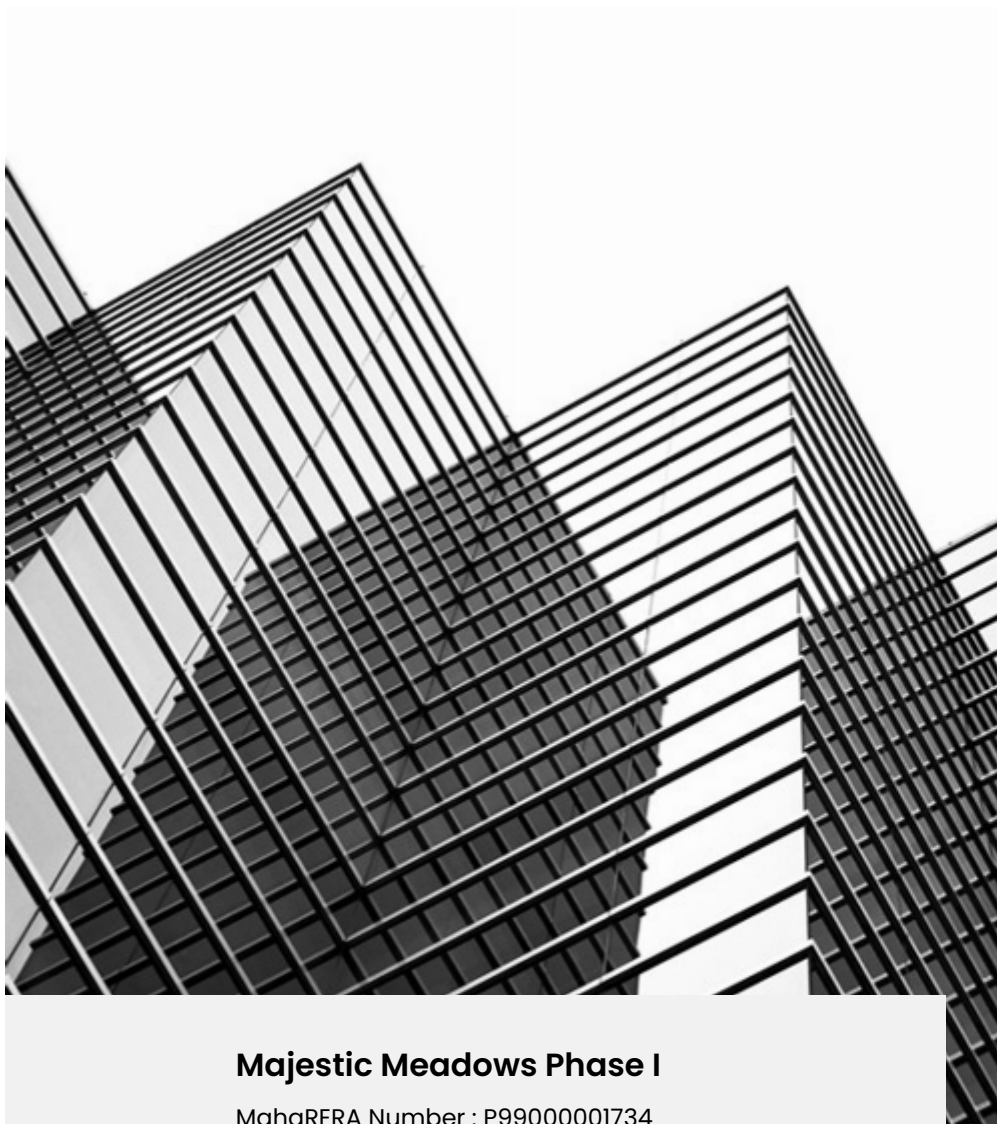


propscience.com

# 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.

## 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 .

### 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**

# LAND & APPROVALS

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## 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

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MAJESTIC MEADOWS  
PHASE I

# BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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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>	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
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## 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

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PHASE I

## FLAT INTERIORS

Configuration	RERA Carpet Range
Studio	320 sqft
Floor To Ceiling Height	Between 9 and 10 feet
Views Available	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

## 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



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

MAJESTIC MEADOWS  
PHASE I

# 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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	45
<b>Connectivity</b>	65
<b>Infrastructure</b>	30
<b>Local Environment</b>	90
<b>Land &amp; Approvals</b>	50
<b>Project</b>	76
<b>People</b>	39
<b>Amenities</b>	56

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

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MAJESTIC MEADOWS  
PHASE I

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