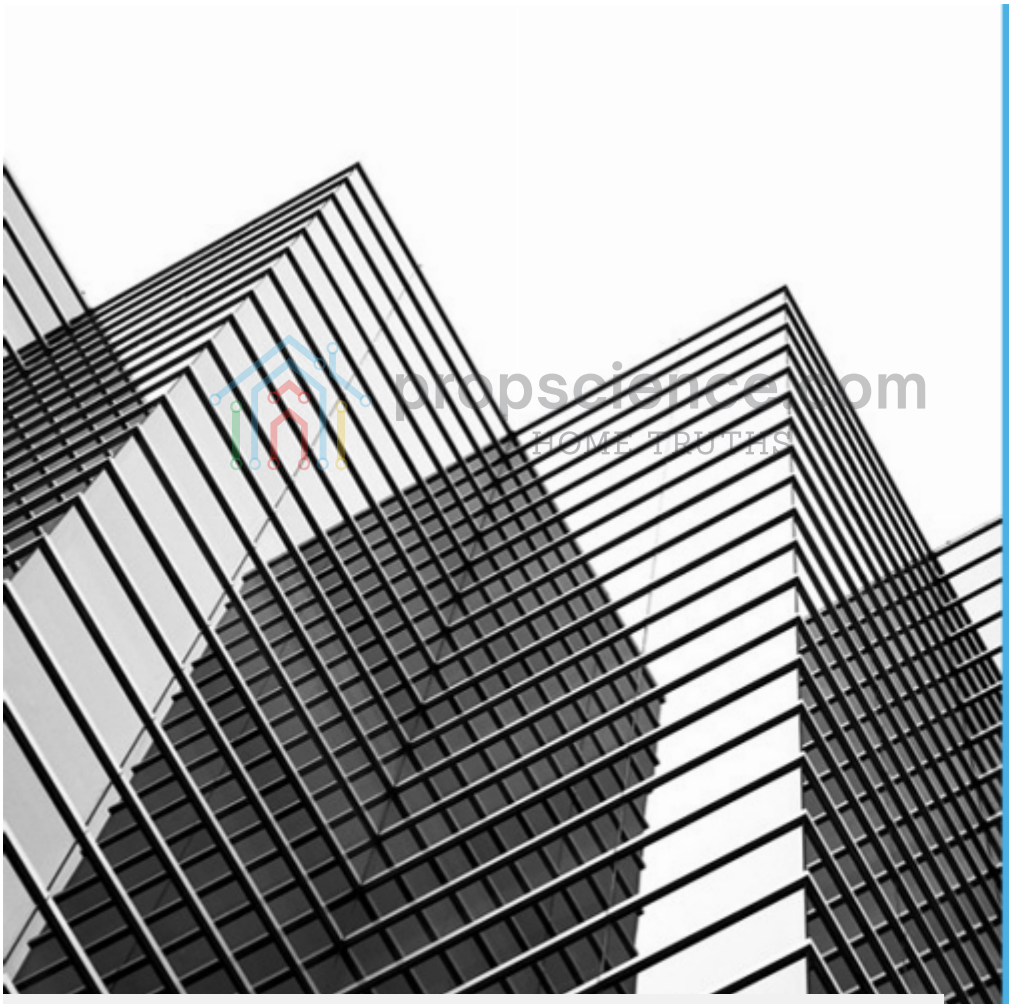
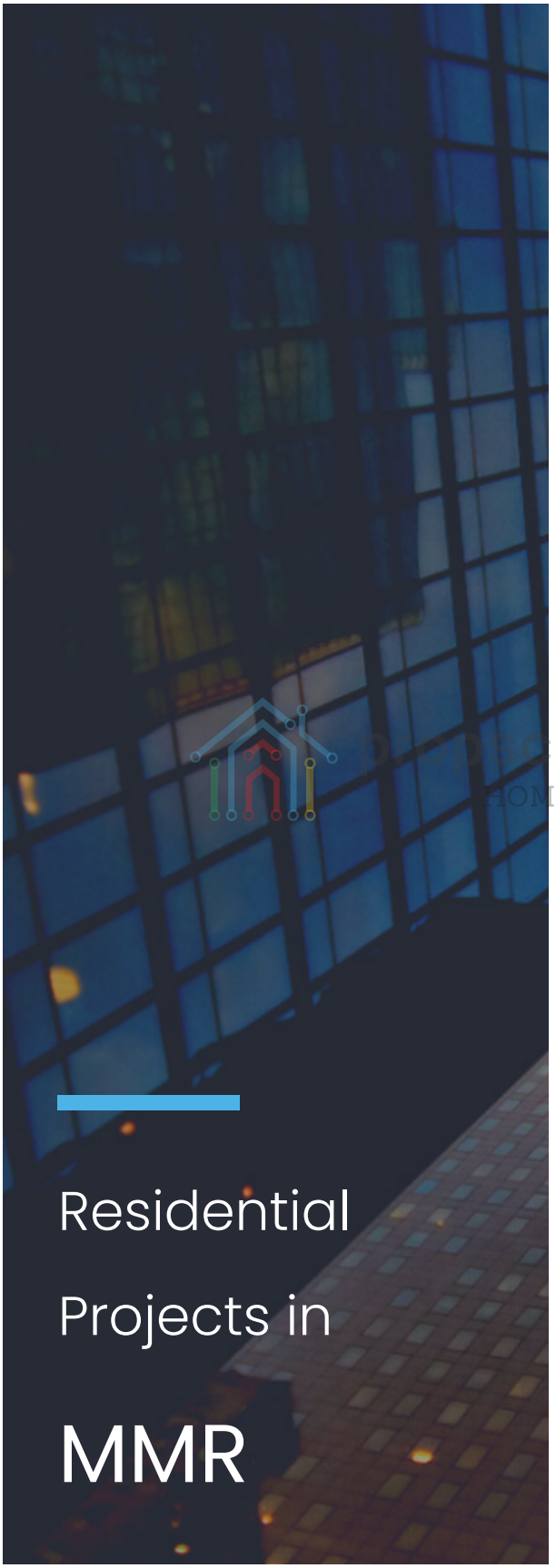
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# PROP REPORT




