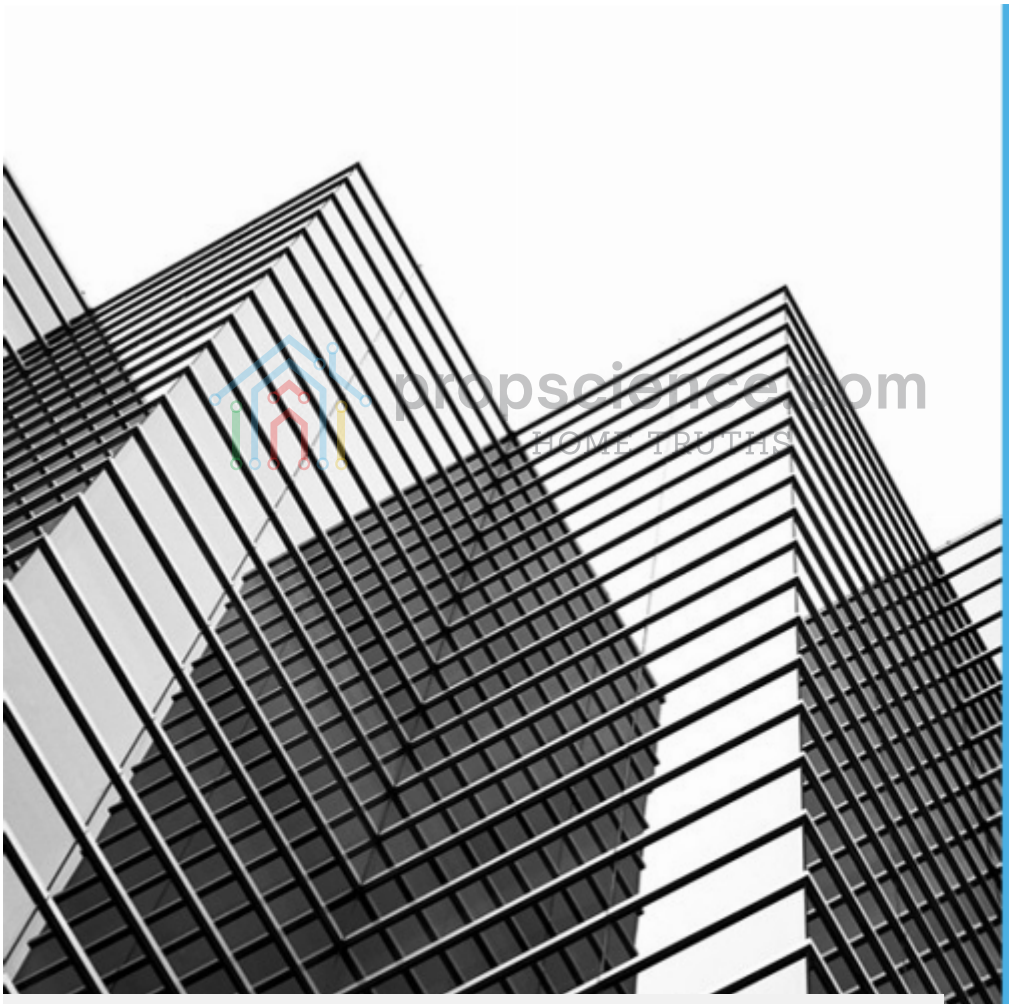
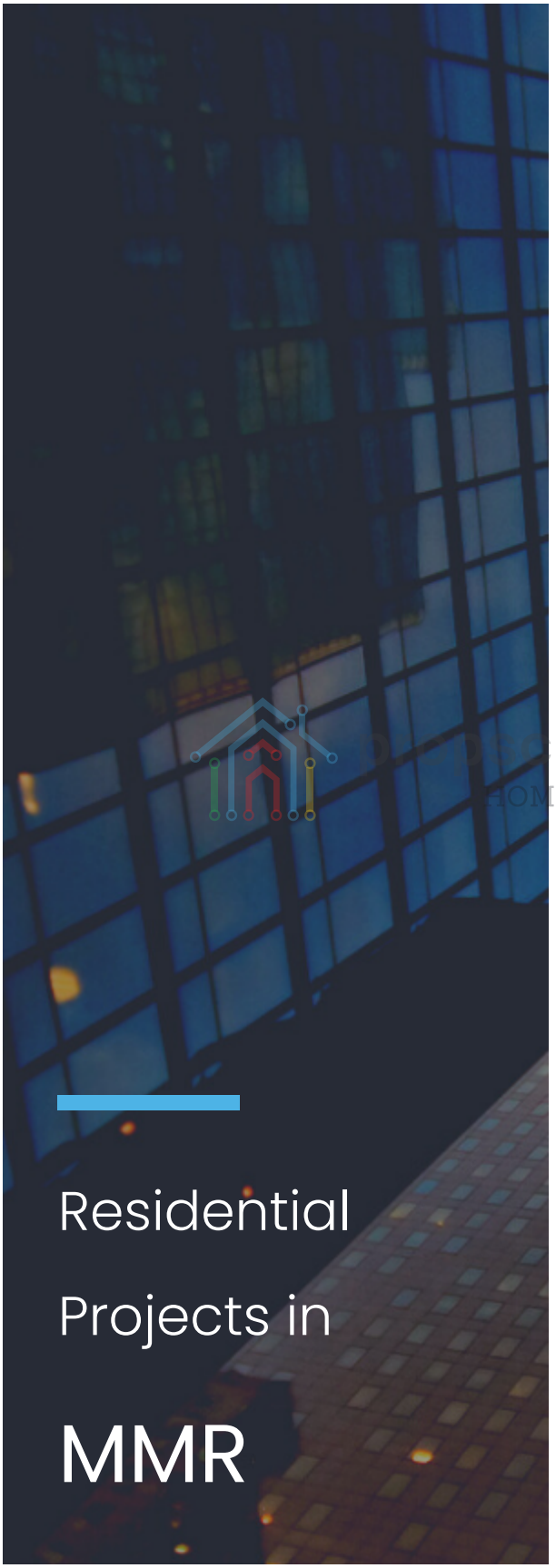
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PROP REPORT



