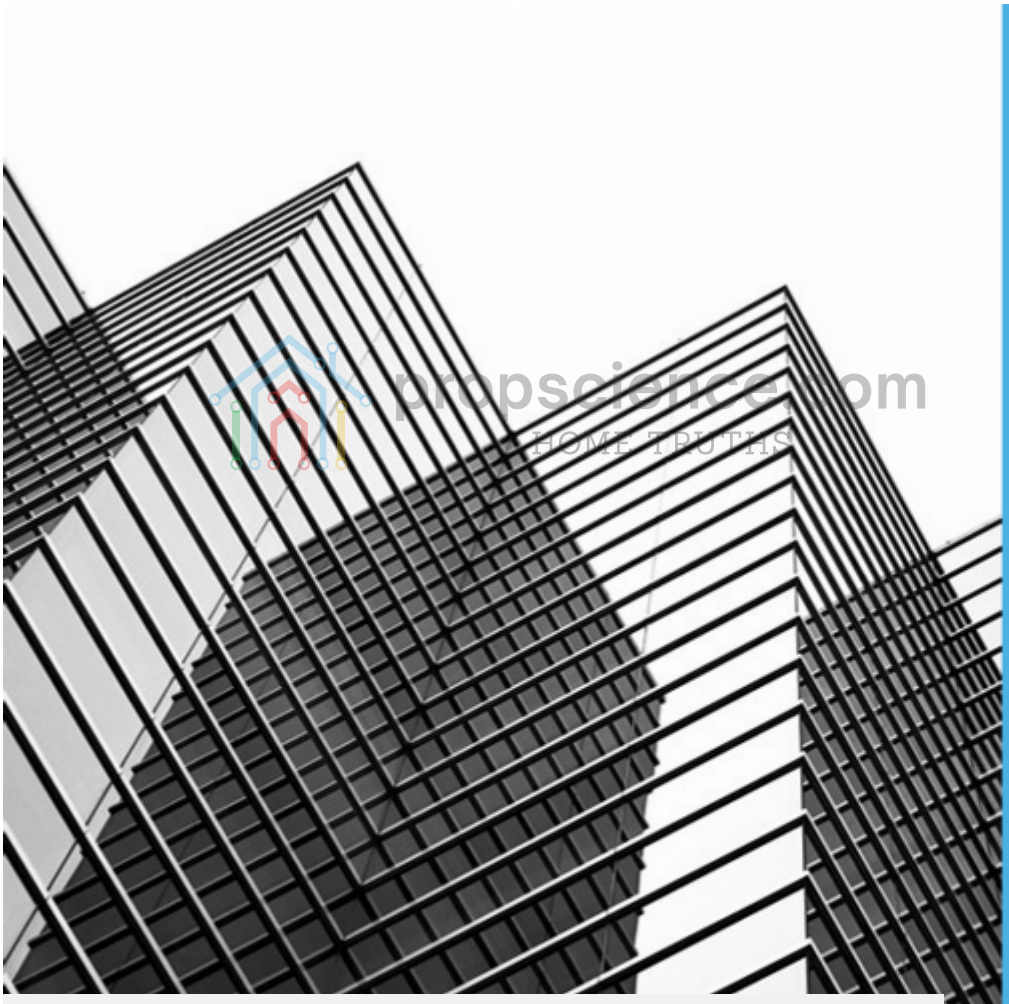
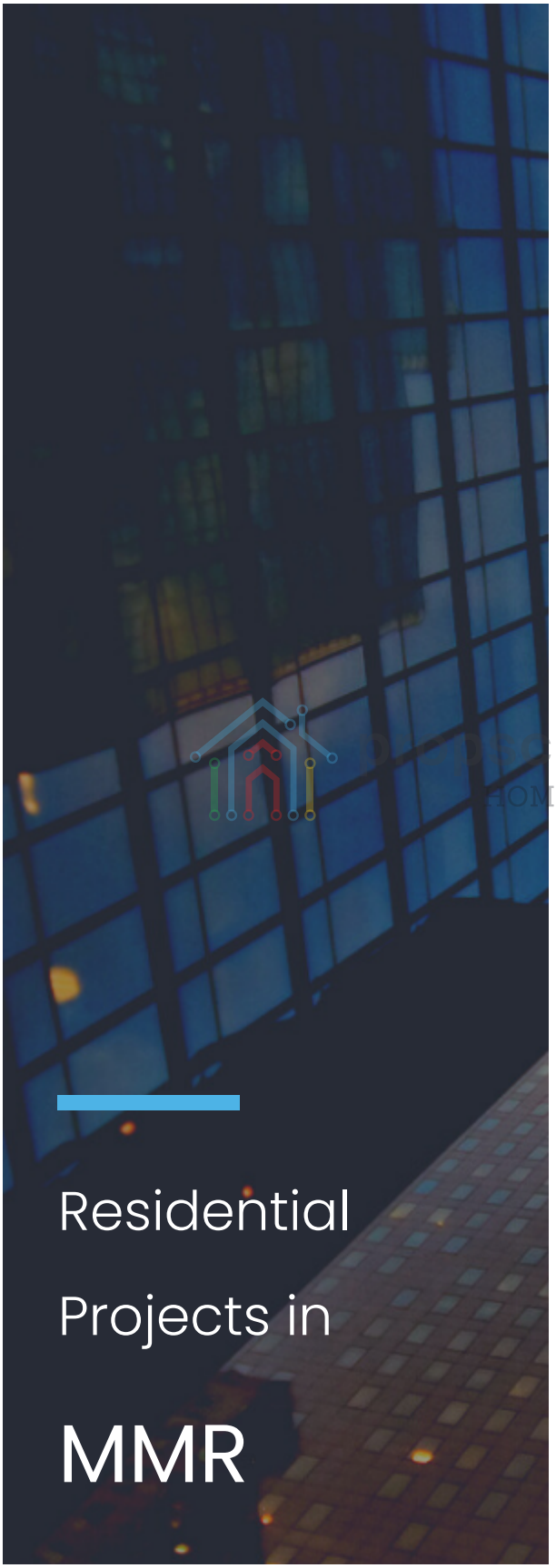
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PROP REPORT