**56- West**

MahaRERA Number : P51800019191



Residential Projects in MMR

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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 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 |

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## 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

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| 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

| | |
|---|---|
| **Sports** | NA |
| **Leisure** | NA |
| **Business & Hospitality** | NA |
| **Eco Friendly Features** | Waste Segregation,Rain Water Harvesting,Water Storage |

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# BUILDING LAYOUT

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| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| 56 West | 3 | 3 | 2 | 1 BHK,2 BHK,Studio | 6 |

| | |
|---|---|
| **First Habitable Floor** | 1st floor |

## Services & Safety

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

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

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# FLAT INTERIORS

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

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| | |
|---|---|
| **Floor To Ceiling Height** | Greater than 10 feet |
| **Views Available** | Road View / No View |

| | |
|---|---|
| **Flooring** | Vitrified Tiles,Anti Skid Tiles |
| **Joinery, Fittings & Fixtures** | NA |

| | |
|---|---|
| **Finishing** | False Ceiling |
| **HVAC Service** | NA |
| **Technology** | Home Automation |
| **White Goods** | 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 |

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

| GST | Stamp Duty | Registration |
|---|---|---|

| | | |
|---|---|---|
| 0% | 1% | 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** | 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 | 65 |
| Connectivity | 55 |
| Infrastructure | 92 |
| Local Environment | 100 |
| Land & Approvals | 50 |
| Project | 73 |
| People | 39 |
| Amenities | 36 |
| Building | 53 |
| Layout | 61 |
| Interiors | 38 |
| Pricing | 30 |
| Total | 58/100 |

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