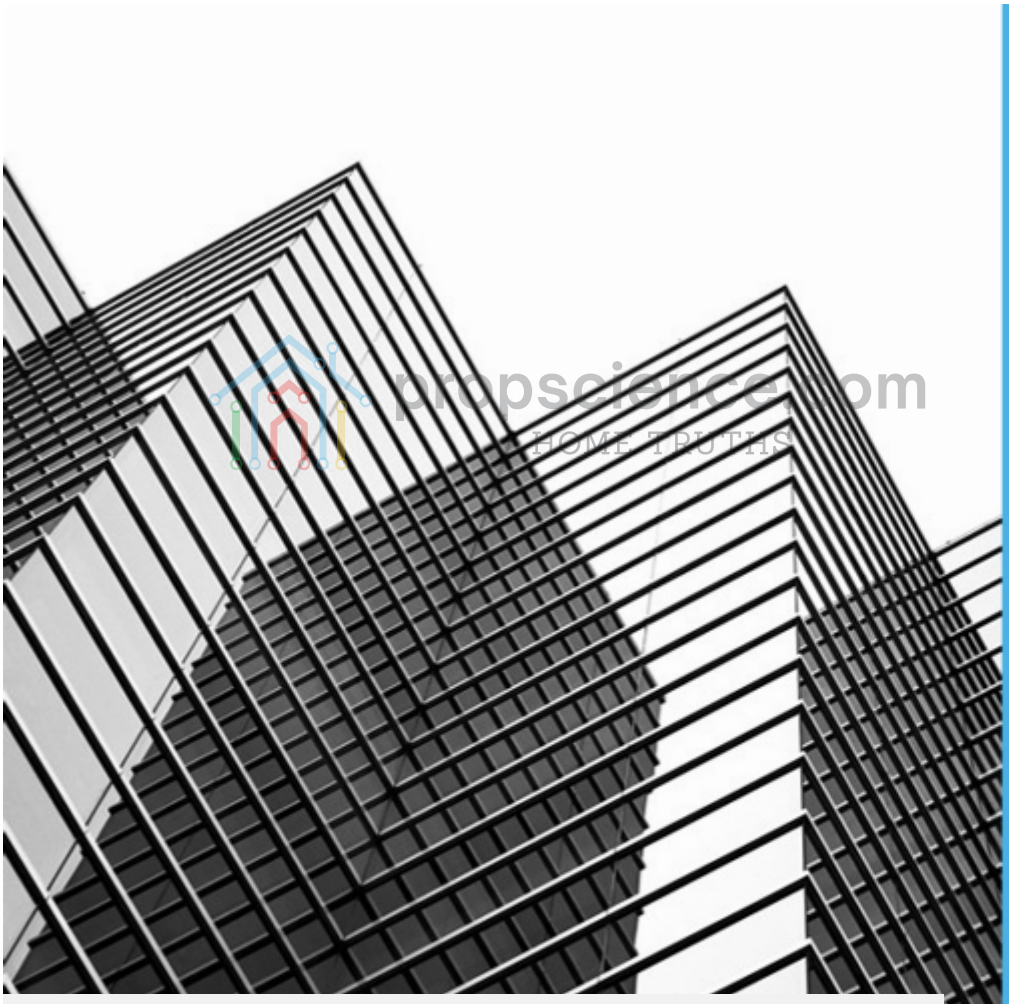
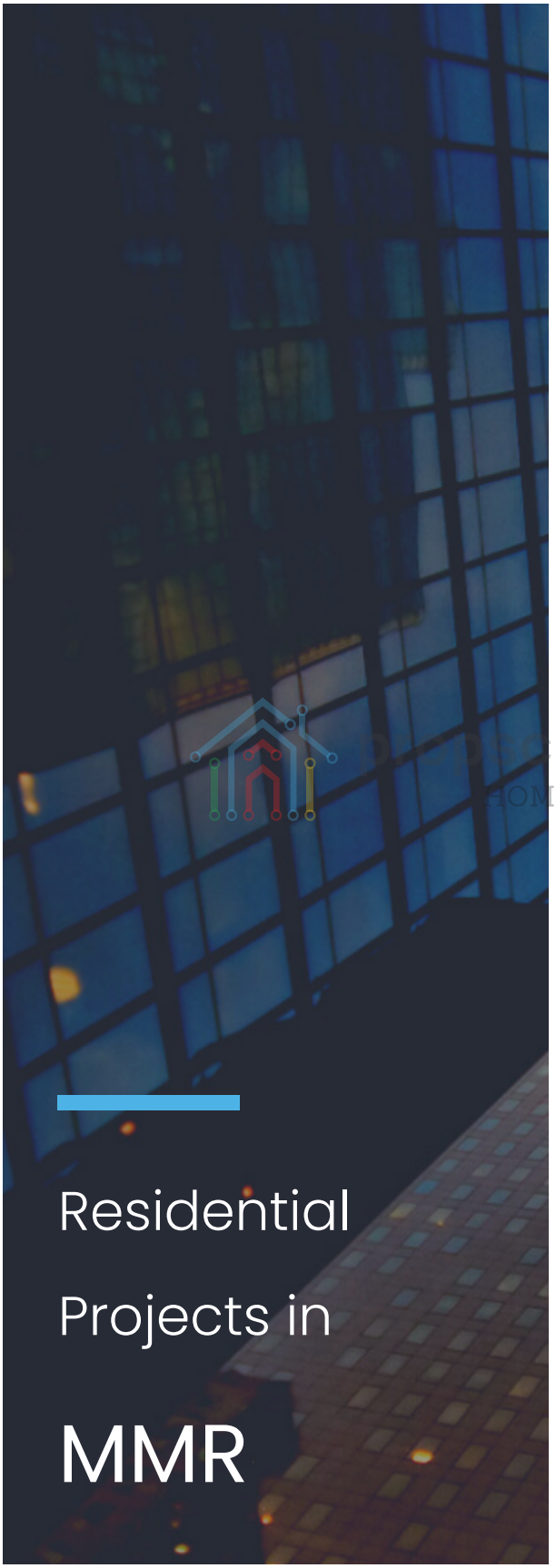
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PROP REPORT



