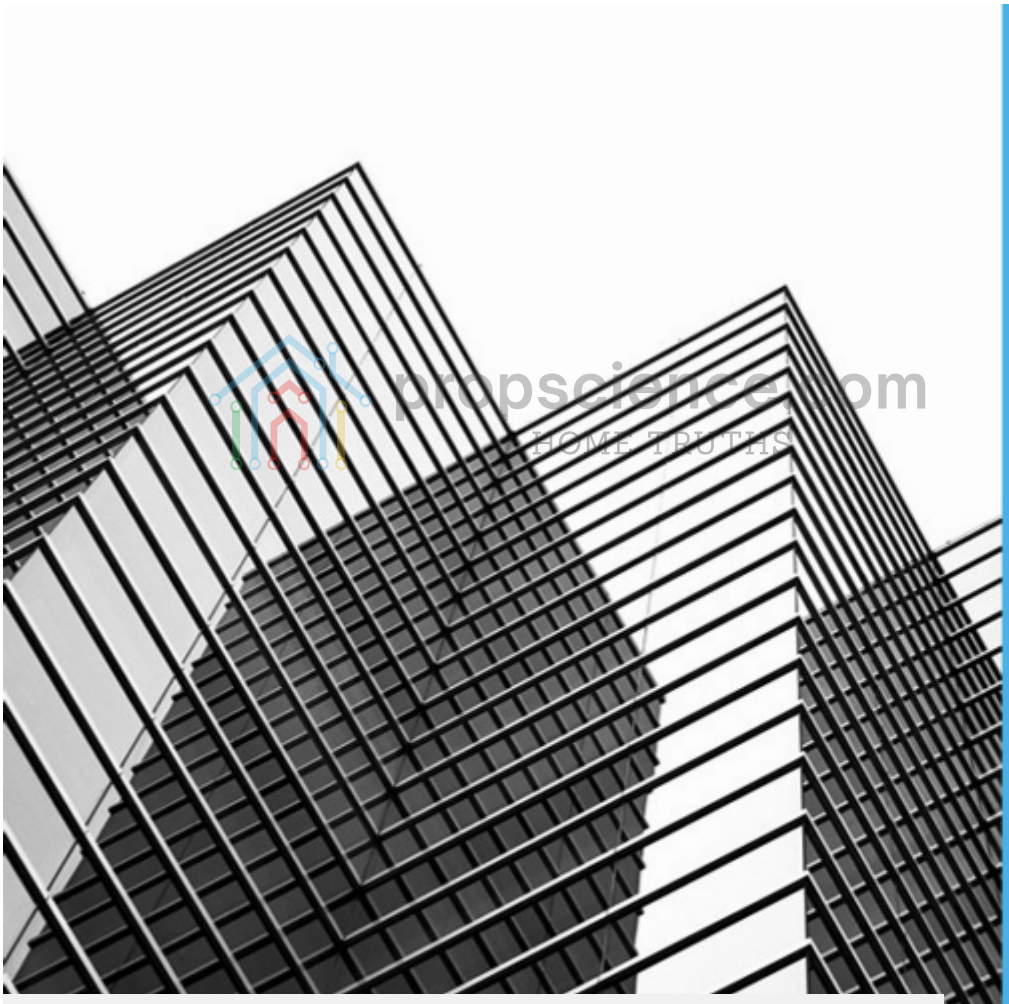
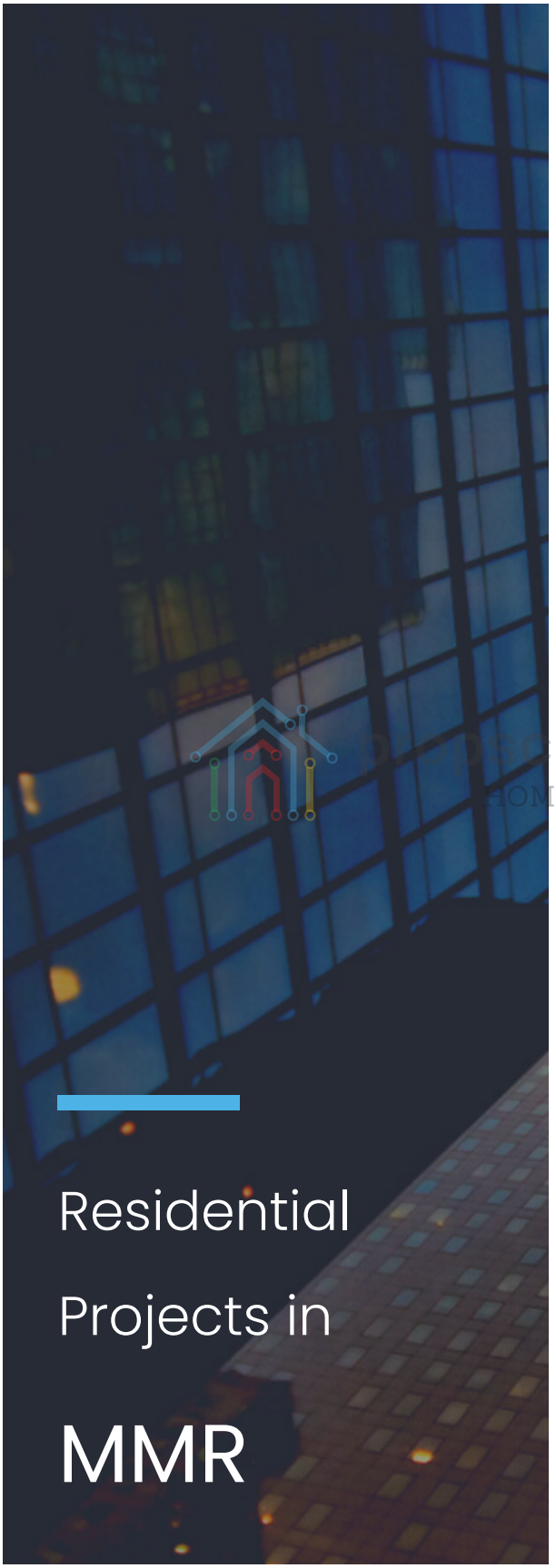
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PROP REPORT



