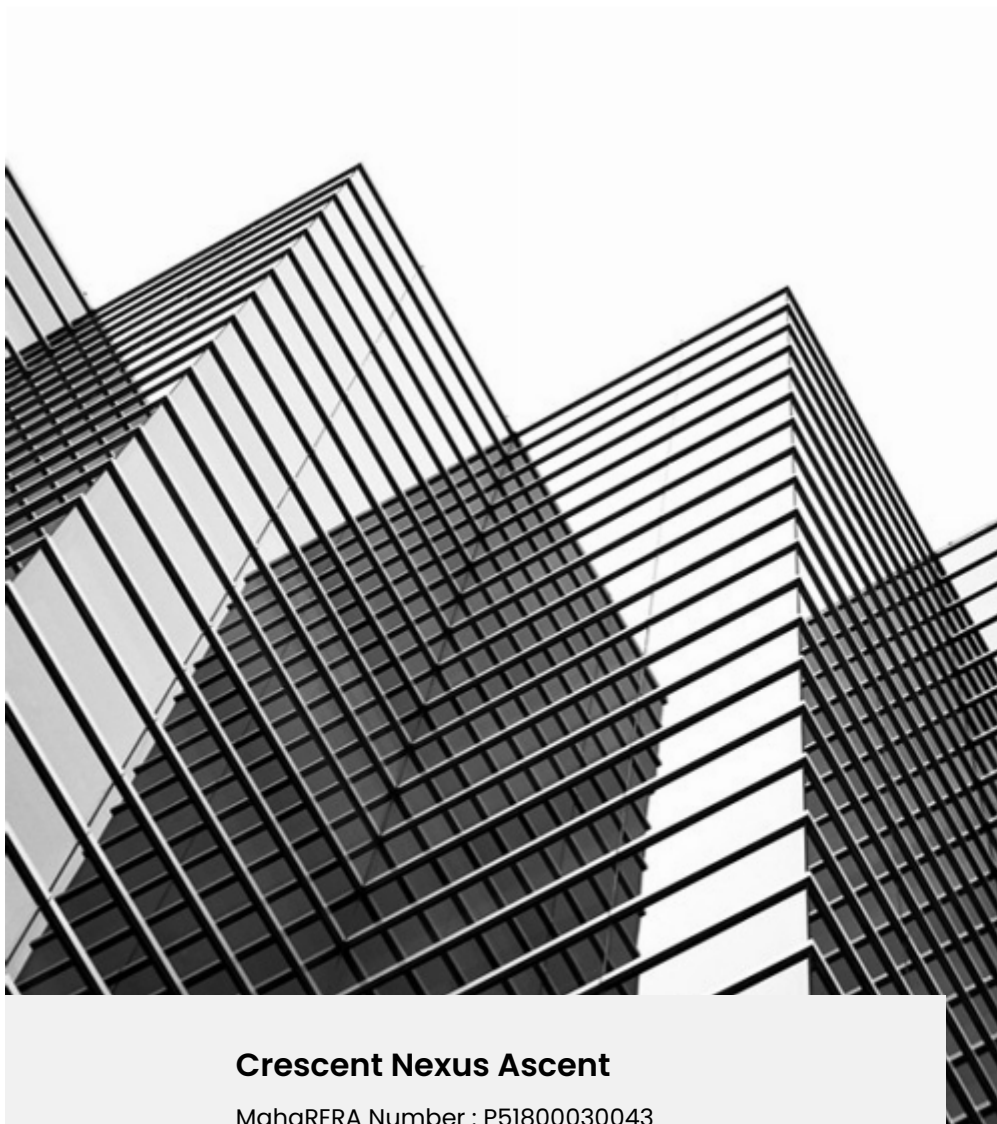


propscience.com

# PROP REPORT



**Crescent Nexus Ascent**

MahaRERA Number : P51800030043



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 Santacruz (East). Santacruz and its neighbouring suburb Khar fall under the H East and H West wards of the Municipal Corporation of Greater Mumbai. Santa Cruz is bordered by Vile Parle to the north, Khar to the south, Juhu to the west and Kurla, Bandra in the east. It is broadly divided in two areas: Santa Cruz (East) and Santa Cruz (West)

Post Office	Police Station	Municipal Ward
Vidyanagari	NA	Ward H East

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 132 Moderate AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **10.40 Km**
- Kurla bus depot West, 13, Lal Bahadur Shastri Rd, Rupa Nagar, Kapadia Nagar, Kurla, Mumbai, Maharashtra 400070 **2.50 Km**
- Lokmanya Tilak Terminus Railway Station, Mumbai, Maharashtra 400089 **4.30 Km**
- Western Express Highway **2.80 Km**
- Niron Hospital, near Vishwakarma Hall, Kolivery Village, Kadamwadi, Vakola, Santacruz East, Mumbai, Maharashtra 400029 **2.00 Km**
- University of Mumbai, Vidya Nagari, Kolivery Village, Kalina, Santacruz East, Mumbai, Maharashtra 400098 **1.70 Km**
- Phoenix Marketcity, Mumbai, Lal Bahadur Shastri Rd, Patelwadi. Kurla, Kamani, Kurla West, Kurla, Mumbai, Maharashtra 400070 **3.70 Km**
- Kalina Market, Air India Rd, Kolivery Village, Kalina, Santacruz East, Mumbai, Maharashtra 400029 **900 Mtrs**

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## LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	2	1

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## BUILDER & CONSULTANTS

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<b>Project Funded By</b>	<b>Architect</b>	<b>Civil Contractor</b>
NA	NA	NA

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## PROJECT & AMENITIES

<b>Time Line</b>	<b>Size</b>	<b>Typography</b>
Completed on 31st December, 2025	1.40 Acre	1 BHK,2 BHK,Studio

### Project Amenities

<b>Sports</b>	Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area
<b>Leisure</b>	Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Sit-out Area,Reflexology Park
<b>Business &amp; Hospitality</b>	Conference / Meeting Room,Barbeque Pit
<b>Eco Friendly Features</b>	Rain Water Harvesting

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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Crescent Nexus A Wing	4	13	4	1 BHK,2 BHK,Studio	52
Crescent Nexus B Wing	4	13	4	1 BHK,2 BHK,Studio	52
Crescent Nexus D Wing	4	13	4	1 BHK,2 BHK,Studio	52

First Habitable Floor      3rd floor

## Services & Safety

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

# FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	442 sqft
2 BHK	647 sqft
Studio	313 sqft
1 BHK	442 sqft
2 BHK	647 sqft
Studio	313 sqft
1 BHK	442 sqft
2 BHK	647 sqft
Studio	313 sqft

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

<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings, Kitchen Platform, Light Fittings, Concealed copper wiring, Electrical Sockets / Switch Boards
<b>Finishing</b>	False Ceiling, Laminated flush doors
<b>HVAC Service</b>	NA
<b>Technology</b>	WiFi enabled
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	--	--	INR 10016000
1 BHK	--	--	INR 12500000
2 BHK	--	--	INR 19100000

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



<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	1%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	NA	NA

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	Bank of Baroda,Bank of India,Canara Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,IndusInd Bank,Punjab & Sind Bank,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>	65
<b>Connectivity</b>	73
<b>Infrastructure</b>	92
<b>Local Environment</b>	80
<b>Land &amp; Approvals</b>	50
<b>Project</b>	59
<b>People</b>	39
<b>Amenities</b>	42
<b>Building</b>	55
<b>Layout</b>	45
<b>Interiors</b>	63
<b>Pricing</b>	40

**Total**

**58/100**

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