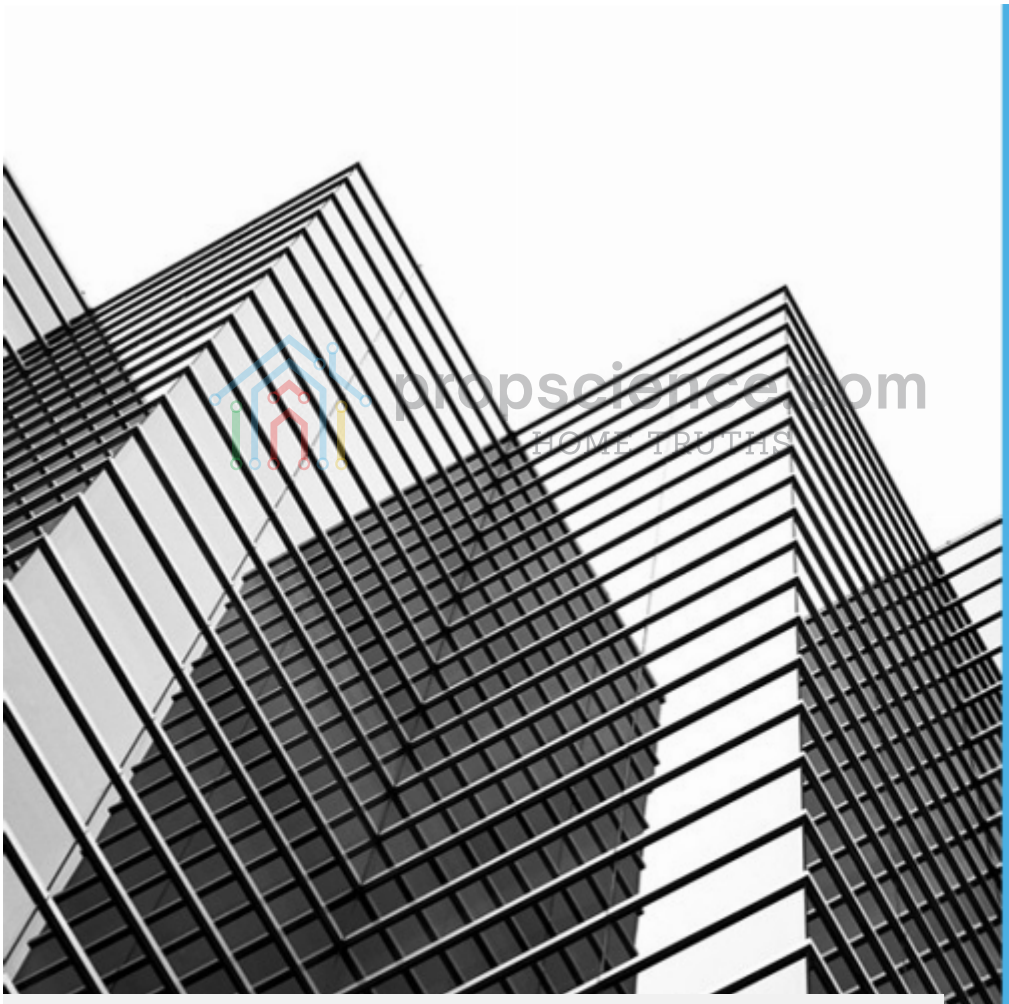
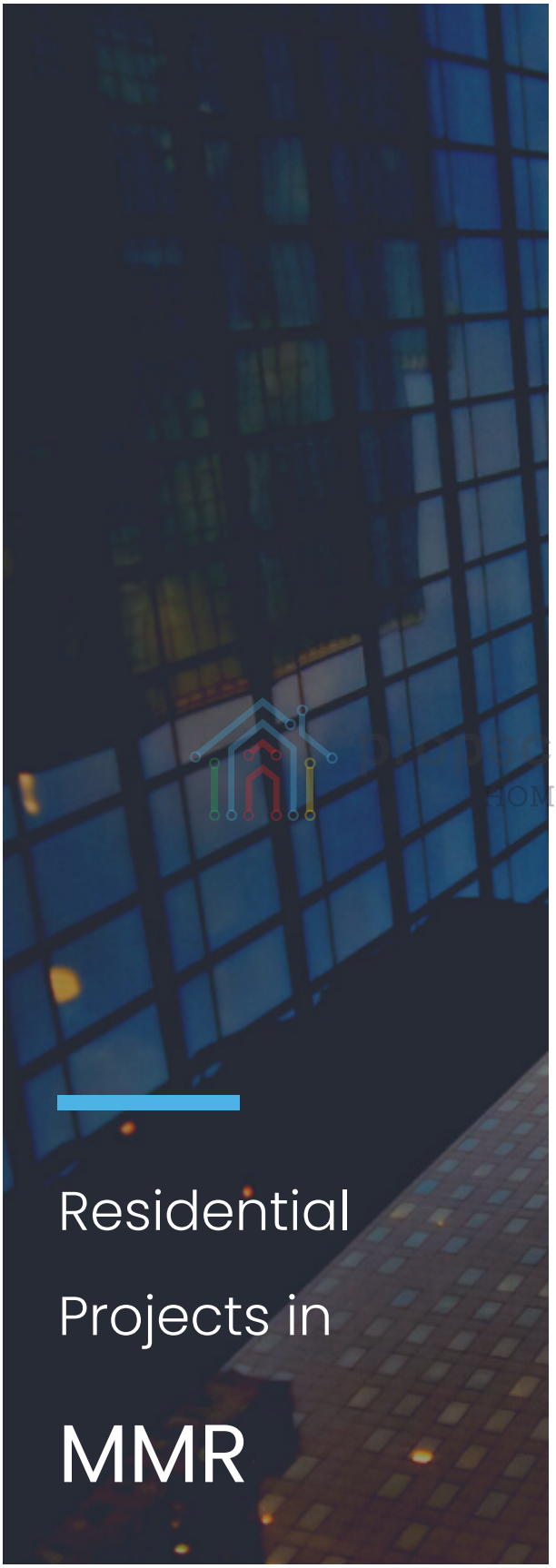
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# PROP REPORT




**North Star**

MahaRERA Number : P51800033438



Residential Projects in MMR

# WE HELP YOU MAKE THE INVESTMENT

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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 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 |

NORTH STAR

# BUILDER & CONSULTANTS

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| Project Funded By | Architect | Civil Contractor |
|---|---|---|
| IDBI Bank | NA | NA |

NORTH STAR

# PROJECT & AMENITIES

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

## Project Amenities

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

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NORTH STAR

# 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 |

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

NORTH STAR

# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---|---|
| 1 BHK | 319 sqft |

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

| | |
|---|---|
| **Flooring** | Marble Flooring,Vitrified Tiles |
| **Joinery, Fittings & Fixtures** | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Safety door,Electrical Sockets / Switch Boards |

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

NORTH STAR

# 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.

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

| | |
|---|---|
| **Festive Offers** | The builder is not offering any festive offers at the moment. |
| **Payment Plan** | Construction Linked Payment |
| **Bank Approved Loans** | 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.

NORTH STAR

## 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** | 48 |
| **Connectivity** | 83 |

| | |
|---|---|
| **Infrastructure** | 86 |
| **Local Environment** | 80 |
| **Land & Approvals** | 44 |
| **Project** | 68 |
| **People** | 48 |
| **Amenities** | 68 |
| **Building** | 72 |
| **Layout** | 45 |
| **Interiors** | 80 |
| **Pricing** | 40 |
| **Total** | **63/100** |

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