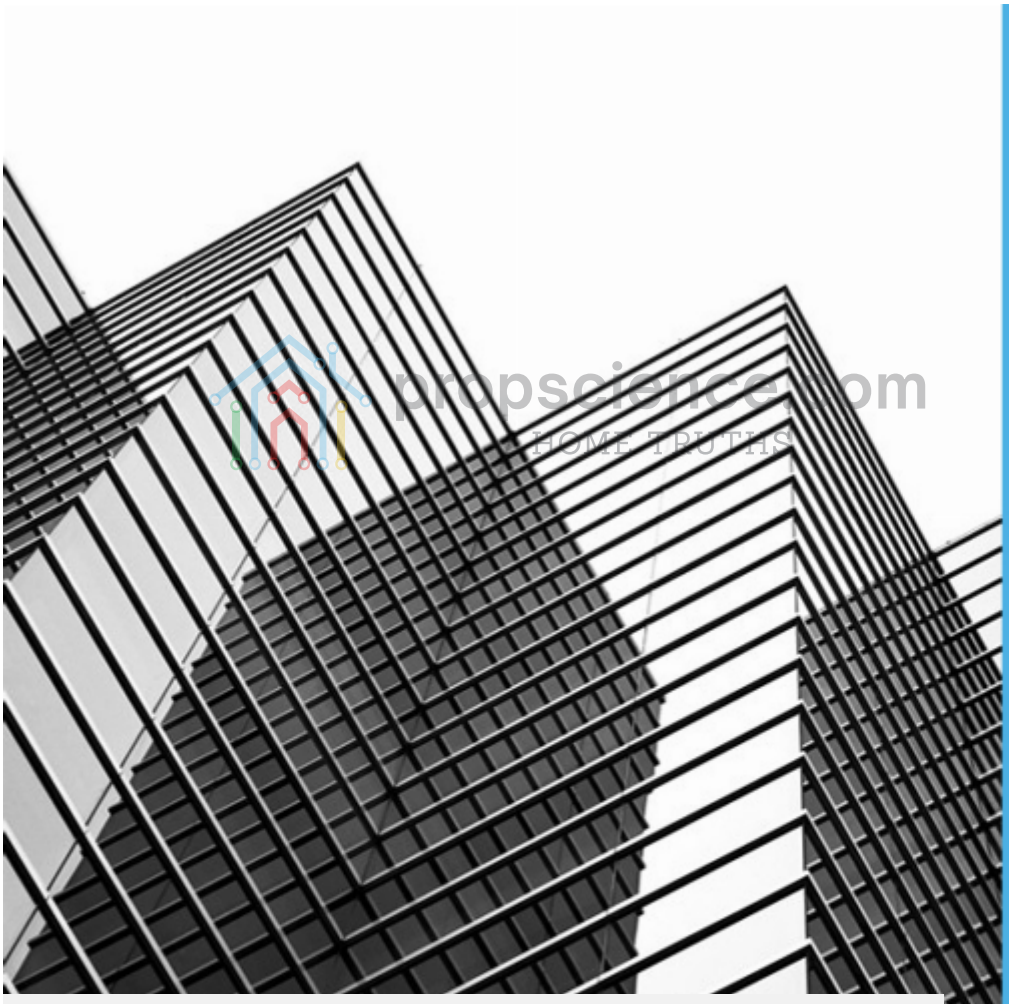
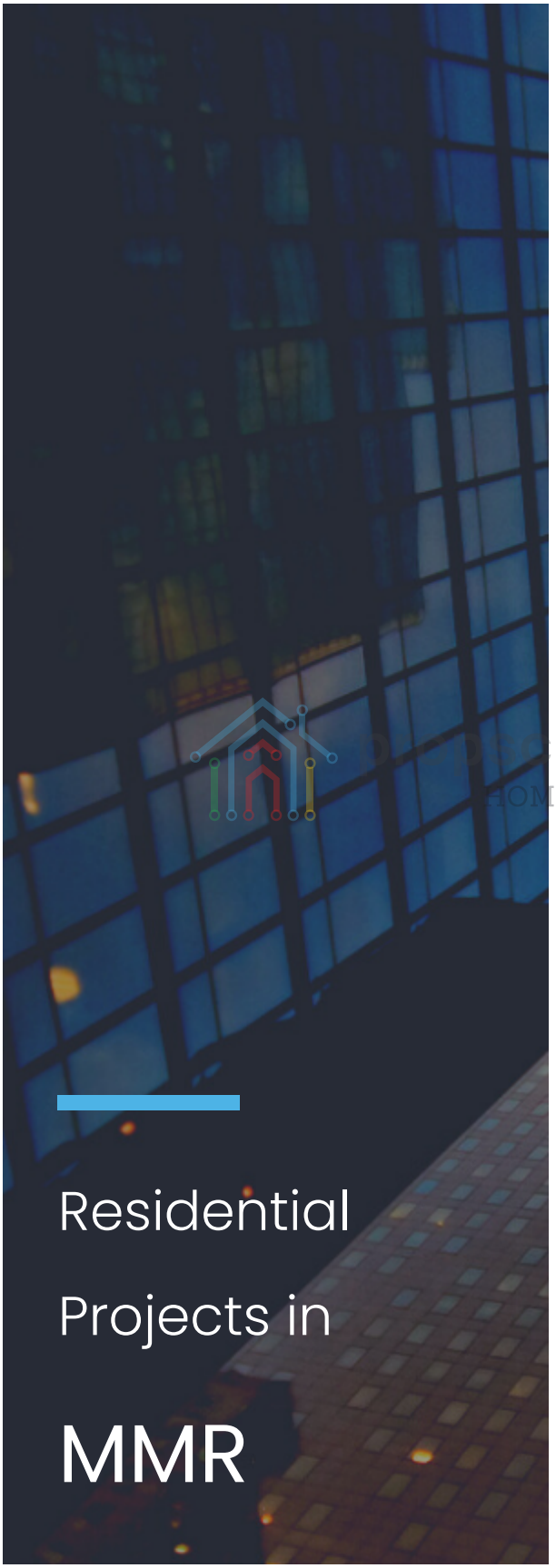
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PROP REPORT