Lifescapes Prithvii

MahaRERA Number : P51800001333



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 Ghatkopar (West). Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. Ghatkopar West is a prominent residential locality in the eastern suburbs. The locality is dominated by multi- storey apartments. Residential demand in this area is driven by proximity to various employment centres, along with sound connectivity to other areas. It is located in vicinity to major residential and commercial locations of eastern Mumbai.

Post Office	Police Station	Municipal Ward
Ghatkopar West	Ghatkopar Police Station	Ward N

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Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 26 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **5.2 Km**
- Maneklal Bus Stop **1.1 Km**
- VIvo Ghatkopar Metro Station **1.1 Km**
- Ghatkopar Railway station **800 Mtrs**
- LBS Marg **1.1 Km**
- Samartha Maternity & Multispeciality Hospital **1.7 Km**
- Ramniranjan Jhunjhunwala College **1.1 Km**
- R odeon Mall **1.8 Km**
- Apna Bazaar **1.8 Km**

LIFESCAPES PRITHVII

LAND & APPROVALS

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

LIFESCAPES PRITHVII

BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

LIFESCAPES PRITHVII

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 31st December, 2021	2 Acre	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Badminton Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Banquet Hall,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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LIFESCAPES PRITHVII

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Lifescapes Prithvii-Wing A	3	12	4	2 BHK	48

Lifescapes Prithvii- Wing A	3	12	4	3 BHK	48
Lifescapes Prithvii- Wing B	3	12	4	2 BHK	48
Lifescapes Prithvii- Wing B	3	12	4	3 BHK	48
Lifescapes Prithvii- Wing C	3	12	4	2 BHK	48
Lifescapes Prithvii- Wing C	3	12	4	3 BHK	48
Lifescapes Prithvii- Wing D	3	12	4	2 BHK	48
Lifescapes Prithvii- Wing D	3	12	4	1 BHK	48

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First Habitable Floor	Ist floor

Services & Safety

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

LIFESCAPES PRITHVII

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	849 sqft
3 BHK	1312 - 1318 sqft
2 BHK	849 - 858 sqft
3 BHK	1313 sqft
2 BHK	846 sqft
3 BHK	1247 - 1318 sqft
2 BHK	598 - 709 sqft

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1 BHK	463 - 574 sqft

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

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

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LIFESCAPES PRITHVII

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price

2 BHK	INR 25000	INR 16146000	INR 18198600 to 25653300
3 BHK	INR 25000	INR 31175000	INR 34322500 to 39582600
1 BHK	INR 27000	INR 12501000	INR 14189100 to 17485800

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

GST	Stamp Duty	Registration
5%	5%	INR 30000

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Floor Rise	Parking Charges	Other Charges
NA	INR 1000000	INR 4080000

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,SBI Bank

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	80
Land & Approvals	50
Project	64
People	39
Amenities	62

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Building	67
Layout	61
Interiors	48
Pricing	50
Total	**62/100**

LIFESCAPES PRITHVII

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