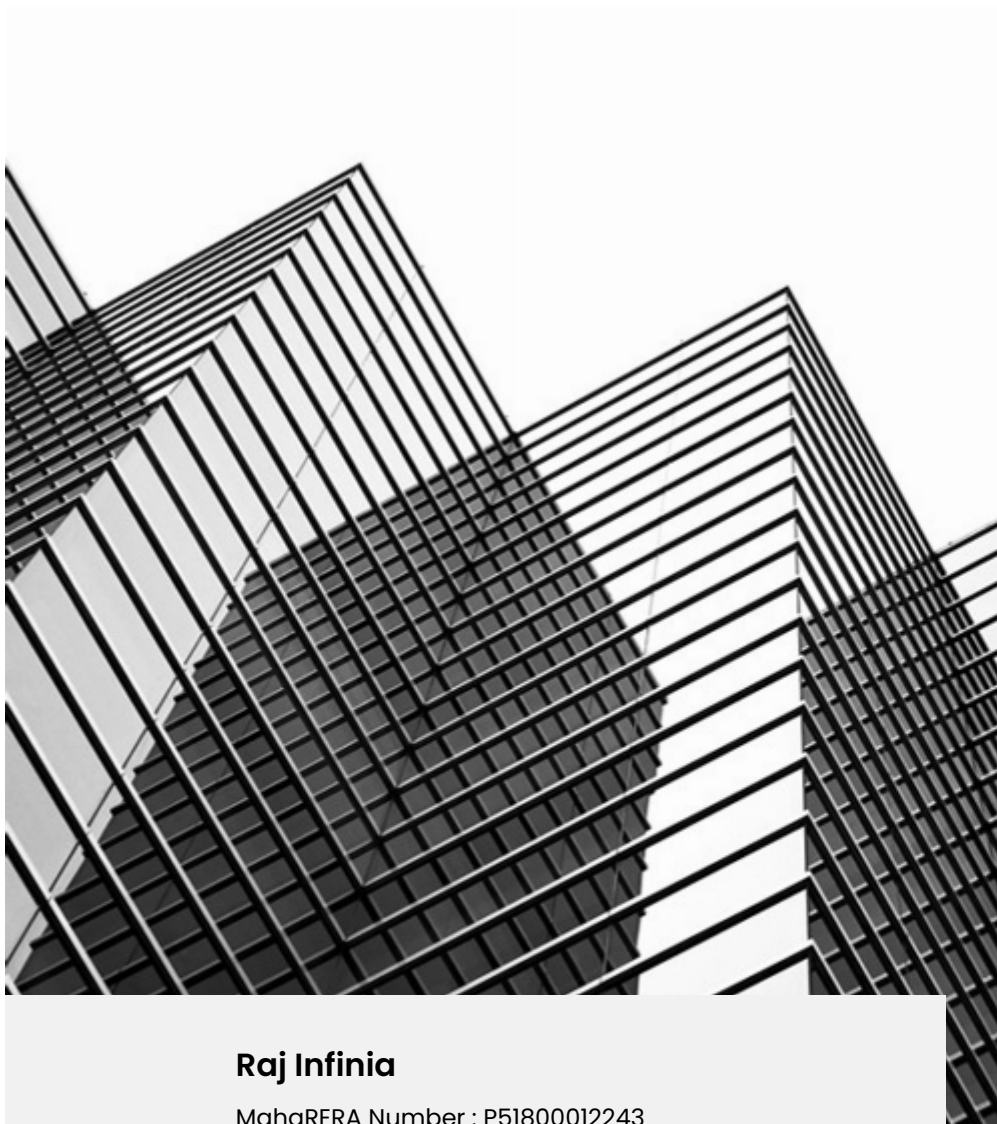


propscience.com

# PROP REPORT



**Raj Infinia**

MahaRERA Number : P51800012243



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 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.

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

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

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## BUILDER & CONSULTANTS

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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
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NA

NA

NA

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## PROJECT & AMENITIES

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

### Project Amenities

<b>Sports</b>	Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
<b>Leisure</b>	Amphitheatre,Steam Room,Sauna,Deck Area,Sit-out Area
<b>Business &amp; Hospitality</b>	Barbeque Pit,Party Lawn,Sky Lounge / Bar,Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	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

## 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)

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## 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

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

<b>Flooring</b>	Marble Flooring,Wooden Flooring,Vitrified Tiles,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards

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

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## COMMERCIALS

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.

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
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5%	6%	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>	Time Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,HDFC Bank,ICICI Bank,IIFL Bank,Indialbulls Home Loans,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>	55
<b>Connectivity</b>	83
<b>Infrastructure</b>	86
<b>Local Environment</b>	73
<b>Land &amp; Approvals</b>	56
<b>Project</b>	61
<b>People</b>	46
<b>Amenities</b>	76
<b>Building</b>	65
<b>Layout</b>	59
<b>Interiors</b>	83
<b>Pricing</b>	30
<b>Total</b>	<b>64/100</b>

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