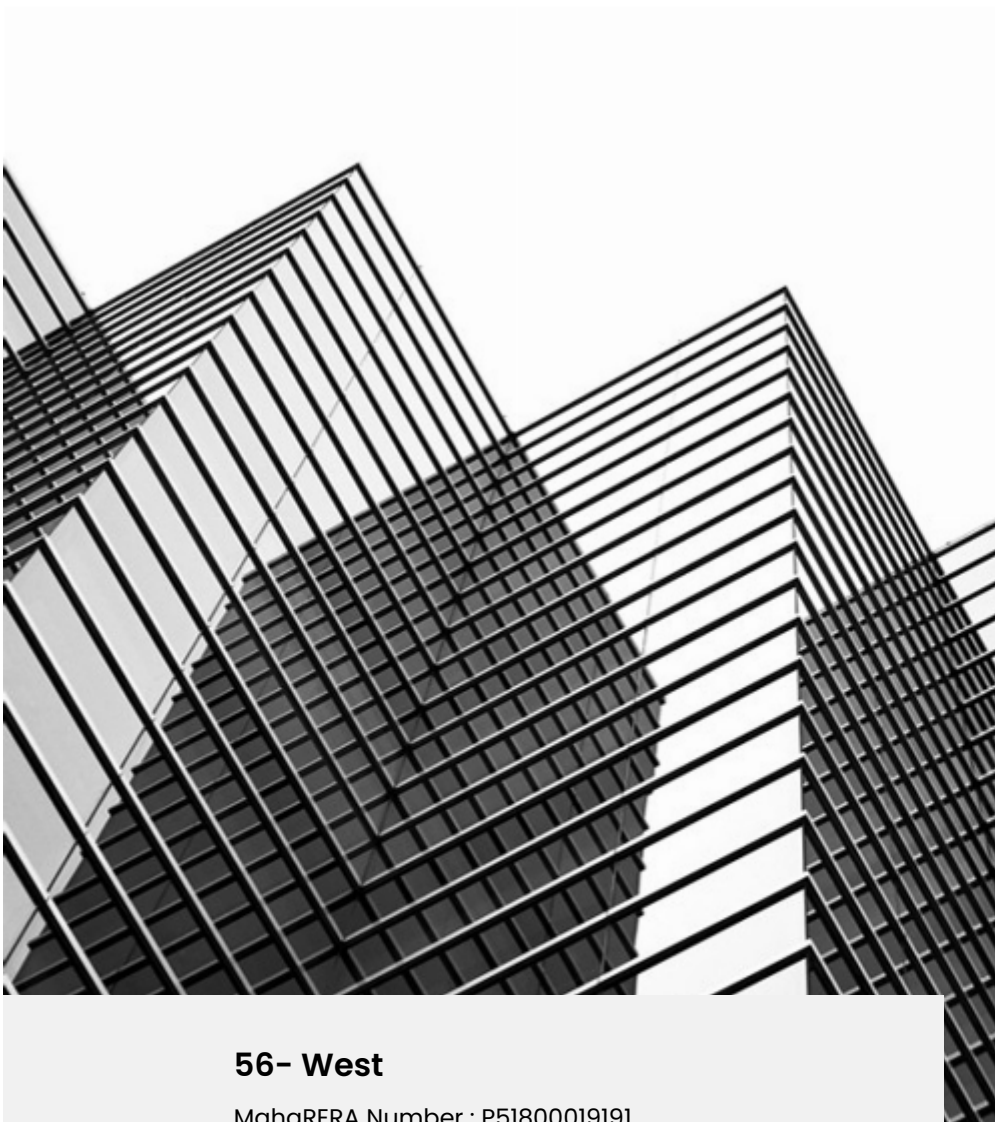


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# PROP REPORT



**56- West**

MahaRERA Number : P51800019191



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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

The project is in Vile Parle (West). Vile Parle is a neighbourhood and also the name of the railway station in the Western suburb of Mumbai. Vile Parle has a significantly strong base of Marathi and Gujarati population. It serves as the location of the first Parle factory. Vile Parle has now become a second major education center after Churchgate to Charni Road area.

Post Office	Police Station	Municipal Ward
Vileparle West	NA	Ward K West

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 44 Good AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **5.70 Km**
- Andheri Station (W), Andheri West, Mumbai, Maharashtra **2.80 Km**
- Bandra Terminus, Naupada, Bandra East, Mumbai, Maharashtra **9.50 Km**
- Western Express Highway **4.20 Km**
- Nanavati Hospital, Airport Area, Juhu, Mumbai, Maharashtra 400049 **1.00 Km**
- St. Xaviers High School, Vile Parle West **30 Mtrs**
- Chandan Cinema, Irish park, Near Shoppers Stop, Sant Dnyaneshwar Marg, Sainath Nagar, MHADA Colony, Juhu, Mumbai, Maharashtra 400049 **3.30 Km**
- Vile Parle Station Market **40 Mtrs**

## 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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## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2022	0.38 Acre	1 BHK,2 BHK,Studio

## Project Amenities

<b>Sports</b>	NA
<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Water Storage

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## BUILDING LAYOUT

<b>Tower Name</b>	<b>Number of Lifts</b>	<b>Total Floors</b>	<b>Flats per Floor</b>	<b>Configurations</b>	<b>Dwelling Units</b>
56 West	3	3	2	1 BHK,2 BHK,Studio	6
<b>First Habitable Floor</b>				1st floor	

## Services & Safety

- **Security** : Security System / CCTV
- **Fire Safety** : Fire cylinders

- **Sanitation** : The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation** : NA

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	680.49 - 896.63 sqft
2 BHK	717.09 - 1263.47 sqft
Studio	354.13 - 620.54 sqft

<b>Floor To Ceiling Height</b>	Greater than 10 feet
<b>Views Available</b>	Road View / No View

<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	NA

<b>Finishing</b>	False Ceiling
<b>HVAC Service</b>	NA
<b>Technology</b>	Home Automation
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	--	--	INR 12394550 to 21718900
1 BHK	--	--	INR 23817150 to 31382050
2 BHK	--	--	INR 25098150 to 44221450

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
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0%	1%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	NA	NA

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	SBI Bank

### 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.



<b>Category</b>	<b>Score</b>
<b>Place</b>	65
<b>Connectivity</b>	55
<b>Infrastructure</b>	92
<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	50
<b>Project</b>	73
<b>People</b>	39
<b>Amenities</b>	36
<b>Building</b>	53
<b>Layout</b>	61
<b>Interiors</b>	38
<b>Pricing</b>	30
<b>Total</b>	<b>58/100</b>

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