

propscience.com

# PROP REPORT



**Rizvi Cedar**

MahaRERA Number : P51800003809



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

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
Malad East	Kurar Police Station	Ward P North



### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 99 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **12.0 Km**
- Poddar Road Bus Station **1.9 Km**
- Malad East Railway Station **2.0 Km**
- Pushpa Park, Highway **1.3 Km**
- Sanjeevani Hospital **2.2 Km**
- St. Francis High School **1.7 Km**
- Growel's 101 Mall **2.0 Km**
- D Mart **4.3 Km**

## LAND & APPROVALS

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

## BUILDER & CONSULTANTS



The Rizvi Group's is a name synonymous with build quality, on-time ownership and transparent transactions. Based out of Mumbai, India this company has over 27 years of business and over 500 residential and commercial projects in Mumbai and Goa. The Rizvi Group headed by Dr. Akhtar Hasan Rizvi who is a Rajya Sabha MP, and has also built and operated several educational institutions in business management, hotel management, architecture, engineering, art, science and commerce and schools. Most of the new and proposed developments are concentrated in India's commercial capital, Mumbai. Current and proposed projects are located in Bandra, Mahim, Tardeo, Malad and Kurla. A 250-acre bungalow show was held at Lonavala/Kandala, a weekend getaway for the Bombayites.

Project Funded By	Architect	Civil Contractor
HDFC Bank	NA	NA

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2021	4465 Sqmt	2 BHK

### Project Amenities

<b>Sports</b>	Swimming Pool,Kids Play Area,Kids Zone,Kids Pool,Gymnasium
<b>Leisure</b>	Sit-out Area
<b>Business &amp; Hospitality</b>	HOME TRUTHS Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
------------	-----------------	--------------	-----------------	----------------	----------------

Wing A	3	22	6	2 BHK	132
Wing B	3	22	6	2 BHK	132
First Habitable Floor				1st Floor	

## Services & Safety

- **Security** : Security System / CCTV, Intercom Facility
- **Fire Safety** : Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nallas / slums / gutters / sewers
- **Vertical Transportation** : High Speed Elevators, Stretcher Lift

RIZVI CEDAR



propscience.com

HOME TRUTHS

## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	422 - 594 sqft
2 BHK	422 - 594 sqft
Floor To Ceiling Height	Between 9 and 10 feet

Views Available

Water Body / City Skyline

<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Brass Joinery, Concealed copper wiring, Electrical Sockets / Switch Boards
<b>Finishing</b>	Laminated flush doors, Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	Modular Kitchen

RIZVI CEDAR

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 22500	INR 9495000	INR 9495000 to 13365000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
6%	5%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 0	INR 400000

<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>	 <p>propscience.com HOME TRUTHS 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&amp; T Housing Finance Ltd,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab &amp; Sind Bank,RBL Bank,SBI Bank,Standard Chartered Bank,Tata Capital,The Catholic Syrian Bank Ltd,The Saraswat Co-op Bank Ltd,YES Bank</p>
----------------------------	---

### Transaction History

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

# 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	80
Land & Approvals	56
Project	76
People	55
Amenities	36

propscience.com  
HOME TRUTHS

<b>Building</b>	81
<b>Layout</b>	63
<b>Interiors</b>	63
<b>Pricing</b>	30
<b>Total</b>	<b>63/100</b>

---

RIZVI CEDAR



#### Disclaimer

propscience.com

HOME TRUTHS

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information of data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.