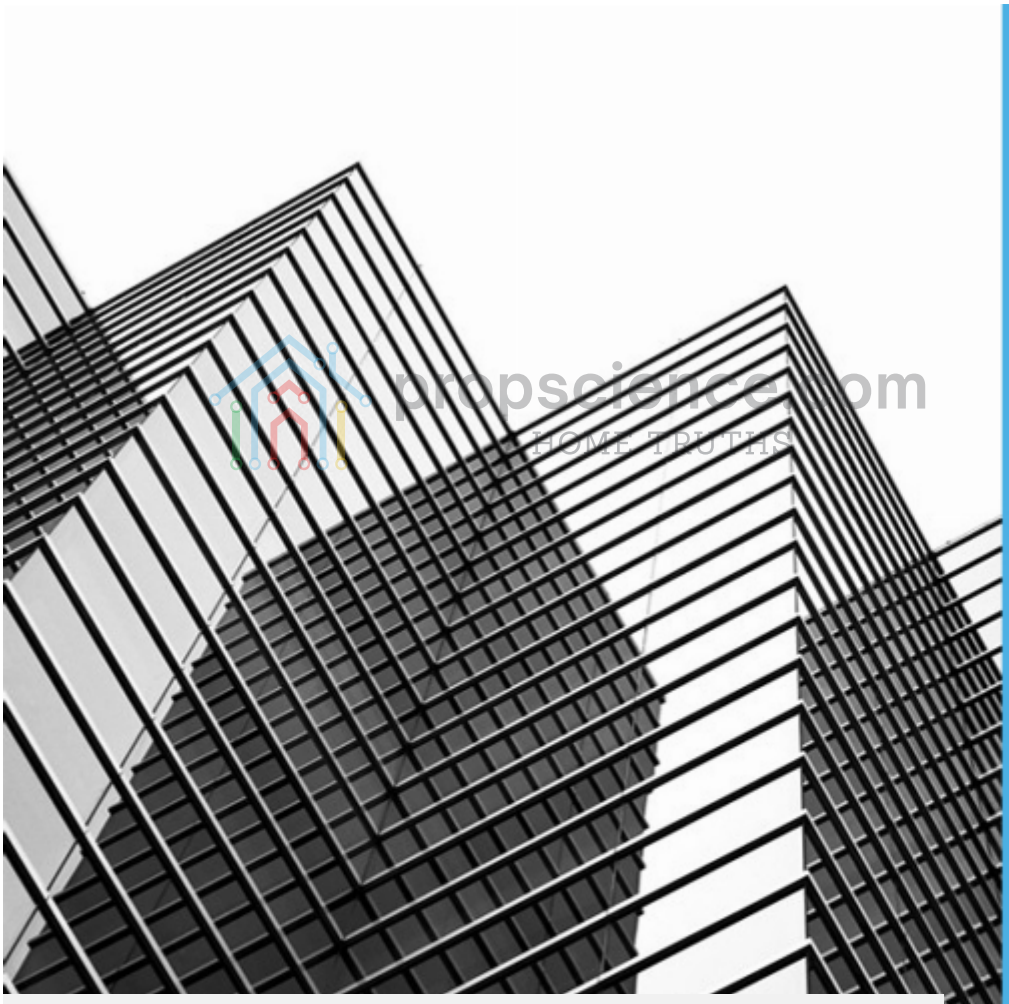
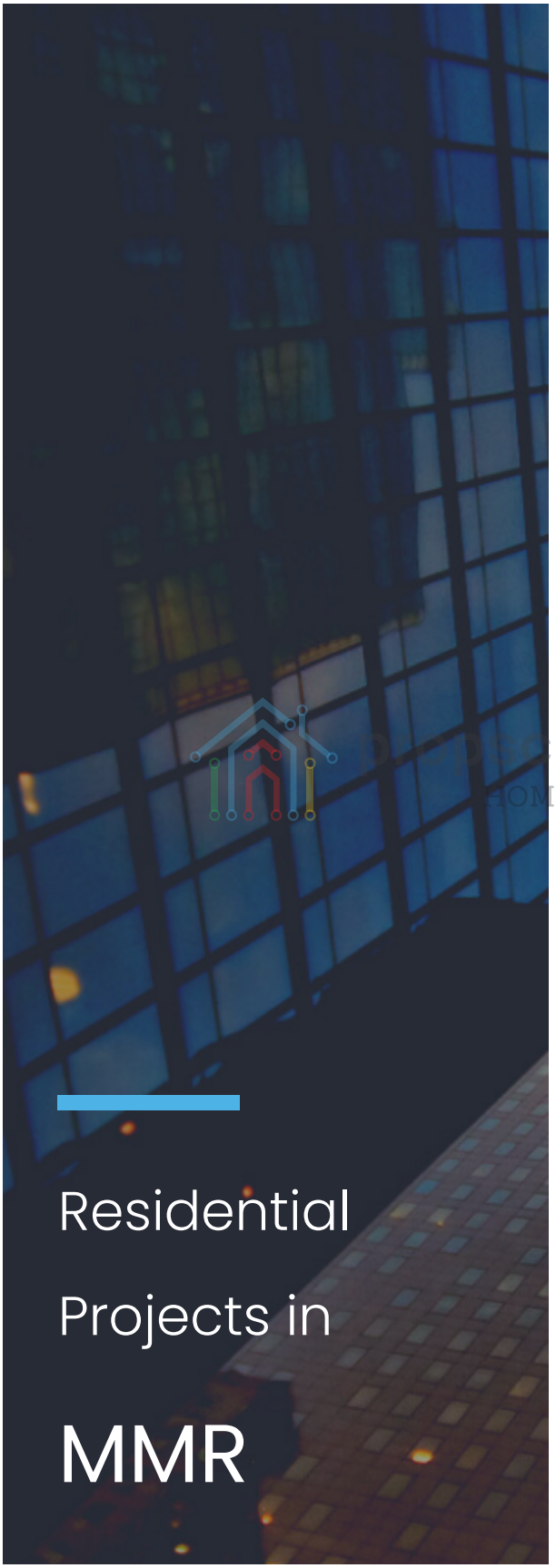
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PROP REPORT



