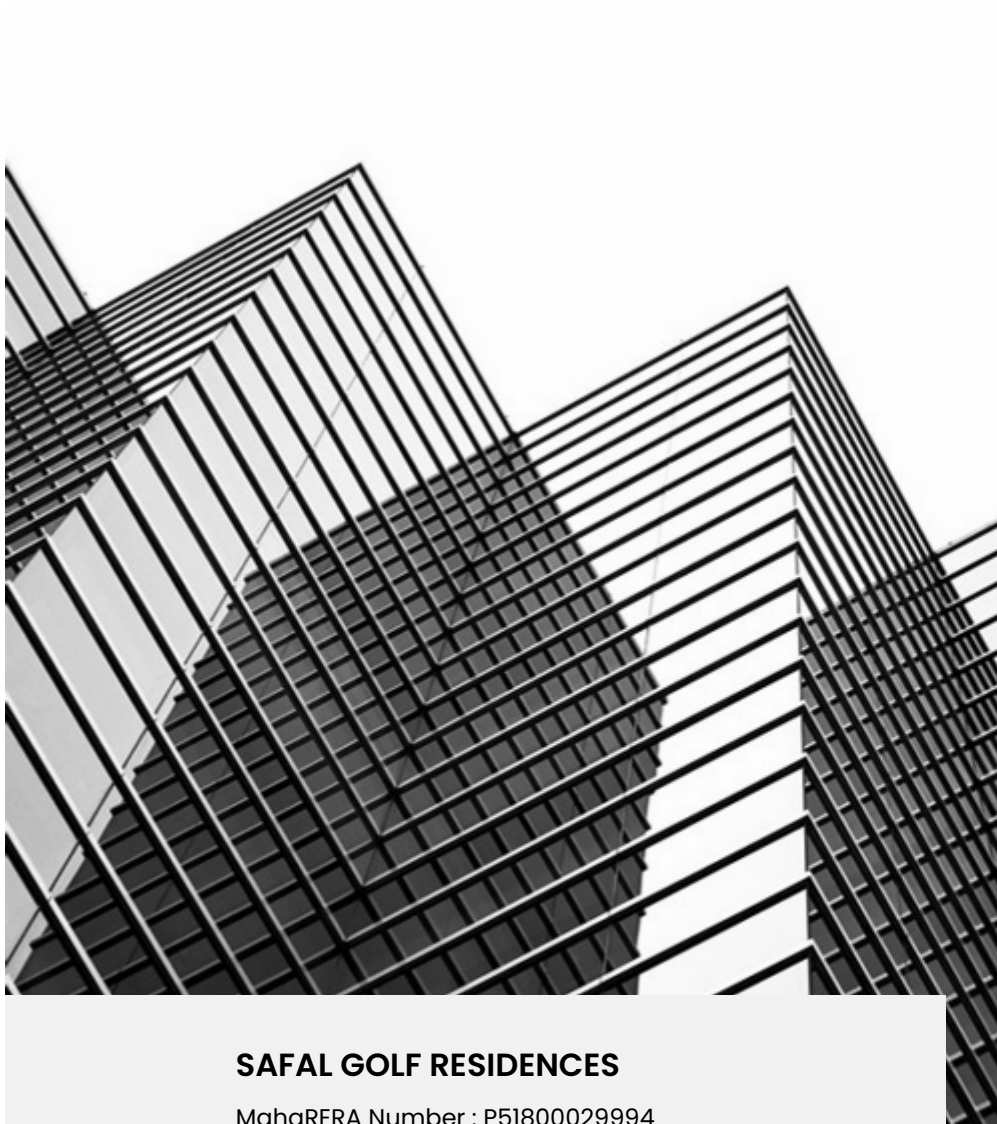


propscience.com

# PROP REPORT



**SAFAL GOLF RESIDENCES**

MahaRERA Number : P51800029994



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 Chembur (East). Chembur is an upmarket large suburb in Mumbai. Chembur is also said to be a reference to Chevul at the mouth of the Kundalika River on mainland Maharashtra. S V Patel Nagar , Gurudwara , Aggarwal Colony , Central Railway Colony , New Rna Colony are the neighbouring localities to Chembur East. After independence, Chembur was one of the sites where refugee camps were set up to settle refugees after partition. The industrialisation of Trombay during and after the war led to the demand for housing and the growth of Chembur thereafter. Famous studios like the RK studios built by the late Raj Kapoor were present in Chembur.

