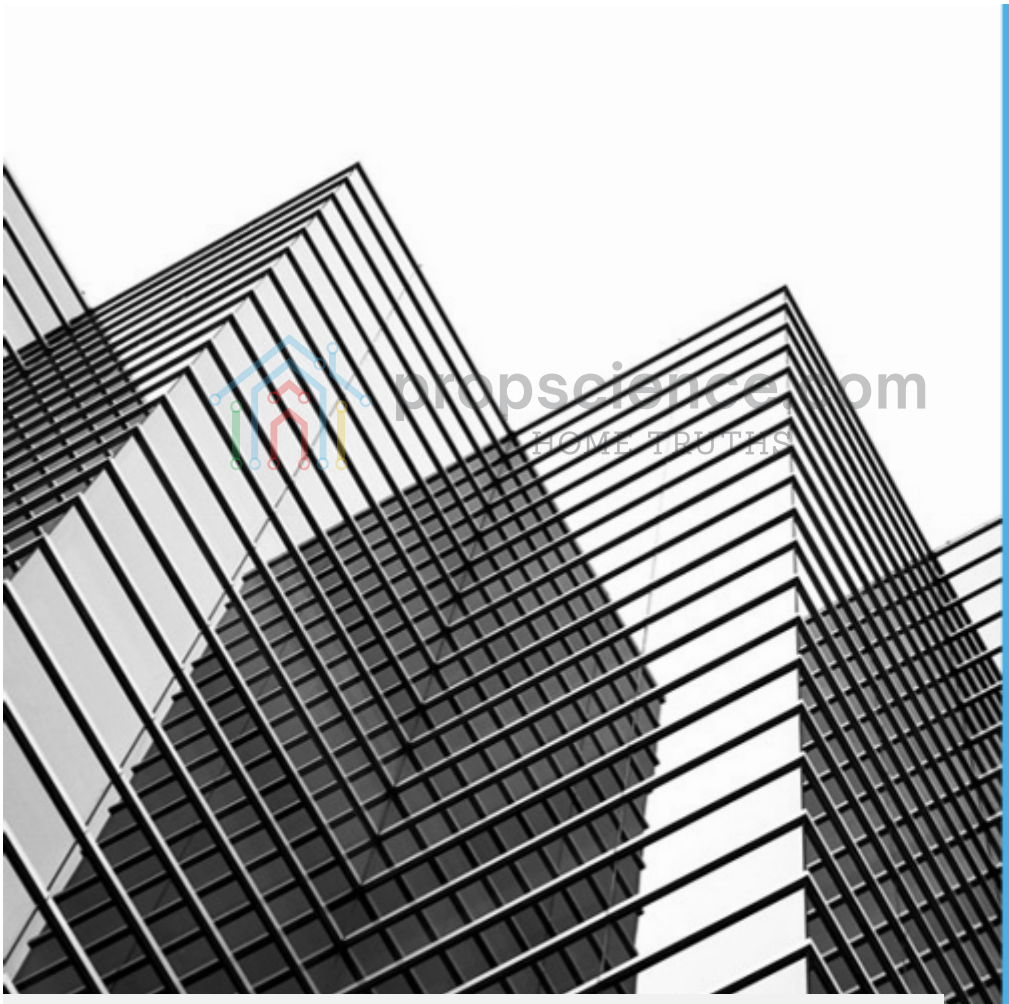
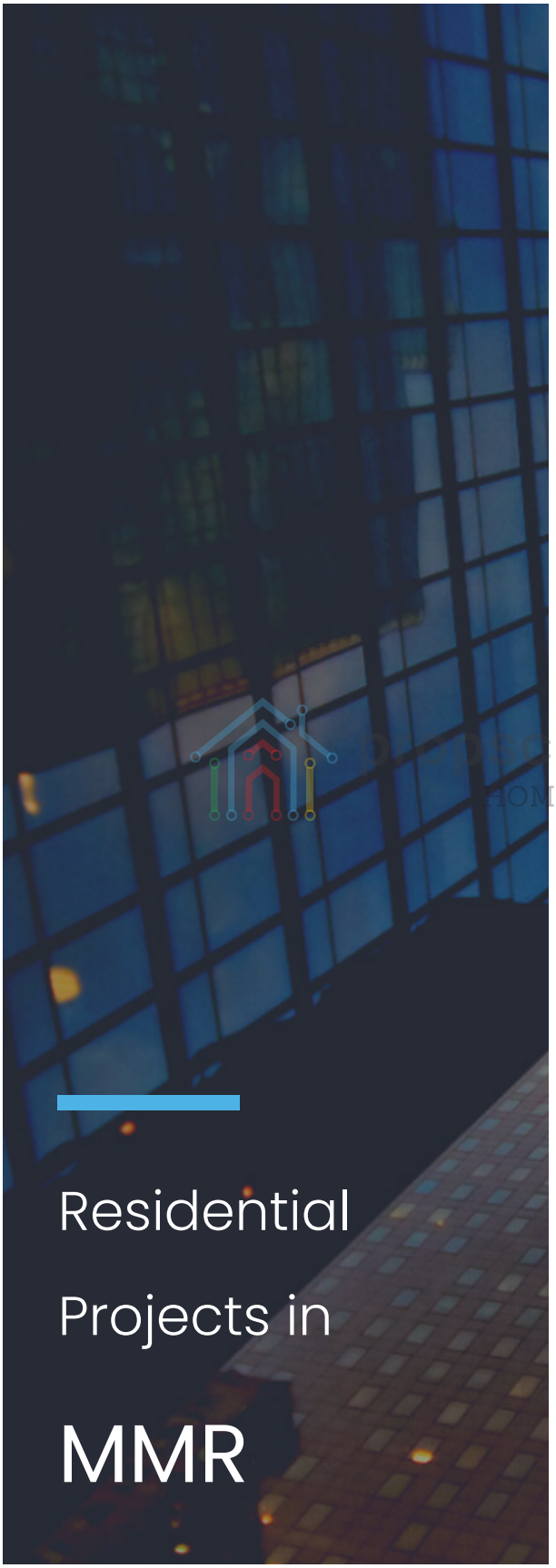
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# PROP REPORT




