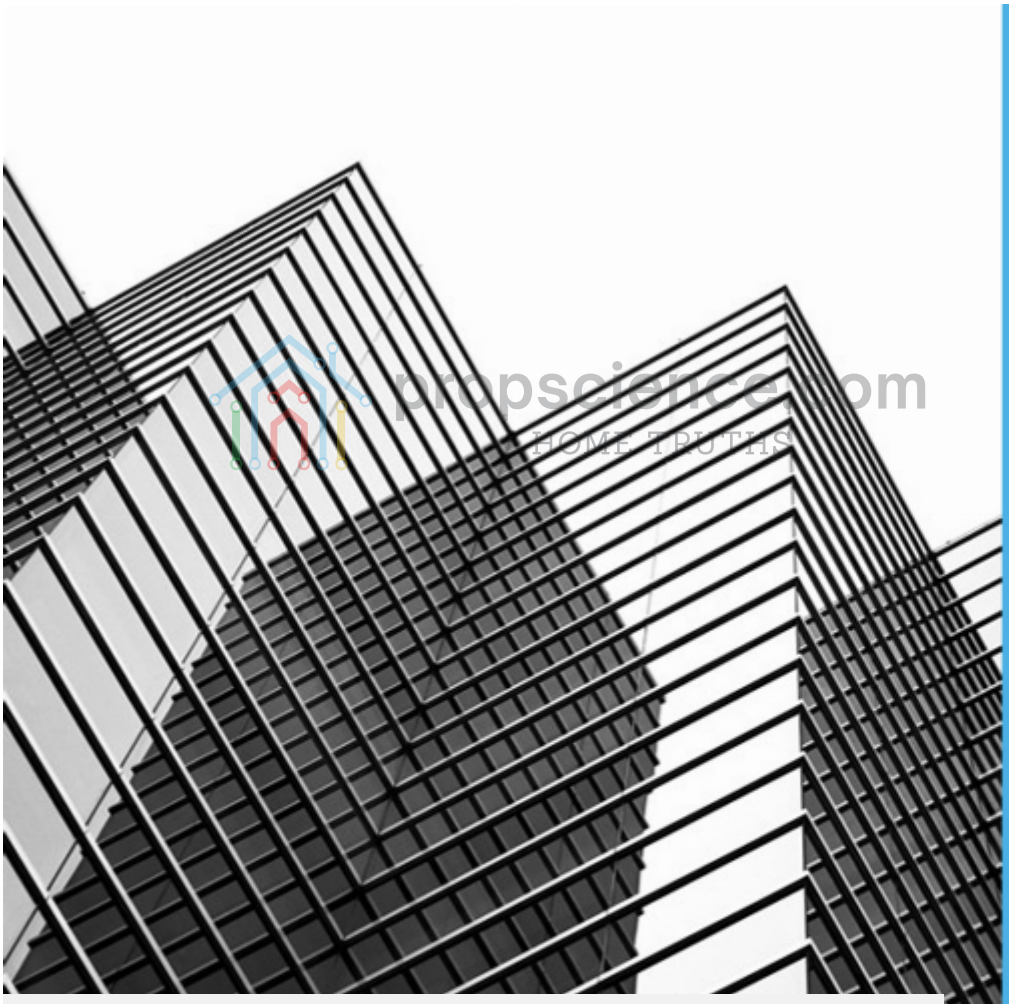
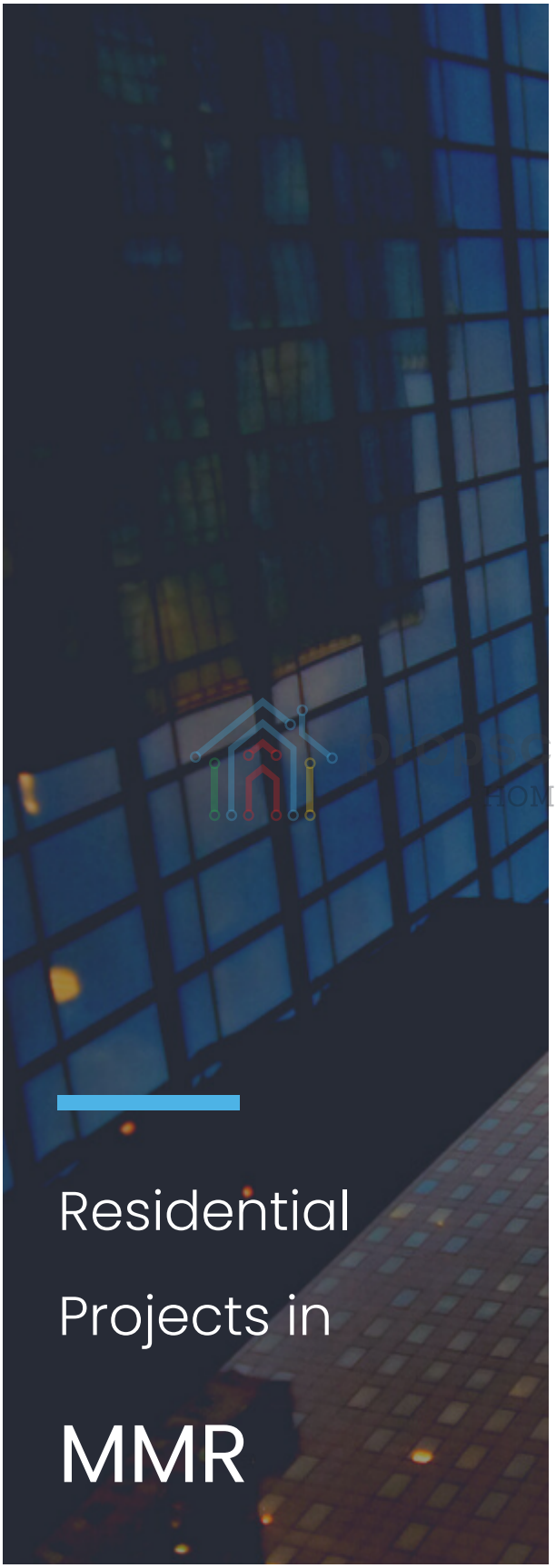
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PROP REPORT