Post Office	Police Station	Municipal Ward
Chembur	NA	Ward M East

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 32 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East, Vile Parle, Mumbai, Maharashtra 400099 **11.9 Km**
- Chhatrapati Shivaji Maharaj International Airport **11.7 Km**
- Basant Park, Ramakrishna Chemburkar Marg, Charai, Ashok Nagar, Sindhi Society, Chembur, Mumbai, Maharashtra 400071 **600 Mtrs**
- V.N.P. (R.C. Marg), Charai, Chembur, Mumbai, Maharashtra 400071 **450 Mtrs**
- Chembur Railway Station **2.1 Km**
- Kurla Highway Crossing, Rajiv Gandhi Nagar, Kurla, Mumbai, Maharashtra 400071 **1.2 Km**
- Sushrut Hospital & Research Centre **1.2 Km**
- Swami Vivekanand High School and Junior College, Rd Number 2, Sindhi Society, Chembur, Mumbai, Maharashtra 400071 **1.4 Km**
- K Star Mall, Sion - Trombay Rd, near Chembur, Diamond Garden, Basant Garden, Chembur, Mumbai, Maharashtra 400071 **1.2 Km**
- Kirana Ghar Supermart **1.7 Km**

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## LAND & APPROVALS

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

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# BUILDER & CONSULTANTS

The Safal Group of Companies which was established in 1995 is one of the most trusted names in the Real Estate industry. Over the past two decades they have added many gems to Mumbai's shining skyline. Business expertise and dedication are the key reasons of our Group's success. Every customer knows us for our best in class quality benchmarks that we strictly adhere to. Our team consists of experienced professionals who constantly strive to achieve higher standards in building trust, quality, transparency and customer satisfaction with all our projects.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

## SAFAL GOLF RESIDENCES

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2024	3700 Sqmt	1 BHK,2 BHK,2.5 BHK,3.5 BHK,4 BHK

## Project Amenities

Sports	Kids Play Area,Gymnasium
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<b>Leisure</b>	Sit-out Area
<b>Business &amp; Hospitality</b>	Conference / Meeting Room
<b>Eco Friendly Features</b>	Landscaped Gardens,Solar Pannel,STP Plant

## SAFAL GOLF RESIDENCES

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A Wing B Wing C Wing	2	21	4	1 BHK,2 BHK,2.5 BHK,3.5 BHK,4 BHK	84
<b>First Habitable Floor</b>				1st Floor	

## Services & Safety

- **Security** : Security System / CCTV,Intercom Facility
- **Fire Safety** : Sprinkler System,CNG / LPG Gas Leak Detector
- **Sanitation** : There are slums settlements near the project
- **Vertical Transportation** : High Speed Elevators

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	379 - 429 sqft
2 BHK	590 - 771 sqft
2.5 BHK	763 sqft
3.5 BHK	1019 sqft
4 BHK	1192 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,Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Electrical Sockets / Switch Boards
<b>Finishing</b>	False Ceiling,Double glazed glass windows

<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	Modular Kitchen,Water Purifier

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3.5 BHK	INR 27620.95	INR 28145745	INR 29553032
1 BHK	INR 26433.13	INR 10018545	INR 10519472 to 14199838
2 BHK	INR 27405.96	INR 16209450	INR 17019922 to 25428800
2.5 BHK	INR 27220.01	INR 20768865	INR 21807308
4 BHK	INR 31637.21	INR 37711560	INR 39597138

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



<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
1%	6%	INR 0
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 600000	INR Dev Charges - 450/- Per Sq.Ft.

<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 India,DHFL Bank,ICICI Bank,IDBI Bank,IIFL Bank,PNB Housing Finance Ltd,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>	48
<b>Connectivity</b>	83
<b>Infrastructure</b>	86
<b>Local Environment</b>	70
<b>Land &amp; Approvals</b>	50
<b>Project</b>	58
<b>People</b>	46
<b>Amenities</b>	36
<b>Building</b>	55
<b>Layout</b>	54
<b>Interiors</b>	70
<b>Pricing</b>	30

**Total**

**57/100**

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**SAFAL GOLF RESIDENCES**

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