**Mahalaxmi Residency**

MahaRERA Number : P99000014281



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

| Post Office | Police Station | Municipal Ward |
|---|---|---|
| Nallosapare E | Nalasopara Police Station | NA |

## Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is prone to traffic jams at all hours. The air pollution levels are 146 AQI and the noise pollution is 51 to 85 dB .

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## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **51 Km**
- Moregoan **300 Mtrs**
- Nalasopara Railway Station **2 Km**
- Sativali Naka NH48 **11 Km**
- Ashirwad Nursing Home, Seema Complex'c' wing, Tulinj Rd, Nala Sopara, Maharashtra 401209 **1.6 Km**
- Nutan Vidyalaya **100 Mtrs**
- The Capital Mall **3.5 Km**
- D Mart, Virar East **3 Km**

MAHALAXMI RESIDENCY

# LAND & APPROVALS

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

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# BUILDER & CONSULTANTS

| Project Funded By | Architect | Civil Contractor |
|---|---|---|
| NA | NA | NA |

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# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|
| Completed on 30th June, 2023 | 6200 Sqmt | 1 BHK,2 BHK,Studio |

## Project Amenities

| | |
|---|---|
| **Sports** | NA |

| | |
|---|---|
| **Leisure** | NA |
| **Business & Hospitality** | NA |
| **Eco Friendly Features** | Water Storage |

MAHALAXMI RESIDENCY

# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| Mahalaxmi Residency | 1 | 7 | 4 | 1 BHK | 28 |
| Mahalaxmi Residency | 1 | 7 | 4 | 2 BHK | 28 |
| Mahalaxmi Residency | 1 | 7 | 4 | Studio | 28 |
| **First Habitable Floor** | | | | 1st Floor | |

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## Services & Safety

- **Security :** NA

- **Fire Safety :** NA
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** NA

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# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---|---|
| 1 BHK | 410 sqft |
| 2 BHK | 598 sqft |
| Studio | 221 sqft |

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| | |
|---|---|
| **Floor To Ceiling Height** | Between 9 and 10 feet |
| **Views Available** | Road View / No View |
| **Flooring** | Vitrified 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 |
| **HVAC Service** | NA |
| **Technology** | NA |
| **White Goods** | NA |

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## COMMERCIALS

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| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 1 BHK | INR 5304.88 | INR 2175000 | INR 2500000 |
| 2 BHK | INR 4550.17 | INR 2721000 | INR 3100000 |
| Studio | INR 5131.22 | INR 1134000 | INR 1450000 |

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

| GST | Stamp Duty | Registration |
|---|---|---|

| | | |
|---|---|---|
| 2% | 6% | INR 150000 |
| **Floor Rise** | **Parking Charges** | **Other Charges** |
| NA | INR 0 | INR 45000 |

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

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**Transaction History**

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

MAHALAXMI RESIDENCY

# 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** | 53 |
| **Connectivity** | 65 |
| **Infrastructure** | 78 |
| **Local Environment** | 53 |
| **Land & Approvals** | 50 |
| **Project** | 59 |
| **People** | 39 |
| **Amenities** | 30 |
| **Building** | 53 |
| **Layout** | 45 |
| **Interiors** | 48 |
| **Pricing** | 50 |
| **Total** | **52/100** |

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