K Mordani Celyn

MahaRERA Number : P51800006835



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 Bandra (West). Bandra is an upscale coastal suburb located in Mumbai, India. The suburb is located to the immediate north of the Mithi River, which separates Bandra from Mumbai City district. It is the third-largest commercial hub in Maharashtra. Bandra West owes its hip vibe to trendy craft-beer bars and upscale global restaurants, as well as stylish cafes that serve chia juice and creative cocktails.

Post Office	Police Station	Municipal Ward
Bandra West	NA	Ward H West

Neighborhood & Surroundings

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HOME TRUTHS

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, **5.10 Km**
- Chhatrapati Shivaji Maharaj International Airport **5.80 Km**
- Bandra Junction, Bandra Terminus, **2.20 Km**
- Hinduja Healthcare - Hospital in Khar, Marvela, 724, 11th Rd, Khar, **450 Mtrs**
- K.B. Patil International School, Sher-E-Punjab, Sarvodaya Nagar Road, Linking Rd, Andheri East, Pali Village, Khar West, **400 Mtrs**
- KFC, Kenilworth Mall, Linking Road, Bandra West **290 Mtrs**

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LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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HOME TRUTHS

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th April, 2021	0.24 Acre	3 BHK,4 BHK

Project Amenities

Sports	NA

Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
K Mordani Celyn	2	24	1		24

First Habitable Floor	2 nd floor

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HOME TRUTHS

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Power Back-up Generator
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1023 - 1345 sqft
4 BHK	1400 - 3089 sqft

Floor To Ceiling Height	NA
Views Available	NA

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Flooring	Anti Skid Tiles
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

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	--	--	INR 66500000 to 87400000
4 BHK	--	--	INR 91000000 to 200800000

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

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HOME TRUTHS

GST	Stamp Duty	Registration
5%	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,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans,PNB Housing Finance Ltd

Transaction History

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

K MORDANI CELYN

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.

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HOME TRUTHS

Category	Score
Place	65
Connectivity	48
Infrastructure	72
Local Environment	30
Land & Approvals	50

Project	65
People	39
Amenities	42
Building	53
Layout	55
Interiors	45
Pricing	30
Total	**49/100**

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HOME TRUTHS

K MORDANI CELYN

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