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# PROP REPORT



**North Star**

MahaRERA Number : P51800033438



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.

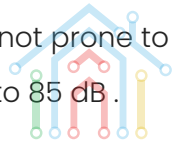
## LOCATION

The project is in Govandi (West). Govandi is a suburban neighbourhood in eastern Mumbai. Govandi Slums , Lotus Colony , Shivaji Nagar , Adasa Nagar , Govandi West are the nearby Localities to Govandi Slums Govandi West

Post Office	Police Station	Municipal Ward
Shivaji Nagar	Deonar Police Station	Ward M East

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 141 AQI and the noise pollution is 51 to 85 dB.



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### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **8.9 Km**
- Gautam Nagar / Deonar Pashuvadh Grah **550 Mtrs**
- Govandi Railway Station **1.7 Km**
- Eastern Freeway **100 Mtrs**
- Glazy Hospital Govandi **450 Mtrs**
- RBK International Academy **700 Mtrs**
- Cubic Mall - Chembur **2.8 Km**
- K Star Mall **2.6 Km**

# LAND & APPROVALS

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

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# BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
IDBI Bank	NA	NA

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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2024	4842.3 Sqmt	1 BHK

## Project Amenities

<b>Sports</b>	Jogging Track,Kids Play Area,Kids Zone,Kids Gym,Gymnasium,Outdoor Gym,Indoor Games Area
<b>Leisure</b>	Library / Reading Room,Senior Citizen Zone,Sit-out Area
<b>Business &amp; Hospitality</b>	Banquet Hall,Conference / Meeting Room,Clubhouse,Community Hall,Multipurpose Hall
<b>Eco Friendly Features</b>	Rain Water Harvesting,Landscaped Gardens,Water Storage,Charging Ports - Electrical Cars,STP Plant



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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
North Star	5	22	14	1 BHK	308


First Habitable Floor	2nd Floor
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## Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff
- **Fire Safety** : Fire cylinders,Fireman's Lift,CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Stretcher Lift,Goods Lift

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## FLAT INTERIORS

<b>Configuration</b>	<b>RERA Carpet Range</b>
 1 BHK	propscience.com HOME TRUTHS 319 sqft
<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Road View / No View
<b>Flooring</b>	Marble Flooring,Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Safety door,Electrical Sockets / Switch Boards

<b>Finishing</b>	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,False Ceiling
<b>HVAC Service</b>	Centralized Air Conditioning System
<b>Technology</b>	WIFI enabled,Optic Fiber Cable
<b>White Goods</b>	Modular Kitchen,Geyser,Water Purifier,Air Conditioners,Washing Machine & Dryer,Refrigerator,Microwave Oven

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## COMMERCIALS



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Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 6564275

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

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

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

### Transaction History

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

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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	48
Connectivity	83

<b>Infrastructure</b>	86
<b>Local Environment</b>	80
<b>Land &amp; Approvals</b>	44
<b>Project</b>	68
<b>People</b>	48
<b>Amenities</b>	68
<b>Building</b>	72
<b>Layout</b>	45
<b>Interiors</b>	80
<b>Pricing</b>	40
<b>Total</b>	<b>63/100</b>



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