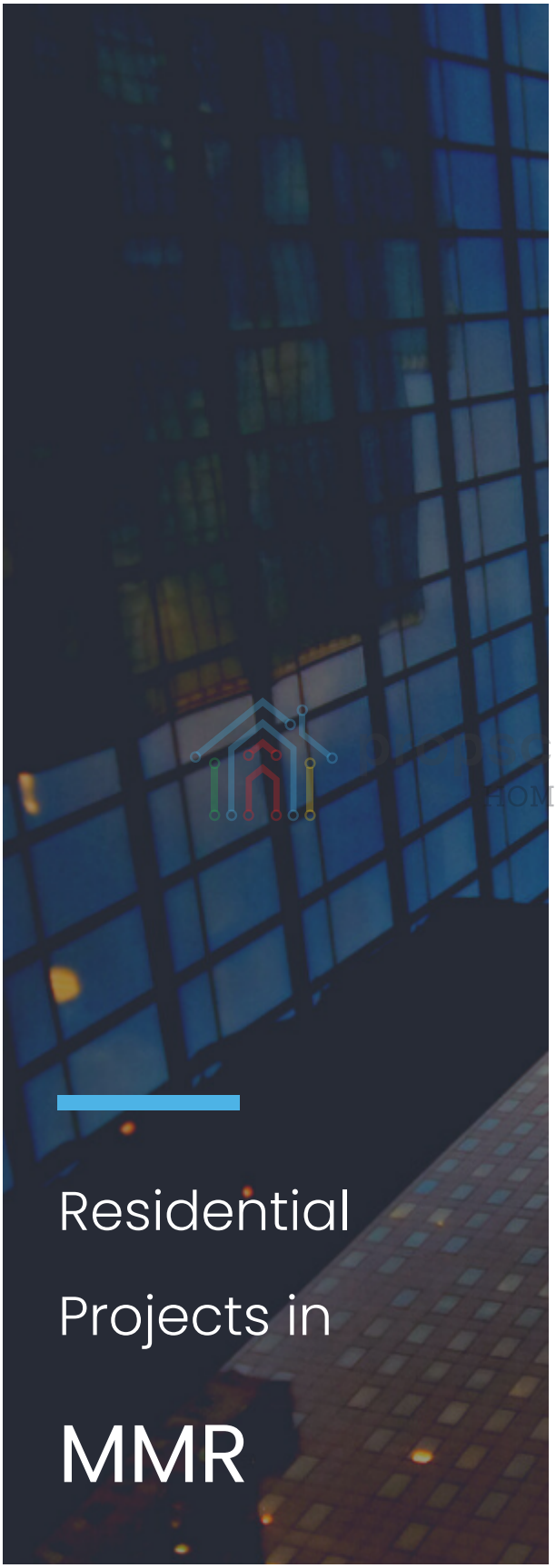
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PROP REPORT



Kabra Primera

MahaRERA Number : P51800015963



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
Juhu PO	Andheri Police Station	Ward K West

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Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 41 Good AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **7.20 Km**
- Linking Road Bus stop **300 Mtrs**
- Andheri Station (W), Andheri West, Mumbai, Maharashtra **2.00 Km**
- Western Express Highway **4.20 Km**
- Nanavati Max Super Speciality Hospital, SV Rd, near LIC, LIC Colony, Suresh Colony, Vile Parle West, Mumbai, Maharashtra 400056 **2.30 Km**
- Jamnabai Narsee School, Narsee Monjee Bhavan 7, N S Road No. 7, JVPD Scheme, Vile Parle West, Mumbai, Maharashtra 400049 **900 Mtrs**
- Shoppers Stop, Ganga Vihar, Andheri West, Mumbai, Maharashtra 400058 **1.40 Km**
- Alfa stores, Shop No 5/6, Dadi House, Irla Rd, Vile Parle West, Mumbai, Maharashtra 400056 **900 Mtrs**

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LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2022	NA	1

KABRA PRIMERA

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor

NA	NA	NA

KABRA PRIMERA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st October, 2022	0.5 Acre	3 BHK,4 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
Leisure	Yoga Room / Zone
Business & Hospitality	Clubhouse
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Kabra Primera	2	17	3	3 BHK,4 BHK	51

First Habitable Floor	2nd Floor

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility,MyGate / Security Apps
- **Fire Safety :** Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
4 BHK	2363 sqft
3 BHK	1195.98 - 1725.02 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Dry Walls,False Ceiling,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
4 BHK	INR 60000	INR 141780000	INR 141780000

3 BHK	INR 60000	INR 71758800	INR 71758800 to 103501200

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

GST	Stamp Duty	Registration
0%	6%	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,Kotak Bank

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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	73
Infrastructure	100
Local Environment	100
Land & Approvals	36
Project	78
People	39
Amenities	42
Building	67
Layout	68

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Interiors	73
Pricing	30
Total	**64/100**

KABRA PRIMERA

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