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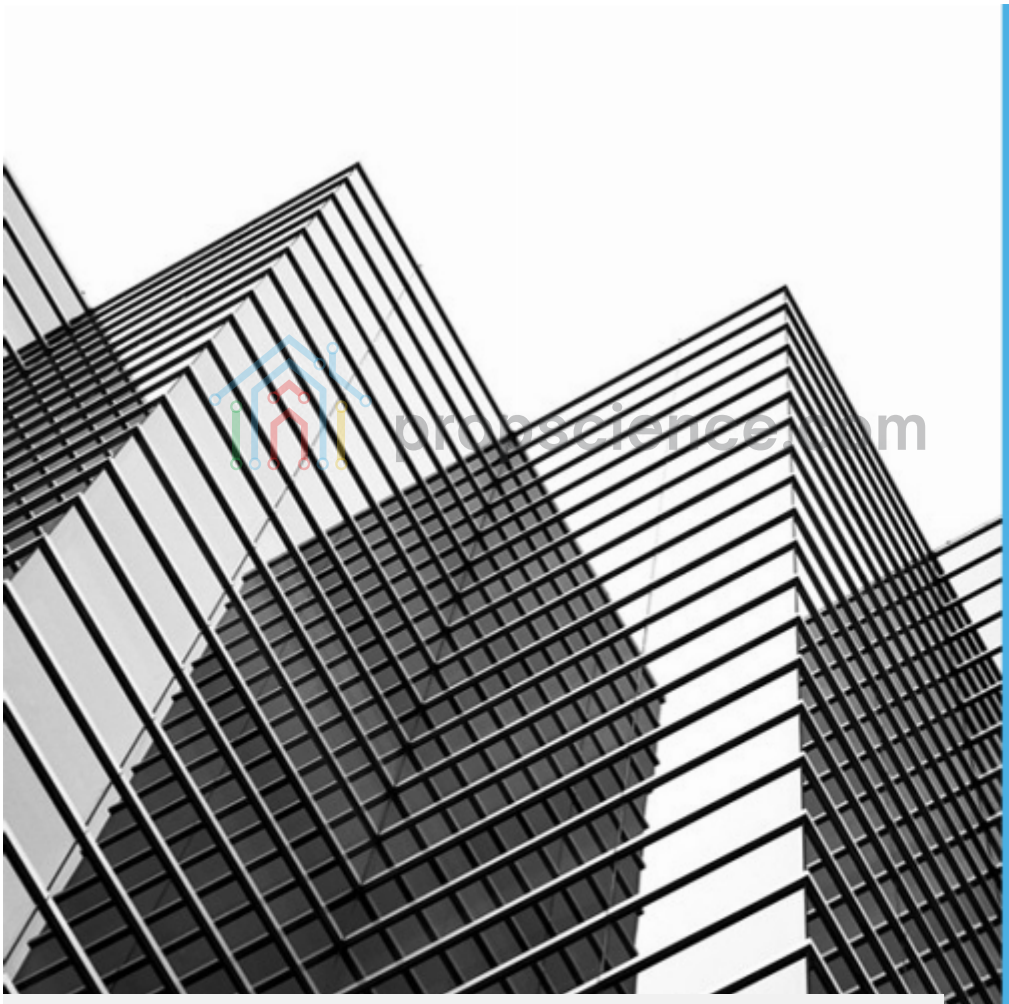
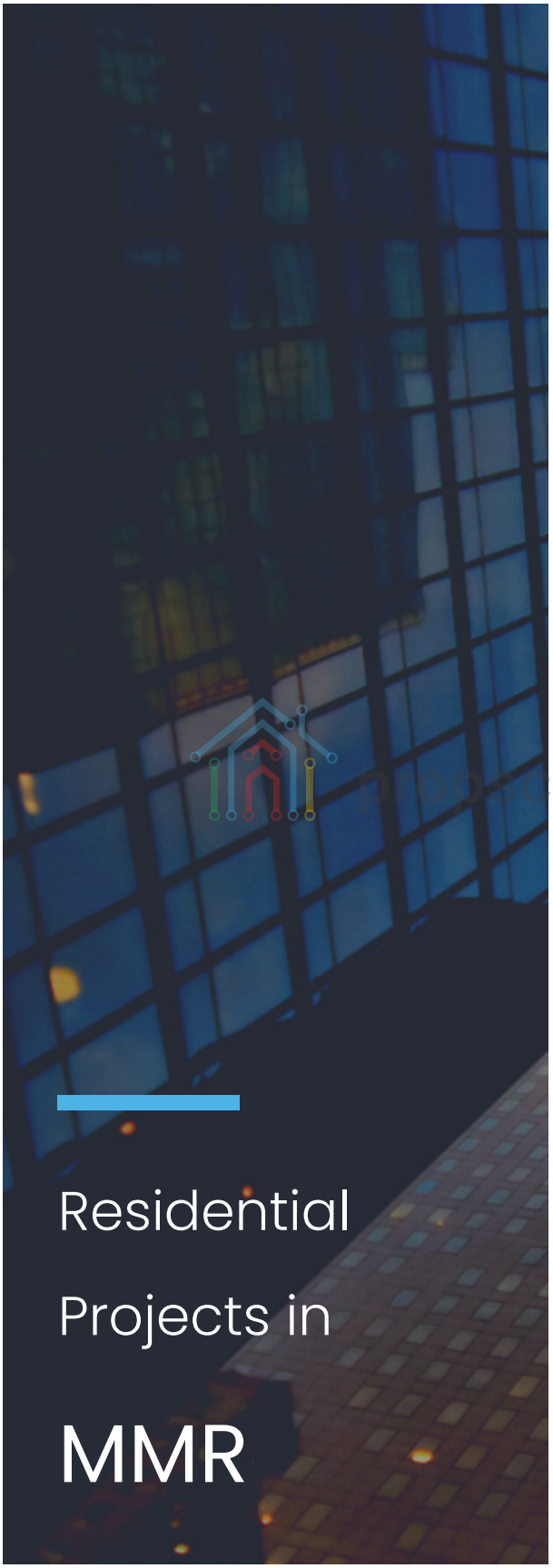
PROP REPORT