Raj Infinia

MahaRERA Number : P51800012243



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
Malad	Malad Police Station	Ward P North

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 262 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **14.3 Km**
- Malad Bus Depot **750 Mtrs**
- Malad Railway Station West **1.6 Km**
- Western Express Highway **2.5 Km**
- Evershine Ortho & Surgical Hospital **600 Mtrs**
- Ryan International School **900 Mtrs**
- Infiniti Mall **700 Mtrs**
- D Mart **500 Mtrs**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	NA	9

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BUILDER & CONSULTANTS

Rajesh LifeSpaces was founded by Raghavjibhai Patel in 2012. Since its inception, the company has completed over 9.1 Mn. Sq. Ft. Spaces, 9.1 Mn. Sq. Ft. Of Real Estate Under Development,10.4 Mn. Sq. Ft. Of Proposed Real Estate Development and over 100 Landmarks Designed & Delivered.

Project Funded By	Architect	Civil Contractor

NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2023	1733.69 Sqmt	2 BHK,3 BHK,4 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Steam Room,Sauna,Deck Area,Sit-out Area
Business & Hospitality	Barbeque Pit,Party Lawn,Sky Lounge / Bar,Clubhouse,Multipurpose Hall
Eco Friendly Features	Water Bodies / Koi Ponds,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	3	40	4	2 BHK,3 BHK	160
Wing B	4	40	6	2 BHK,3 BHK	240
Wing C	3	40	4	3 BHK,4 BHK	160
First Habitable Floor					1st

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Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Auto Rescue Device (ARD)

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	797 sqft
3 BHK	1082 sqft
2 BHK	740 - 757 sqft
3 BHK	1031 sqft
3 BHK	1095 sqft
4 BHK	1562 sqft

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

Flooring	Marble Flooring,Wooden 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	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 9990000 to 10759500
3 BHK	--	--	INR 13918500 to 14782500
4 BHK	--	--	INR 21087000

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,HDFC Bank,ICICI Bank,IIFL Bank,Indialbulls Home Loans,SBI Bank

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Transaction History

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

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	83
Infrastructure	86
Local Environment	73
Land & Approvals	56
Project	61
People	46
Amenities	76
Building	65
Layout	59
Interiors	83
Pricing	30
Total	64/100

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