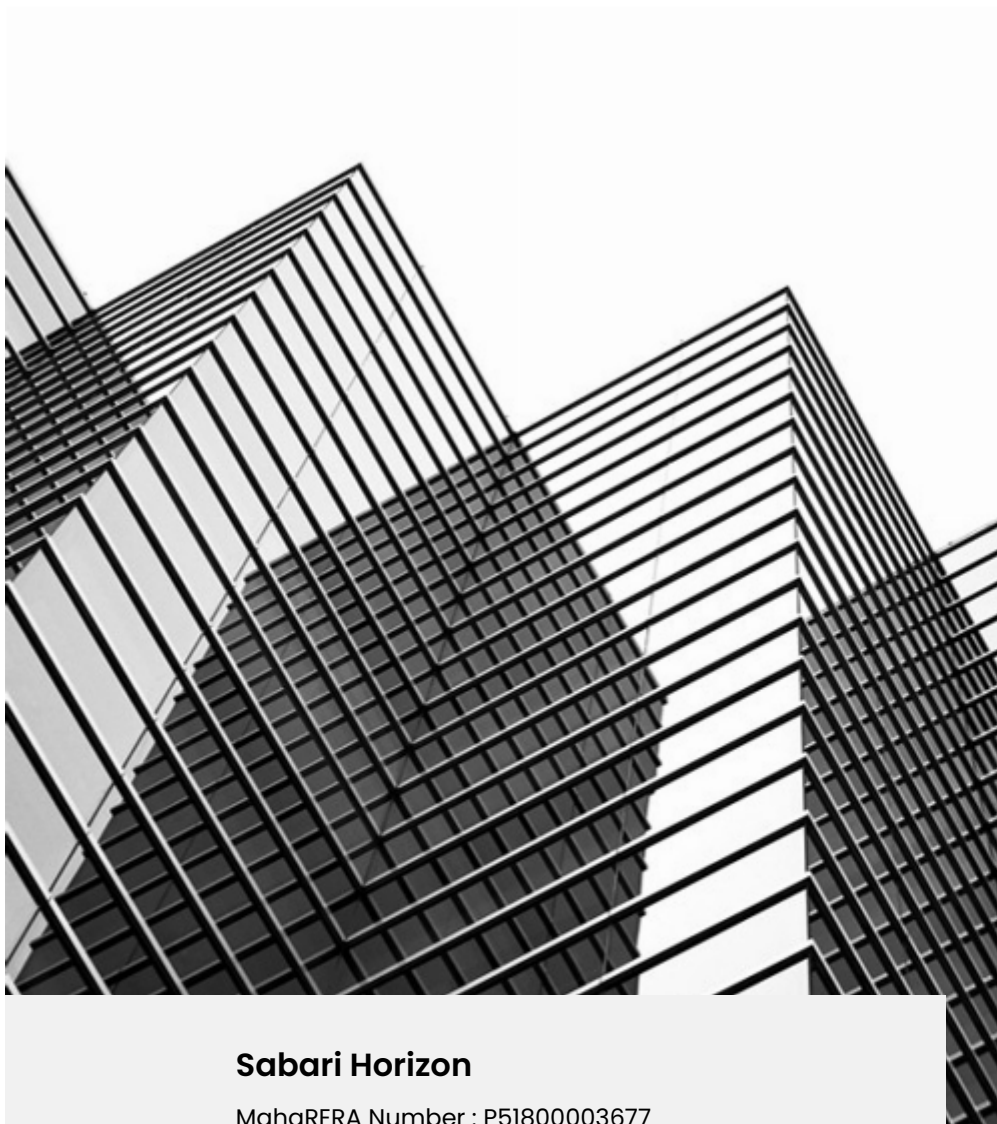


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# PROP REPORT



**Sabari Horizon**

MahaRERA Number : P51800003677



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.

## LOCATION

The project is in Chembur (East). Chembur is an upmarket large suburb in Mumbai. Chembur is also said to be a reference to Chevul at the mouth of the Kundalika River on mainland Maharashtra. S V Patel Nagar , Gurudwara , Aggarwal Colony , Central Railway Colony , New Rna Colony are the neighbouring localities to Chembur East. After independence, Chembur was one of the sites where refugee camps were set up to settle refugees after partition. The industrialisation of Trombay during and after the war led to the demand for housing and the growth of Chembur thereafter. Famous studios like the RK studios built by the late Raj Kapoor were present in Chembur.

Post Office	Police Station	Municipal Ward
BARC	NA	Ward M East

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 85 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **13.5 Km**
- Punjabwadi, Anushakti Colony, Anushakti Nagar, Mumbai, Maharashtra 400085 **700 Mtrs**
- Govandi Railway Station, Tata Nagar, Govandi East, Mumbai, Maharashtra **3 Km**
- Eastern Fwy, Mumbai, Maharashtra **2 Km**
- Apollo Spectra Hospital, apollo spectra hospital, Ujagar Compund Opp. Deonar Bus Depot Main Gate, Chembur, Mumbai, Maharashtra 400088 **1.1 Km**
- The Gateway School Of Mumbai, Sion-Trombay Road, Chembur East, next to Deonar Bus Depot, Mumbai, Maharashtra 400088 **650 Mtrs**
- K Star Mall, VN Purav Marg, Diamond Garden, Basant Garden, Chembur, Mumbai, Maharashtra 400071 **2.2 Km**
- Krishna Super Market, Shop No 1 Kuber Shopping Centre, Deonar Village Rd, Govandi East, Mumbai, Maharashtra 400088 **1.7 Km**

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SABARI HORIZON

## LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	NA	2

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SABARI HORIZON

## BUILDER & CONSULTANTS

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<b>Project Funded By</b>	<b>Architect</b>	<b>Civil Contractor</b>
NA	NA	NA

SABARI HORIZON

## PROJECT & AMENITIES

<b>Time Line</b>	<b>Size</b>	<b>Typography</b>
Completed on 31st October, 2020	0.41 Acre	3 BHK,4 BHK

### Project Amenities

<b>Sports</b>	Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area
<b>Business &amp; Hospitality</b>	Clubhouse
<b>Eco Friendly Features</b>	Rain Water Harvesting,Landscaped Gardens,Water Storage

SABARI HORIZON

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Sabari Horizon	2	18	2	3 BHK,4 BHK	36
First Habitable Floor				1st Floor	

## Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,MyGate / Security Apps
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : High Speed Elevators

SABARI HORIZON

# FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1206 - 1507 sqft

4 BHK

1798 sqft

**Floor To Ceiling Height**

Between 9 and 10 feet

**Views Available**

Water Body / City Skyline

<b>Flooring</b>	Marble Flooring,Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
<b>Finishing</b>	NA
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

SABARI HORIZON

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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3 BHK	--	--	INR 24100000 to 30100000
4 BHK	--	--	INR 35900000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
0%	5%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 0	INR 0

<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>	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,SBI Bank

### Transaction History

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



# PROJECT PROPSCORE

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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>	48
<b>Connectivity</b>	83
<b>Infrastructure</b>	86
<b>Local Environment</b>	73
<b>Land &amp; Approvals</b>	50
<b>Project</b>	74
<b>People</b>	46
<b>Amenities</b>	62

<b>Building</b>	53
<b>Layout</b>	85
<b>Interiors</b>	55
<b>Pricing</b>	30
<b>Total</b>	<b>62/100</b>

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SABARI HORIZON

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