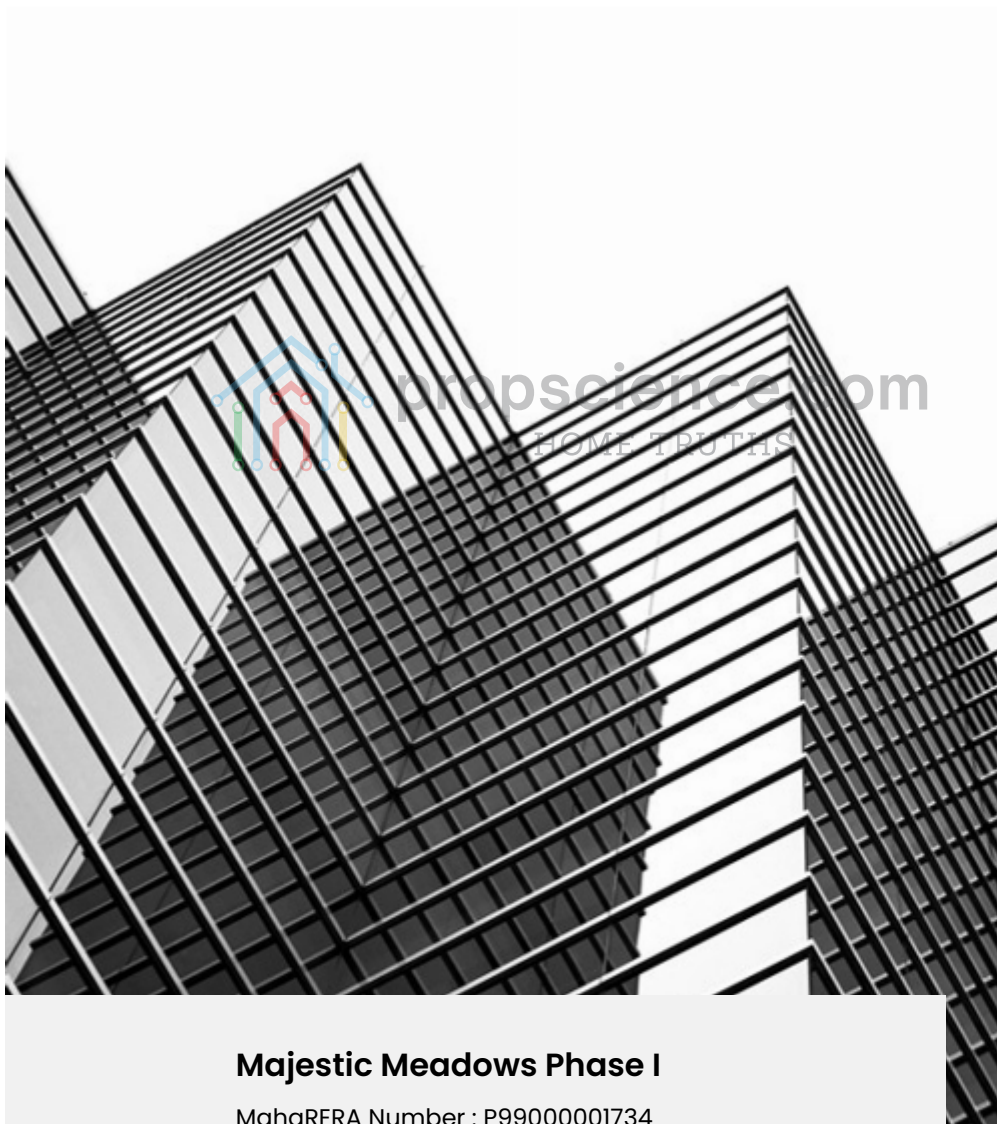


propscience.com

# PROP REPORT



**Majestic Meadows Phase I**

MahaRERA Number : P99000001734



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.

