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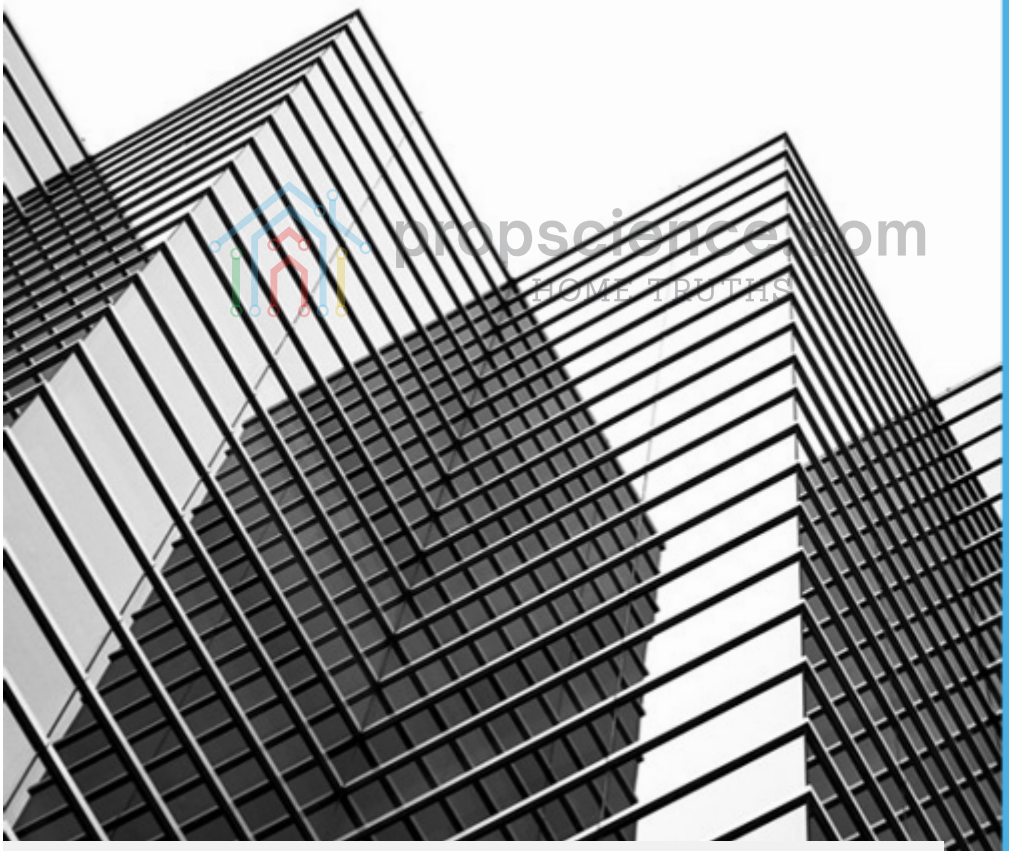
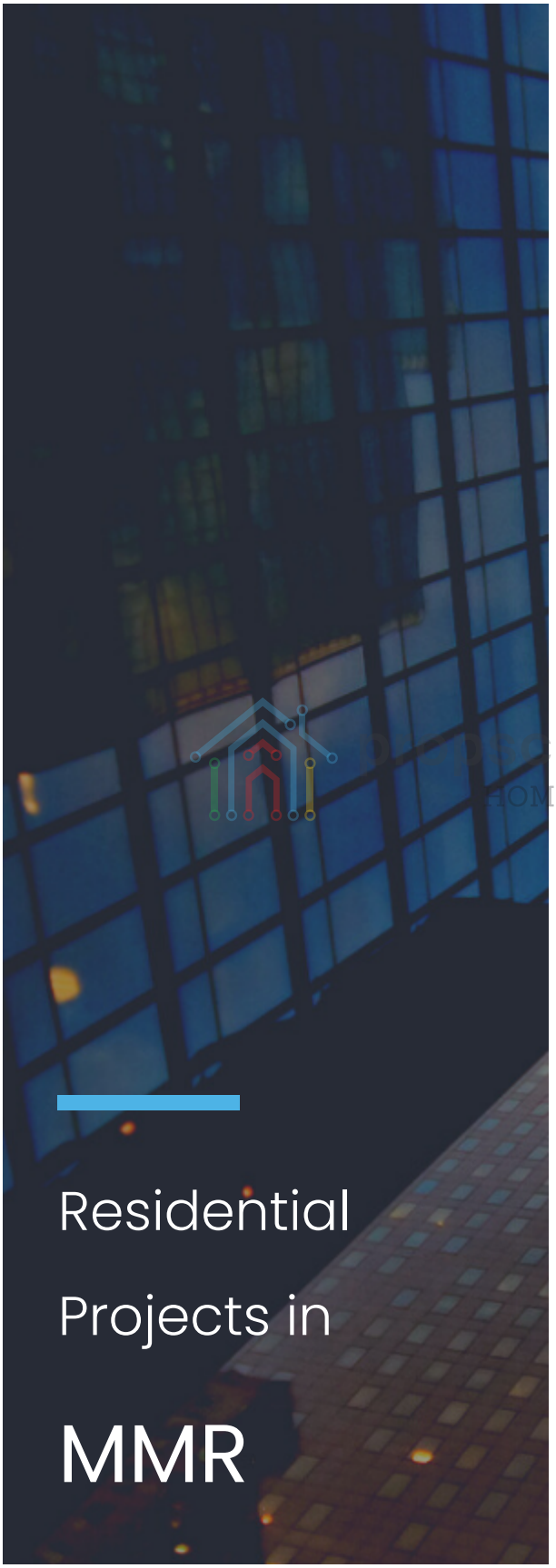
PROP REPORT



