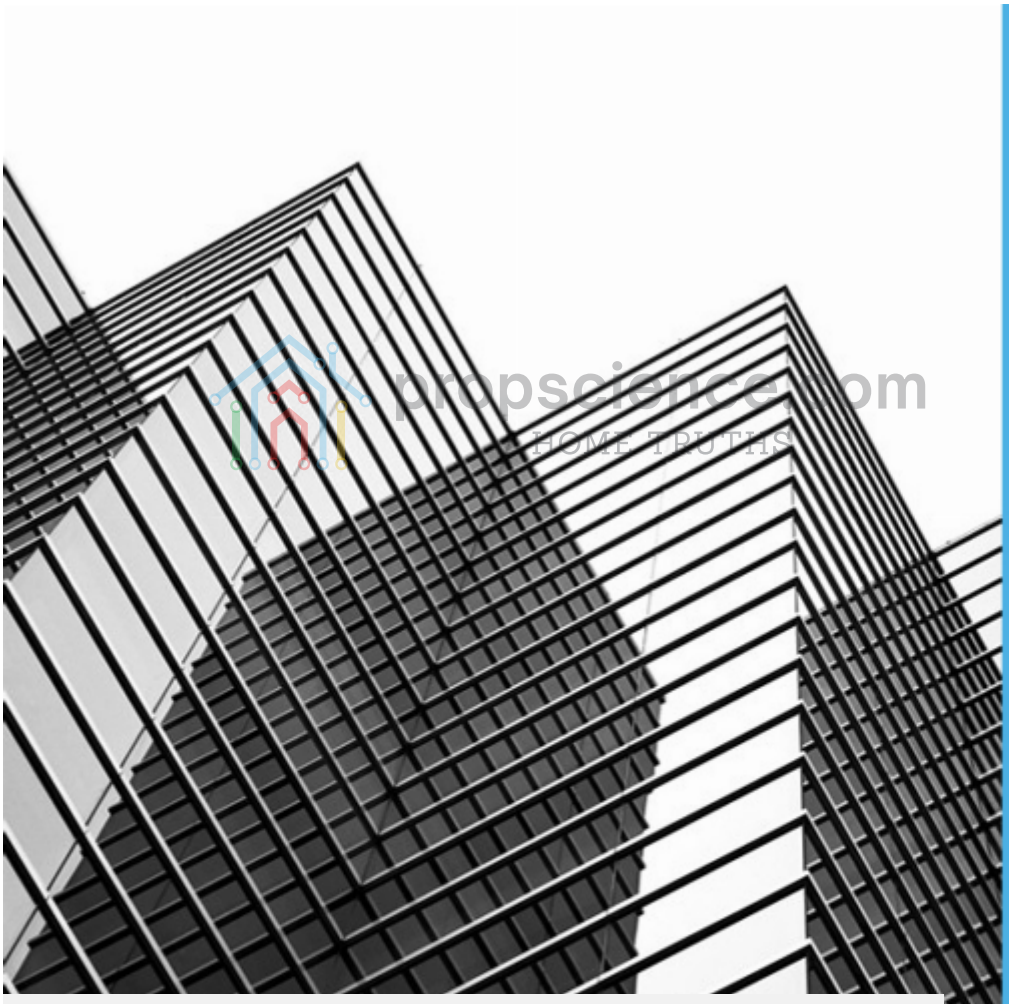
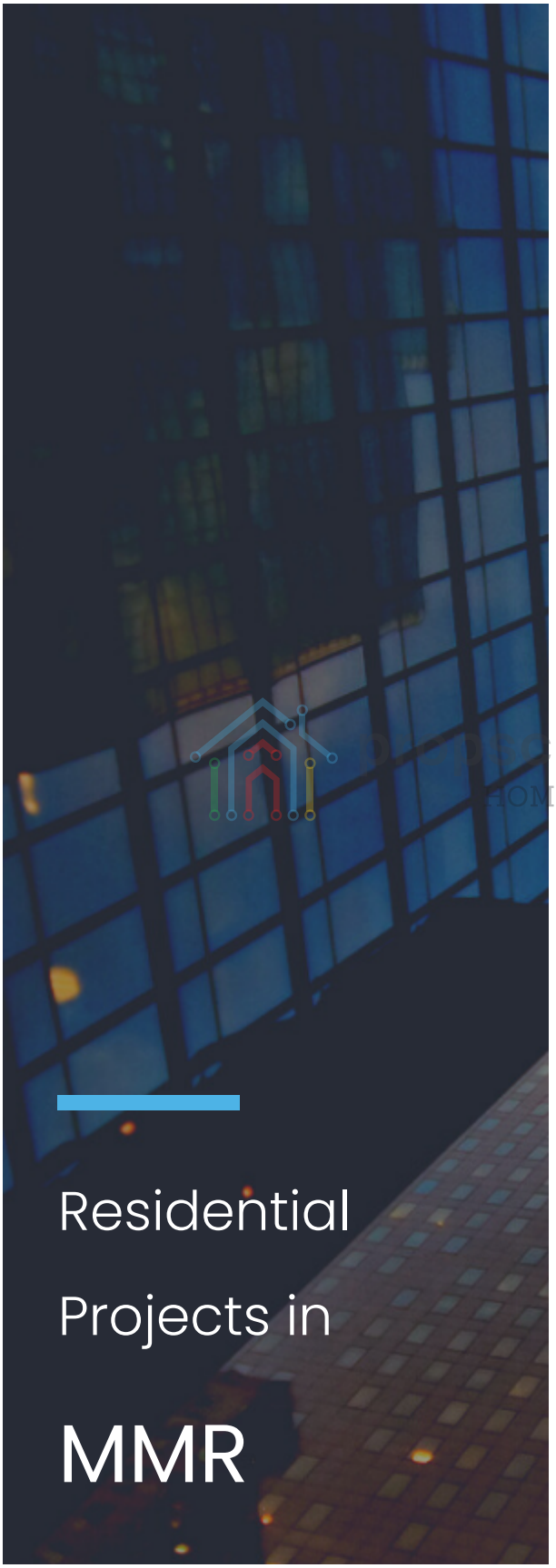
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PROP REPORT



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.

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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
Malad East	Kurar Police Station	Ward P North

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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

RIZVI CEDAR

BUILDER & CONSULTANTS

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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

Sports	Swimming Pool,Kids Play Area,Kids Zone,Kids Pool,Gymnasium
Leisure	Sit-out Area
Business & Hospitality	Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting

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RIZVI CEDAR

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 nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

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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

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	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	Modular Kitchen

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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.

GST	Stamp Duty	Registration
6%	5%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	INR 400000

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
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.

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

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Building	81
Layout	63
Interiors	63
Pricing	30
Total	**63/100**

RIZVI CEDAR

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