Ekta Eros

MahaRERA Number : P51800001826



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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HOME TRUTHS

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 54 Satisfactory AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, **5.00 Km**
- Chhatrapati Shivaji Maharaj International Airport **4.90 Km**
- Linking Road Bus Stop **340 Mtrs**
- Bandra Junction, Bandra Terminus, Naupada, Bandra East, **5.40 Km**
- Western Express Highway **3.20 Km**
- B.C.J. Hospital & Asha Parekh Research Centre, Unit 2, Swami Vivekananda Rd, Navyug Colony, Santacruz West, **1.90 Km**
- Podar International School, Saraswati Rd, **1.90 Km**
- Kenilworth Mall, 39th Rd, Khar, Khar West, Mumbai, Maharashtra 400050 **1.60 Km**
- Reliance Mall, Bus Stop, SV Road, Milan Subway Rd, near Khira Nagar **2.70 Km**

EKTA EROS

LAND & APPROVALS

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

EKTA EROS

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 EROS

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HOME TRUTHS

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2021	0.22 Acre	3 BHK,4 BHK

Project Amenities

Sports	Gymnasium
Leisure	NA

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

EKTA EROS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Ekta Eros	2	15	2	3 BHK,4 BHK	30

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HOME TRUTHS

First Habitable Floor	3rd floor

Services & Safety

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

EKTA EROS

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	796 sqft
4 BHK	1212 sqft

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

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HOME TRUTHS

Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Concealed copper wiring
Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 64949.75	INR 51700000	INR 51700000
4 BHK	INR 64933.99	INR 78700000	INR 78700000

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

GST	Stamp Duty	Registration
0%	6%	INR 30000

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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	HDFC Bank,PNB Housing Finance Ltd

Transaction History

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

EKTA EROS

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.

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Category	Score
Place	65
Connectivity	63
Infrastructure	86
Local Environment	100
Land & Approvals	44
Project	65

People	56
Amenities	36
Building	63
Layout	58
Interiors	63
Pricing	30
Total	**61/100**

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