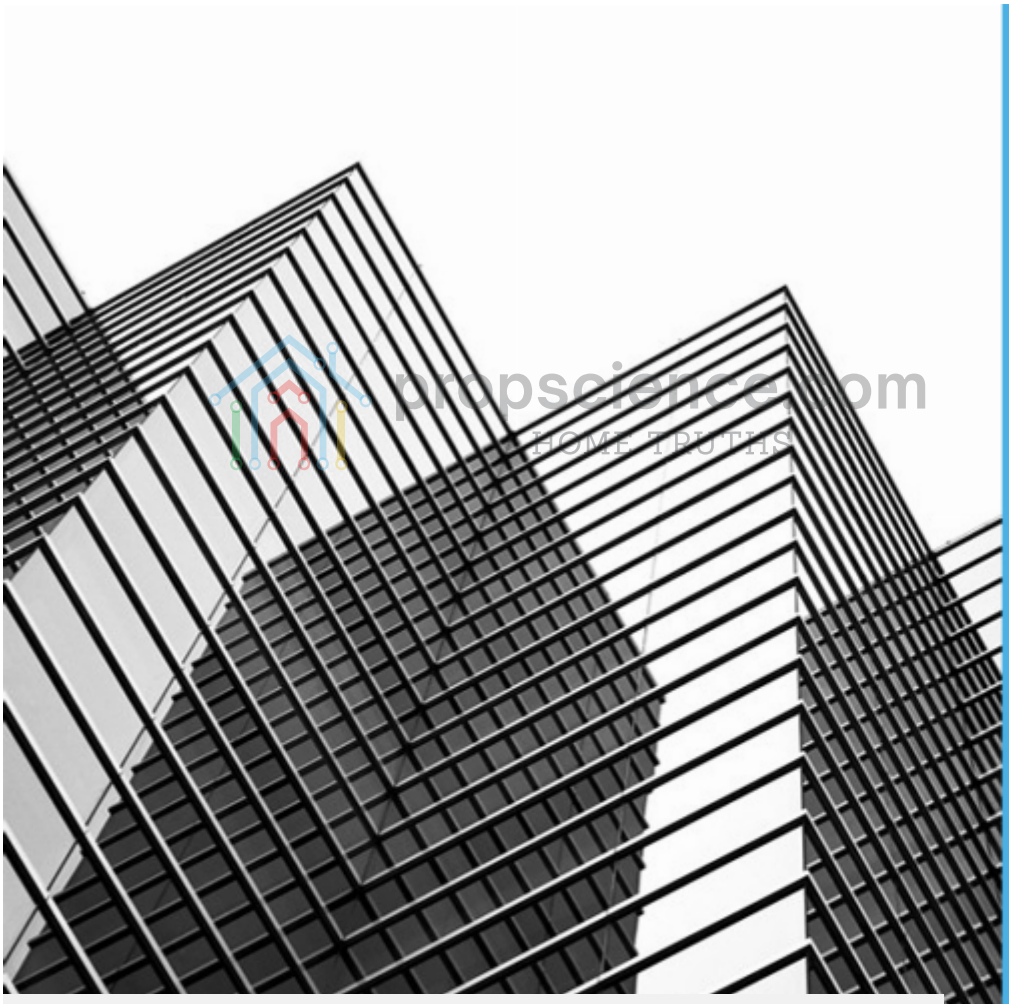
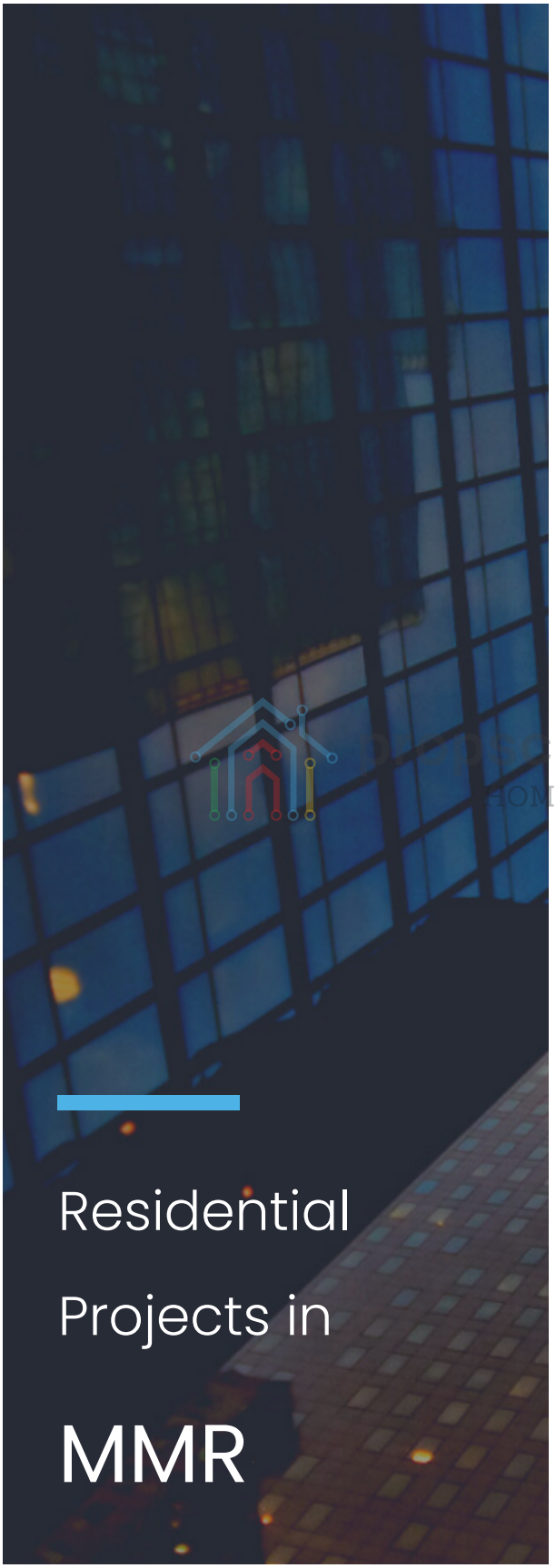
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PROP REPORT