MAJESTIC MEADOWS

PHASE I

## LOCATION

Post Office	Police Station	Municipal Ward
NA	NA	NA

### Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 115 AQI and the noise pollution is 0 to 50 dB.



propscience.com

HOME TRUTHS

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **66 Km**
- Nakoda Dam **1.1 Km**
- Virar Railway Station **28 Km**
- NH48 **2 Km**
- Dr. Rav clinic, Dahisar Hospital **5.2 Km**
- Vagad Pace Global School **9.7 Km**
- The Capital Mall **30.9 Km**
- The Capital Mall **30.9 Km**

MAJESTIC MEADOWS

PHASE I

# LAND & APPROVALS

## Legal Title Summary

The title of land is unclear as per documents uploaded on the MahaRERA website.

## Encumbrances

There are no encumbrances on this project, as there are no loans availed from any financial institution for the purpose of development of the said project.

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



propscience.com

HOME TRUTHS

MAJESTIC MEADOWS

PHASE I

# BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

MAJESTIC MEADOWS

PHASE I

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2022	5444.24 Sqmt	Studio

## Project Amenities

<b>Sports</b>	Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Yoga Room / Zone,Library / Reading Room, Temple Sit-out Area
<b>Business &amp; Hospitality</b>	HOME TRUTHS Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	Rain Water Harvesting,Water Storage

MAJESTIC MEADOWS

PHASE I

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
------------	-----------------	--------------	-----------------	----------------	----------------

Majestic Meadows Type E	1	5	8	Studio	40
First Habitable Floor			Ground Floor		

## Services & Safety

- **Security** : Society Office, Security System / CCTV, Intercom Facility, Security Staff, Earthquake Resistant Design
- **Fire Safety** : Sprinkler System
- **Sanitation** : The surrounding area is clean. No presence of nallas / slums / gutters / sewers
- **Vertical Transportation** : High Speed Elevators



## FLAT INTERIORS

<b>Configuration</b>	<b>RERA Carpet Range</b>
Studio	320 sqft
<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Open Grounds / Landscape / Project Amenities

<b>Flooring</b>	Vitrified Tiles,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring
<b>Finishing</b>	Luster Finish Paint,Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	Modular Kitchen

MAJESTIC MEADOWS

PHASE I



propscience.com

HOME TRUTHS

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	--	--	INR 1800000

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

GST	Stamp Duty	Registration
2%	6%	INR 10000

Floor Rise	Parking Charges	Other Charges
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,Canara Bank,HDFC Bank,ICICI Bank,Kotak Bank,SBI Bank

### Transaction History

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

MAJESTIC MEADOWS

PHASE I

## ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
June 2022	241	1	INR 2000000	INR 8298.76
May 2022	241	4	INR 1000000	INR 4149.38

May 2022	241	1	INR 1000000	INR 4149.38
February 2022	241	4	INR 1600000	INR 6639
February 2022	241	4	INR 1100000	INR 4564.32
January 2022	241	0	INR 1350000	INR 5601.66
January 2022	241	0	INR 1350000	INR 5601.66
April 2021	241	0	INR 2300000	INR 9543.57
March 2021	241	2	INR 1000000	INR 4149.38
March 2021	241	3	INR 2300000	INR 9543.57
March 2021	236	4	INR 1000000	INR 4237.29
March 2021	241	0	INR 2200000	INR 9128.63
February 2021	226	4	INR 1100000	INR 4867.26

MAJESTIC MEADOWS  
PHASE I

# 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.

Category	Score
Place	45
Connectivity	65
Infrastructure	30
Local Environment	90
Land & Approvals	50
Project	76
People	39
Amenities	56



propscience.com  
HOME TRUTHS

<b>Building</b>	65
<b>Layout</b>	53
<b>Interiors</b>	63
<b>Pricing</b>	63
<b>Total</b>	<b>58/100</b>

MAJESTIC MEADOWS  
PHASE I



**propscience.com**  
**Disclaimer**  
HOME TRUTHS

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do

so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.