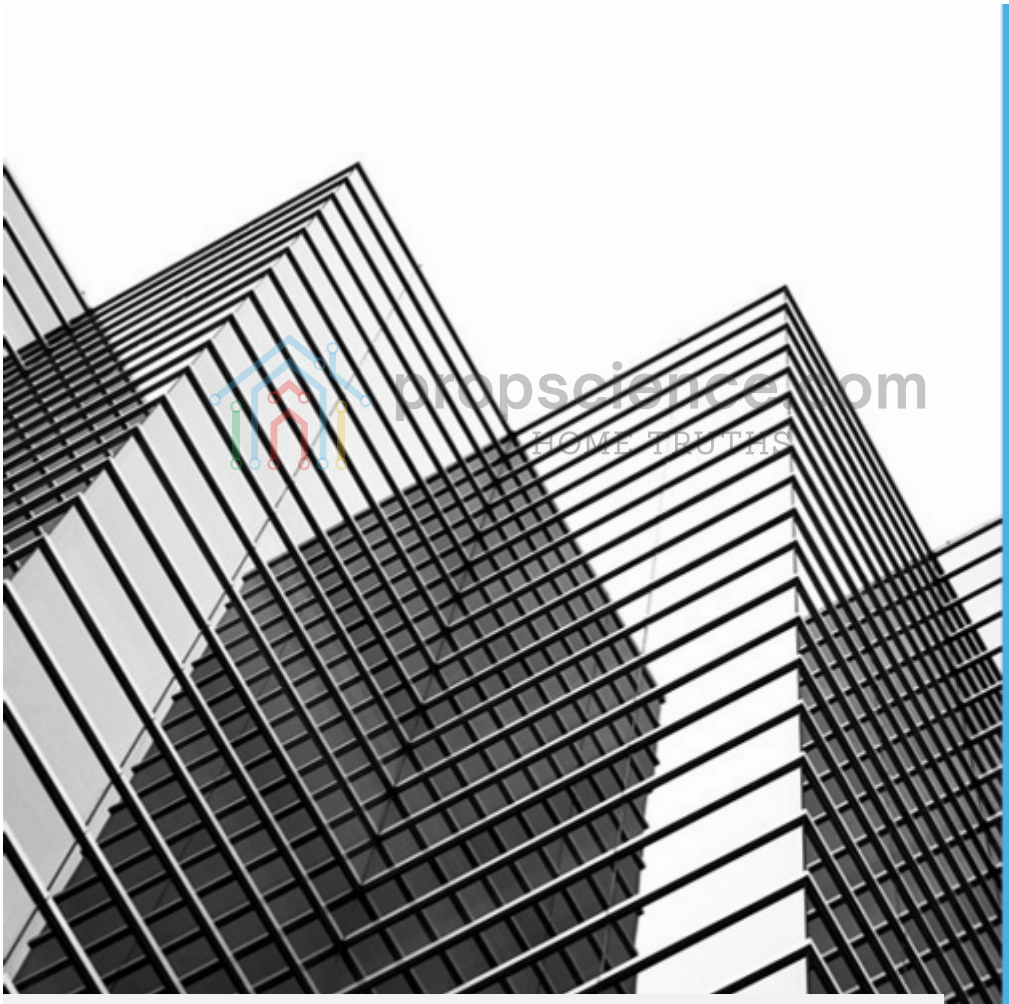
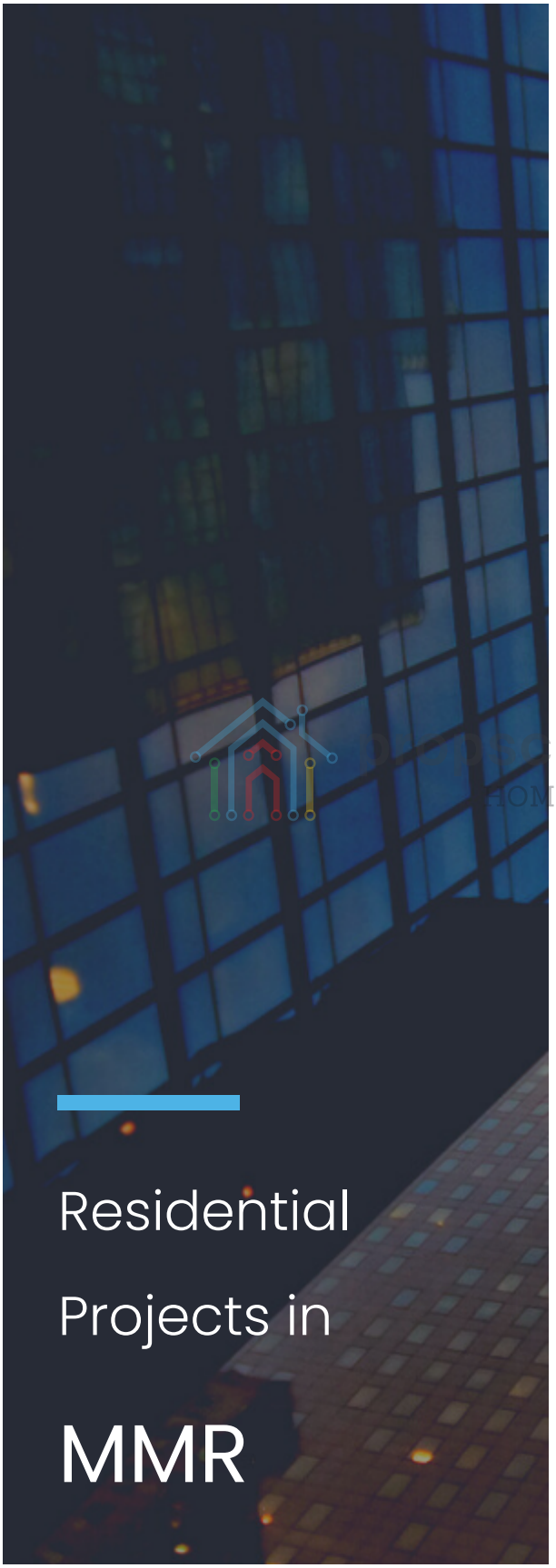
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PROP REPORT



