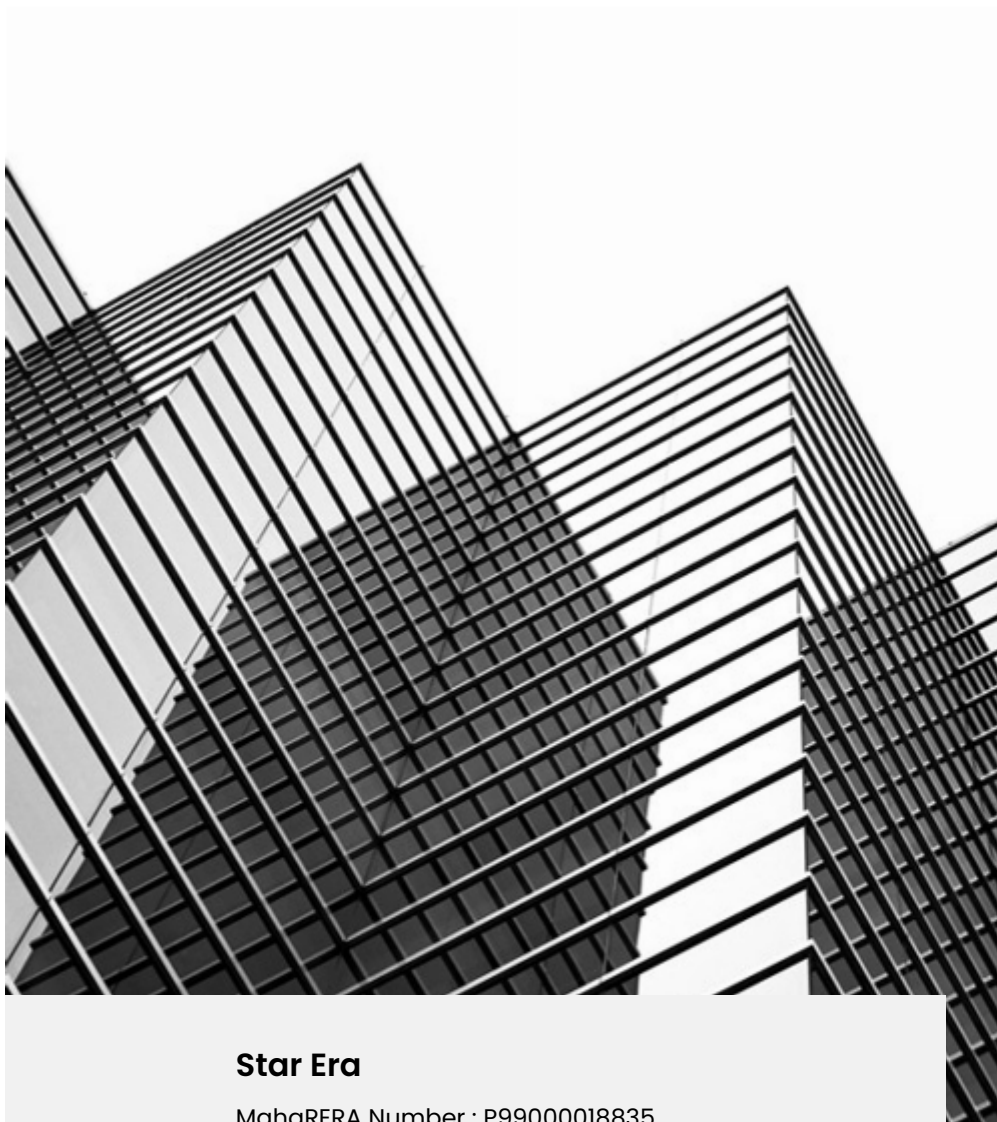


propscience.com

# PROP REPORT



**Star Era**

MahaRERA Number : P99000018835



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

Post Office	Police Station	Municipal Ward
Virar East	NA	NA

### Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 124 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **59 Km**
- Tirupati Nagar **1.2 Km**
- Virar Railway Station **2 Km**
- Virar Phata **12 Km**
- Vijay Vallabh Hospital, Tirupati Nagar **1.4 Km**
- Experts International High School **2 Km**
- Rockstar Nova Cinemaz **2.8 Km**
- D Mart virar West **1.6 Km**

## 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 December, 2026	540 Sqmt	1 BHK,Studio

### Project Amenities

Sports	Kids Play Area
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<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Water Storage

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Star Era	1	15	4	1 BHK	60
Star Era	1	15	4	Studio	60

**First Habitable Floor**

1st Floor

### Services & Safety

- **Security** : Society Office, Maintenance Staff, Security System / CCTV, Security Staff
- **Fire Safety** : Sprinkler System
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	372 - 401 sqft
Studio	271 - 306 sqft

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

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, Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 7500	INR 2032500	INR 2296725 to 2639250
1 BHK	INR 7500	INR 2790000	INR 3208500 to 3458625

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

GST	Stamp Duty	Registration
2%	7%	INR 55000
Floor Rise	Parking Charges	Other Charges
NA	INR 350000	INR 90000

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment

**Bank  
Approved  
Loans**

Axis Bank,Bajaj Finance Ltd,Canara Bank,HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,SBI Bank,YES 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.

Category	Score
Place	45
Connectivity	65
Infrastructure	86
Local Environment	90



<b>Land &amp; Approvals</b>	44
<b>Project</b>	74
<b>People</b>	39
<b>Amenities</b>	36
<b>Building</b>	65
<b>Layout</b>	45
<b>Interiors</b>	63
<b>Pricing</b>	50
<b>Total</b>	<b>58/100</b>

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