Marble Arch

MahaRERA Number : P99000011971



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.

LOCATION

Post Office	Police Station	Municipal Ward
Virar	NA	NA

Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 125 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

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- Mumbai International Airport **57.4 Km**
- VVMT Bus Stand **3.3 Km**
- Virar Railway Station **2.7 Km**
- NH 48 **17.8 Km**
- Global Hospital **1.7 Km**
- Rustomjee Cambridge International School **1.8 Km**
- Yazoo Park **1.1 Km**
- D Mart **1.9 Km**

MARBLE ARCH

LAND & APPROVALS

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

MARBLE ARCH

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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MARBLE ARCH

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2021	634.05 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Kids Play Area

Leisure	Senior Citizen Zone,Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	Water Storage

MARBLE ARCH

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Marble Arch	2	12	4	1 BHK,2 BHK	48

First Habitable Floor	1st

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Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Earthquake Resistant Design
- **Fire Safety :** Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

MARBLE ARCH

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	380 sqft
2 BHK	535 sqft

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

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Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Safety door,Electrical Sockets / Switch Boards
Finishing	False Ceiling
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Modular Kitchen

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 3100000
2 BHK	--	--	INR 4200000

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

GST	Stamp Duty	Registration
0%	7%	INR 30000

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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	Time Linked Payment
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,IndusInd Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

MARBLE ARCH

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	45
Connectivity	55
Infrastructure	86
Local Environment	90
Land & Approvals	44
Project	74

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People	39
Amenities	36
Building	67
Layout	45
Interiors	55
Pricing	30
Total	**55/100**

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