North Star Phase 2

MahaRERA Number : P51800034011



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 Govandi (East). Govandi is a suburban neighborhood in eastern Mumbai, Maharashtra. Deonar Municipal Colony , Lalle Ameerchand Complex , Municipal Colony, Sector 2 , Telecom Factory Colony are the nearby Localities to Govandi East.

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

Neighborhood & Surroundings

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HOME TRUTHS

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

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **8.9 Km**
- Gautam Nagar / Deonar Pashuvadh Grah, Deonar **550 Mtrs**
- Govandi Railway Station **1.7 Km**
- Eastern Freeway **100 Mtrs**
- Glazy Hospital Govandi **450 Mtrs**
- RBK International Academy **700 Km**
- 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
March 2022	NA	1

NORTH STAR PHASE 2

BUILDER & CONSULTANTS

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REAL TRUTHS

Project Funded By	Architect	Civil Contractor
IDBI Bank	NA	NA

NORTH STAR PHASE 2

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 25th October, 2025	4842.3 Sqmt	1 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Kids Zone,Kids Gym,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Yoga Room / Zone,Spa,Library / Reading Room,Senior Citizen Zone
Business & Hospitality	Banquet Hall,Clubhouse,Community Hall,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Green Zone,Rain Water Harvesting,Landscaped Gardens,Charging Ports - Electrical Cars,STP Plant

NORTH STAR PHASE 2

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
North Star Phase 2	5	12	14	1 BHK	168

First Habitable Floor	2nd Floor

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff
- **Fire Safety :** Fire Hose,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 PHASE 2

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,Wooden Flooring
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Safety door,Electrical Sockets / Switch Boards
Finishing	Dry Walls,False Ceiling

HVAC Service	NA
Technology	WIFI enabled,Optic Fiber Cable
White Goods	Modular Kitchen,Water Purifier,Air Conditioners,Washing Machine & Dryer,Refrigerator,Microwave Oven,Dish Washer

NORTH STAR PHASE 2

COMMERCIALS

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

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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 PHASE 2

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	66
Local Environment	80
Land & Approvals	44
Project	68
People	48
Amenities	76
Building	72
Layout	45
Interiors	80
Pricing	40
Total	**62/100**

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