Corner View

MahaRERA Number : P51800000908



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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CORNER VIEW

LOCATION

The project is in Bandra (West). Bandra is an upscale coastal suburb located in Mumbai, India. The suburb is located to the immediate north of the Mithi River, which separates Bandra from Mumbai City district. It is the third-largest commercial hub in Maharashtra. Bandra West owes its hip vibe to trendy craft-beer bars and upscale global restaurants, as well as stylish cafes that serve chia juice and creative cocktails.

Post Office	Police Station	Municipal Ward
Bandra West	Bandra Police Station	Ward H West

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Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 78 Satisfactory AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **5.1 Km**
- Bus Stop, Linking Road, Khar West **240 Mtrs**
- Bandra Metro Station **1.7 Km**
- Bandra Railway Station **2 Km**
- Magicbricks Western Exp Highway, Andheri-Kurla Road, next to Andheri Fly over, Andheri (E, Mumbai, 400069 **8 Km**
- Holy Family Multispeciality Hospital Bandra, St Andrews Rd, Bandra West, Mumbai, Maharashtra 400050 **1.6 Km**
- RD and SH National College and SWA Science College, Smt Jotu Kundnani Chowk, Off Linking Rd, Bandra West, W, Maharashtra 400050 **550 Mtrs**
- Popat Bapa And Sons Shopping Center, Station Road Near Santacruz Station, Bajaj Wadi, Railway Colony, Santacruz West, Mumbai, Maharashtra 400054 **2.6 Km**
- Supermarket, Shop No 67, Arvind Shopping Center, No 1, Prabhat Colony Rd, Sen Nagar, Santacruz East, Mumbai, Maharashtra 400055 **1.6 Km**

CORNER VIEW

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
January 2020	3	2

CORNER VIEW

BUILDER & CONSULTANTS

Ekta World are Mumbai based real estate developers established since 1987. The company, over its three decades in the business, has delivered over 4lac square feet of real estate in Mumbai, Virar, Pune, Nashik and other parts of Maharashtra. Apart from delivery high-quality construction, the group has consciously worked towards building eco-friendly and sustainable projects. Ekta world today has a strong reputation and goodwill amongst the discerning buyers and is considered to be one of the leading real estate firms in the country.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

CORNER VIEW

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th September, 2019	0.47 Acre	3 BHK

Project Amenities

Sports	NA
Leisure	NA

Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

CORNER VIEW

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Corner View	3	12	4	3 BHK	48
First Habitable Floor				3rd Floor	

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Services & Safety

- **Security :** NA
- **Fire Safety :** Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

CORNER VIEW

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1097 - 1332 sqft

Floor To Ceiling Height	Greater than 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Dry Walls,False Ceiling,Laminated flush doors
HVAC Service	NA
Technology	NA
White Goods	NA

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CORNER VIEW

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 48000	INR 56500000	INR 56500000 to 63936000

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	NA	NA

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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	HDFC Bank,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

CORNER VIEW

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
April 2022	1522	10	INR 69000000	INR 45335.09
August 2021	1096	12	INR 59400000	INR 54197.08
May 2021	1410	12	INR 63500000	INR 45035.46
March 2021	1410	12	INR 63500000	INR 45035.46
February 2021	149	12	INR 60000000	INR 402684.56
November 2020	1175	10	INR 56910000	INR 48434.04
January 2020	1097	8	INR 60000000	INR 54694.62
December 2019	1097	11	INR 56500000	INR 51504.1

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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	65
Connectivity	65
Infrastructure	86
Local Environment	100
Land & Approvals	56
Project	83
People	56
Amenities	36

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Building	63
Layout	70
Interiors	73
Pricing	30
Total	**65/100**

CORNER VIEW

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