Ekta Verve

MahaRERA Number : P51800021089



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 Khar (West). Khar is a vibrant and bustling neighbourhood of Mumbai city, situated between the localities of Bandra and Santacruz. Originally a part of the many fishing villages that comprised of Bandra, today Khar is divided into East and West by the Western Railway Line. Khar East has several small scale commercial and industrial setups whereas Khar West is predominantly residential. The locality hosts a number of prominent educational institutes, medical centres, and retail spaces. It is also home to many Bollywood celebrities. Khar Gymkhana and the Wellington Catholic Gymkhana are prominent community centres for locals to enjoy their free time. The local languages spoken here are Hindi, English, Gurjati and Sindhi.

Post Office	Police Station	Municipal Ward
Khar Danda	Khar West Police Station	Ward H West

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Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 147 Moderate AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **4.80 Km**
- Chhatrapati Shivaji Maharaj International Airport **5.00 Km**
- Linking road, Bus stop **340 Mtrs**
- Khar Road Railway Station **900 Mtrs**
- Western Express Highway **3.20 Km**
- Mahavir hospital **350 Mtrs**
- B.P.M High school **260 Mtrs**
- Ministry of crab india **300 Mtrs**
- Khar West, Market, **1.10 Km**

EKTA VERVE

LAND & APPROVALS

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

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EKTA VERVE

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

EKTA VERVE

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2022	0.26 Acre	3 BHK,5 BHK,Duplex

Project Amenities

Sports	Swimming Pool,Kids Play Area,Gymnasium
Leisure	Senior Citizen Zone

Business & Hospitality	Sky Lounge / Bar
Eco Friendly Features	Landscaped Gardens,Water Storage

EKTA VERVE

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Ekta Verve	3	14	1	5 BHK	14
Ekta Verve	3	14	1	3 BHK	14
Ekta Verve	3	14	1	Duplex	14
First Habitable Floor				3rd floor	

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Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility
- **Fire Safety :** NA
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** NA

FLAT INTERIORS

Configuration	RERA Carpet Range
5 BHK	2670 sqft
3 BHK	1175 - 1205 sqft
Duplex	5250 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

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Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Concealed copper wiring,Safety door
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	Home Automation

White Goods	Modular Kitchen,Air Conditioners,Washing Machine & Dryer,Refrigerator,Microwave Oven

EKTA VERVE

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
5 BHK	--	--	INR 173550000
3 BHK	--	--	INR 76375000 to 78325000
Duplex	--	--	INR 393750000

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

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

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,Bank of Baroda,Bank of India,DHFL Bank,HDFC Bank,Indialbulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,SBI Bank

Transaction History

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

EKTA VERVE

PROJECT PROPSCORE

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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	80

Infrastructure	86
Local Environment	90
Land & Approvals	44
Project	73
People	56
Amenities	42
Building	63
Layout	64
Interiors	90
Pricing	30
Total	**65/100**

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