F Residences

MahaRERA Number : P51800007547



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 Malad (East). Malad is a suburb located in North Mumbai. Malad has a railway station on the Western line. The railway tracks of the Western Line divide Malad into Malad (West) and Malad (East). Also located in Malad is a prominent office commercial space extending from the back of the two prominent shopping malls Inorbit Mall & Infiniti Mall. Marve Beach and Aksa Beach are Located in Malad. Malad East has evolved as a mid-residential location favouring working professionals working in Andheri till Borivali region.

Post Office	Police Station	Municipal Ward
Rani Sati Marg	Kurar Police Station	Ward P North

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Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 88 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **11.2 Km**
- Poddar Road Bus Station **2.2 Km**
- Malad Railway Station **3.0 Km**
- Goregaon Highway **2.5 Km**
- Lifeline Multispeciality Hospital **1.8 Km**
- Oberoi International School **3.6 Km**
- Oberoi Mall **2.6 Km**
- DMart **2.8 Km**

F RESIDENCES

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
May 2022	NA	1

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BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
Bank of Baroda	NA	NA

F RESIDENCES

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 31st August, 2022	1 Acre	2 BHK,3 BHK

Project Amenities

Sports	Swimming Pool,Kids Play Area,Kids Pool,Gymnasium
Leisure	Library / Reading Room,Senior Citizen Zone,Deck Area,Sit-out Area
Business & Hospitality	Party Lawn,Sky Lounge / Bar,Restaurant / Cafe,Multipurpose Hall
Eco Friendly Features	Water Bodies / Koi Ponds,Rain Water Harvesting,Landscaped Gardens,Eco Friendly Paint,STP Plant

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
F Residences	6	44	8	2 BHK,3 BHK	352

First Habitable Floor	8th Floor

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility,Boom Barriers,Security Staff,Video Door Phone,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	729 sqft
3 BHK	1074 sqft

Floor To Ceiling Height	Greater than 10 feet
Views Available	Water Body / City Skyline

Flooring	Wooden Flooring,Vitrified Tiles,Anti Skid Tiles

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Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames
HVAC Service	NA
Technology	WIFI enabled,Optic Fiber Cable
White Goods	Modular Kitchen

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COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 23424.66	--	INR 18500000
3 BHK	INR 22625.7	--	INR 27500000

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

GST	Stamp Duty	Registration
0%	6%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,Catalyst Trusteeship Limited,Central Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IDBI Trusteeship Services Limited,IIFL Bank,Indialbulls Home Loans,IndusInd Bank,Karur Vysya Bank,Kotak Bank,L& T Housing Finance Ltd,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,RBL Bank,SBI Bank,Standard Chartered Bank,Tata Capital,The Catholic Syrian Bank Ltd,The Saraswat Co-op Bank Ltd,YES Bank

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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	55
Connectivity	83
Infrastructure	84
Local Environment	90
Land & Approvals	50
Project	76
People	48
Amenities	68
Building	71
Layout	80
Interiors	55

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Pricing	40
Total	**67/100**

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