Laabh Gloria

MahaRERA Number : P51700011246



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 Moghar Pada-Kasarvadavali. Kasarvadavali is an area in Thane Ghodbunder Road, located between the Waghbil and Bhainderpada areas. It is well connected by state buses. Thane Railway Station is approximately 9 kilometres from the location and Mumbai International Airport is approximately 34 km. The planned Kasarvadavali Metro Station of Wadala-Mulund-Kasarvadavali metro line is under construction. There are many famous schools, colleges, hospitals, and shopping centres in the area. It is home to one of the famous temples from 600 AD. This temple is called Ram Temple and it is surrounded by a beautiful pond.

Post Office	Police Station	Municipal Ward
NA	Kasarwadawali Police Station	NA

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Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 76 AQI

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **29.7 Km**
- Thane Railway Station **10.9 Km**
- Vedant Hospital Ghodbunder Rd **2.1 Km**
- New Horizon Scholar's School **700 Mtrs**
- Big Mall **1.2 Km**
- D-Mart, Ghodbunder Rd **2.0 Km**

LAND & APPROVALS

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

LAABH GLORIA

BUILDER & CONSULTANTS

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The Laabh Group is well-known in Mumbai, Thane, and Bhiwandi for the high quality of its projects. The Group is dedicated to delivering projects that set industry standards. From a low-key start in 2003. They already have 11 projects under their belt and over 300 satisfied and happy families. And it is this tradition of quality that they plan to carry on in all of their future endeavours.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

LAABH GLORIA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th November, 2022	2440 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Swimming Pool,Kids Play Area,Gymnasium
Leisure	Yoga Room / Zone,Pet Friendly
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
Building A	2	17	4	1 BHK,2 BHK	68

First Habitable Floor	3rd

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** Sprinkler System,Fire Hose
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

LAABH GLORIA

FLAT INTERIORS

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HOME TRUTHS

Configuration	RERA Carpet Range
1 BHK	343 - 381 sqft
2 BHK	521 - 768 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Laminated flush doors,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
1 BHK	--	--	INR 5200000 to 5700000
2 BHK	--	--	INR 7800000 to 11500000

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

GST	Stamp Duty	Registration
1%	5%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,Bank of Baroda,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,LIC Housing Finance Ltd,SBI 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	73
Connectivity	15
Infrastructure	100
Local Environment	73
Land & Approvals	50
Project	65
People	39
Amenities	50
Building	77
Layout	38
Interiors	63
Pricing	30

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Total	**56/100**

LAABH GLORIA

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