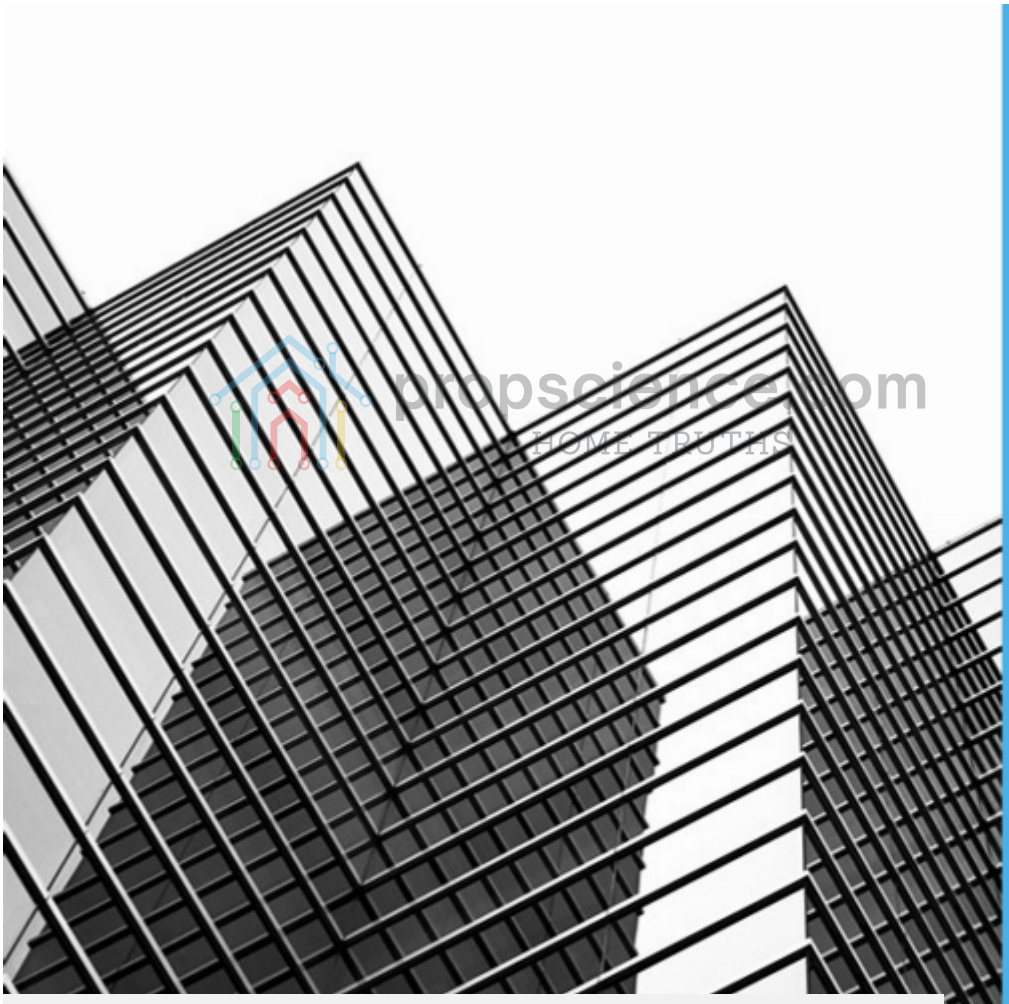
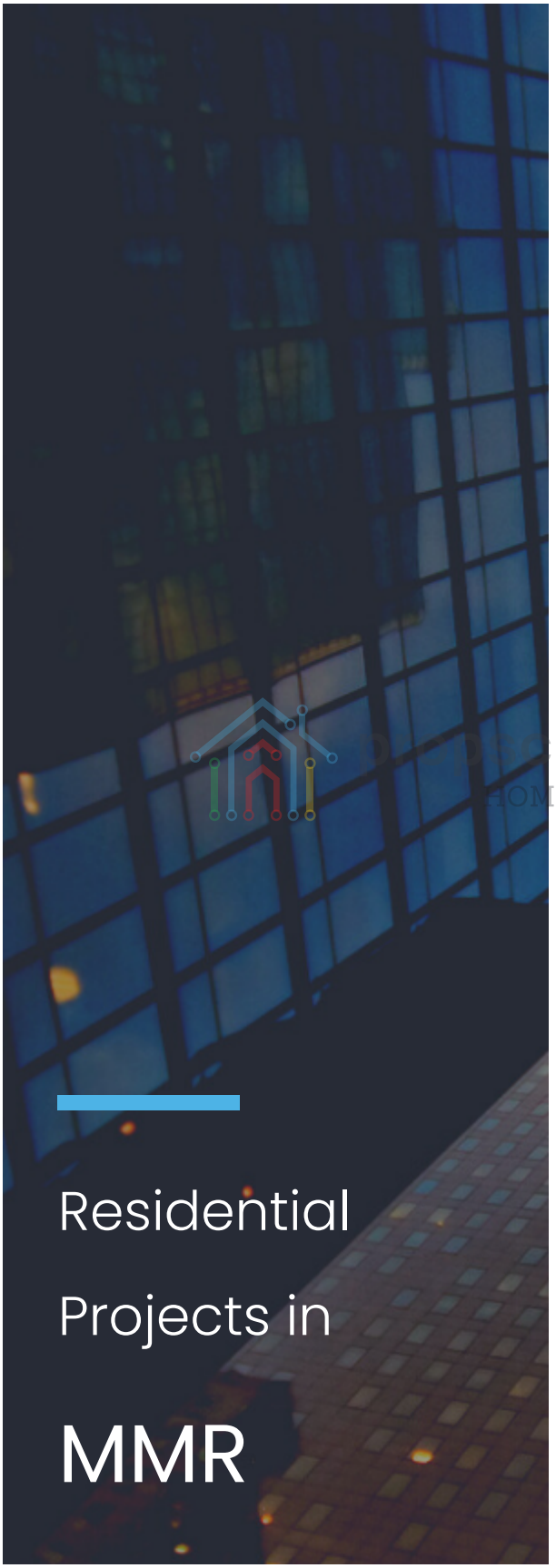
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PROP REPORT



Majestic Meadows Phase II

MahaRERA Number : P99000016265



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

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 95 AQI and the noise pollution is 0 to 50 dB .

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Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **66 Km**
- Nakoda Dam **1.1 Km**
- Virar Railway Station **28 Km**
- NH48 **2 Km**
- Dahisar, Hospital(Dr.Rav clinic), JVRQ+R4W, Dahisar T. Manor, Maharashtra 401404 **5.2 Km**
- Vagad Pace Global School **9.7 Km**
- The Capital Mall **30.9 Km**
- The Capital Mall **30.9 Km**

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

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MAJESTIC MEADOWS
PHASE II

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

MAJESTIC MEADOWS
PHASE II

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	7398.86 Sqmt	Duplex

Project Amenities

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

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MAJESTIC MEADOWS
PHASE II

BUILDING LAYOUT

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

Majestic Meadows	0	5	1	Duplex	5

First Habitable Floor	Gr 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 nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

MAJESTIC MEADOWS PHASE II

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FLAT INTERIORS

Configuration	RERA Carpet Range
Duplex	450 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Modular Kitchen

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MAJESTIC MEADOWS
PHASE II

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Duplex	--	--	INR 2700000

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

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,HDFC Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd

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Transaction History

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

MAJESTIC MEADOWS PHASE II

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	100
Land & Approvals	50
Project	76
People	39
Amenities	56
Building	65
Layout	63
Interiors	73
Pricing	63
Total	**60/100**

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