Marina Enclave Wings M N Phase II

MahaRERA Number : P51800016874



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 Malad (West). Malad is a suburb located in North Mumbai. Malad has a railway station on the Western line. The railway tracks of the Western Line divide Malad into Malad (West) and Malad (East). Also located in Malad is a prominent office commercial space extending from the back of the two prominent shopping malls Inorbit Mall & Infiniti Mall. Marve Beach and Aksa Beach are Located in Malad. Malad West is a prominent and up market residential locality in the western suburbs, situated on the western line of the Mumbai Suburban Railway. It is a green and serene locality situated along the Malad Creek and surrounded by mangroves. The residential development in Malad West majorly comprises of multi- storey apartments, and villas; and is driven by proximity to Mindspace and other IT parks, along with excellent connectivity to other parts of Mumbai.

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Post Office	Police Station	Municipal Ward
Kharodi	Malwani Police Station	Ward P North

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are AQI 38 Good AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **16.4 Km**
- Jankalyan Nagar Bus Station **980 Mtrs**
- Hindustan Naka Metro Station **2.8 Km**
- Kandivali Station West **5.2 Km**
- Pushpa Park Malad East **5.4 Km**
- Mangalmurti Hospital **1.7 Km**
- Billabong High International School **800 Mtrs**
- Bhoomi Mart **800 Mtrs**
- Sweet Home Super Market **1.1 Km**

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LAND & APPROVALS

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Legal Title Summary

The land upon which the project has been constructed appears to be free hold. In April 2011 the developers received permission for development along with a partial title certificate. The developers got full rights to the title in September 2017.

Encumbrances

The project is mortgaged to Union Bank and Bank of Baroda.

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
March 2022	NA	1

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

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Time Line	Size	Typography
Completed on 30th June, 2021	12062.26 Sqmt	2 BHK,3 BHK

Project Amenities

Sports	Basketball Court,Cricket Pitch,Multipurpose Court,Squash Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Gymnasium,Indoor Games Area

Leisure	Amphitheatre,Mini Theatre,Yoga Room / Zone,Steam Room,Sauna,Spa,Sit-out Area
Business & Hospitality	Banquet Hall,Conference / Meeting Room,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Herb Garden,Water Bodies / Koi Ponds,Green Zone,Rain Water Harvesting,Landscaped Gardens,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
Marina Enclave Wing M	3	22	4	2 BHK,3 BHK	88
Marina Enclave Wing N	3	22	4	2 BHK,3 BHK	88

First Habitable Floor	2nd

Services & Safety

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

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FLAT INTERIORS

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Configuration	RERA Carpet Range
2 BHK	730 - 741 sqft
3 BHK	937 sqft
2 BHK	730 - 741 sqft
3 BHK	937 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Water Body / City Skyline

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	Dry Walls,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
2 BHK	--	--	INR 14600000 to 14820000
3 BHK	--	--	INR 18740000

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

GST	Stamp Duty	Registration
5%	6%	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	Time Linked Payment
Bank Approved Loans	Axis Bank,Bank of Baroda,Canara Bank,HDFC Bank,ICICI Bank,IDBI Bank,Kotak Bank,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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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
June 2022	542	NA	INR 10625000	INR 19603.32
May 2022	809	NA	INR 14718292	INR 18193.19
May 2022	809	17	INR 15600180	INR 19283.29
April 2022	809	NA	INR 14910880	INR 18431.25
April 2022	796	NA	INR 15179656	INR 19069.92
April 2022	796	NA	INR 14905691	INR 18725.74
March 2022	1093	16	INR 18000000	INR 16468.44
March 2022	809	NA	INR 15284489	INR 18893.06
March 2022	790	1	INR 14242504	INR 18028.49
February 2022	796	6	INR 14763272	INR 18546.82
February 2022	791	2	INR 14822183	INR 18738.54
February 2022	809	5	INR 14911108	INR 18431.53

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January 2022	542	5	INR 9200000	INR 16974.17
January 2022	785	3	INR 15933136	INR 20296.99
January 2022	542	19	INR 10600000	INR 19557.2
December 2021	796	2	INR 17014792	INR 21375.37
December 2021	796	1	INR 16413872	INR 20620.44
December 2021	791	1	INR 14620942	INR 18484.12
November 2021	790	2	INR 15122942	INR 19142.96
November 2021	1022	1	INR 21046612	INR 20593.55

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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	55
Connectivity	65
Infrastructure	86
Local Environment	90
Land & Approvals	56
Project	88
People	39
Amenities	84
Building	67
Layout	70

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Interiors	63
Pricing	30
Total	**66/100**

MARINA ENCLAVE WINGS
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