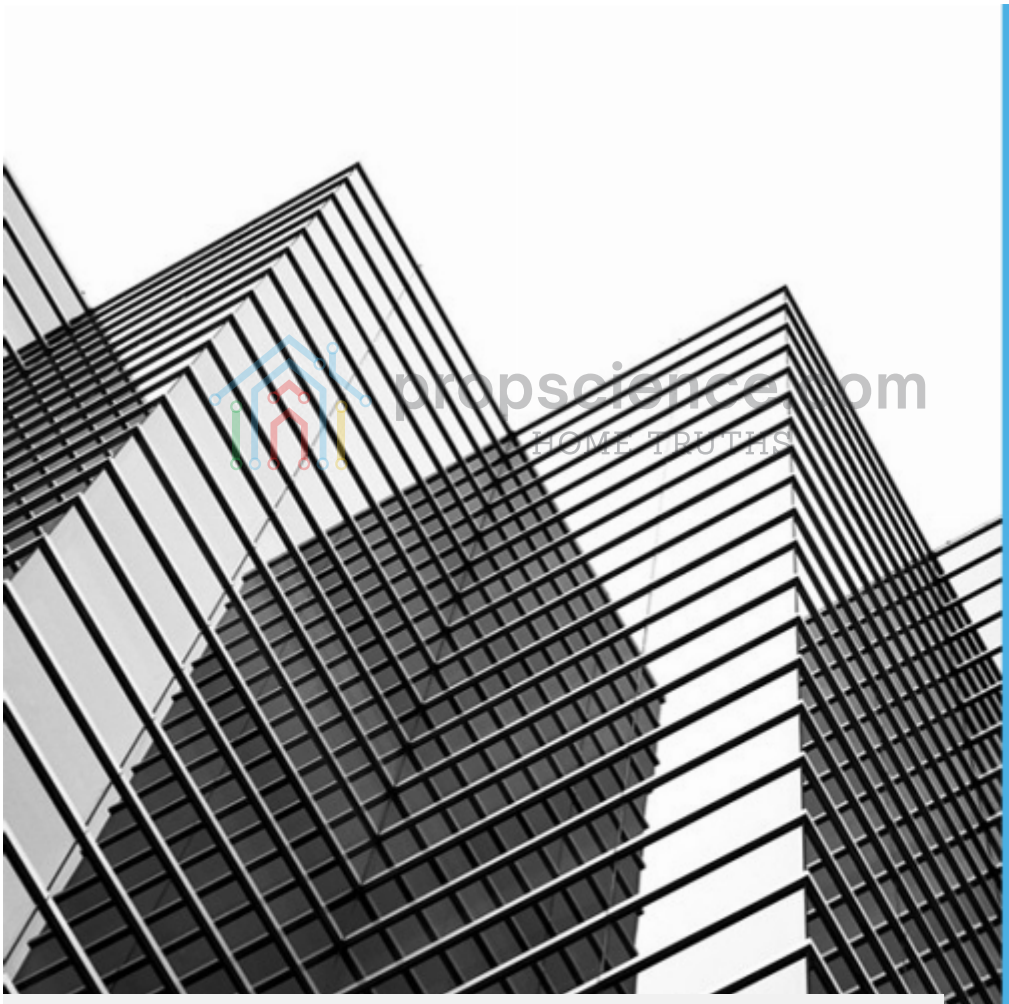
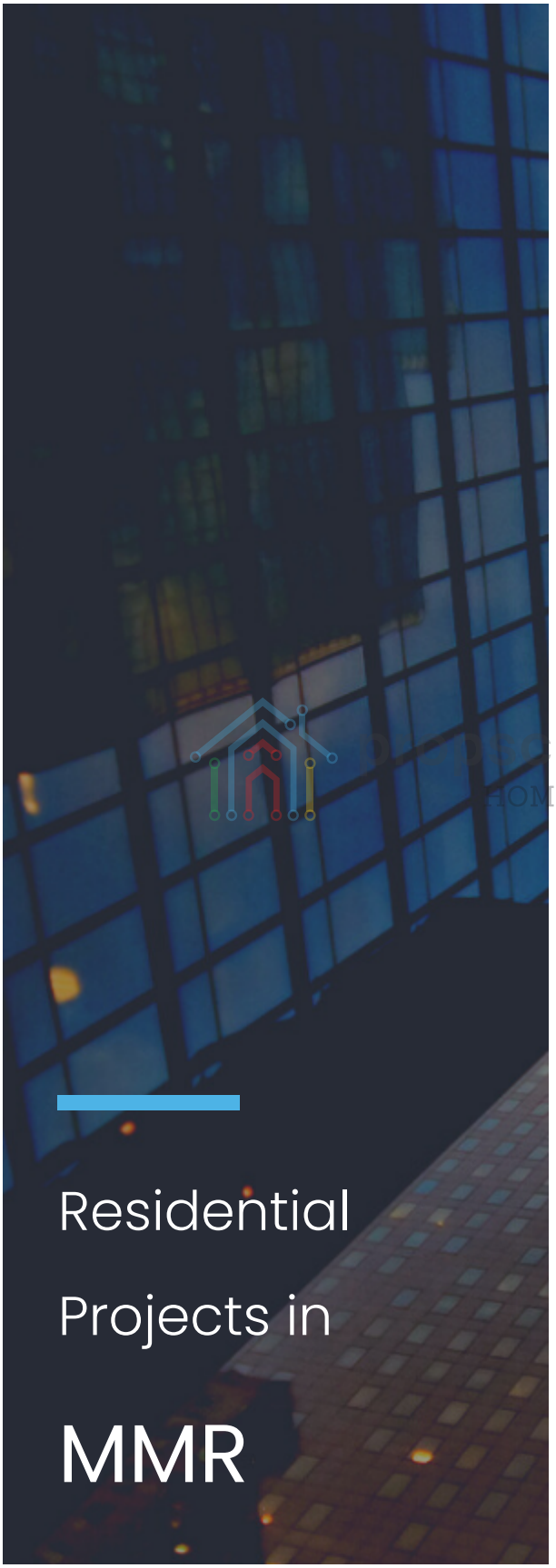
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PROP REPORT



Passcode Luxe Legacy

MahaRERA Number : P51800045569



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
Govandi	Mankhurd Police Station	Ward M West

Neighborhood & Surroundings

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HOME TRUTHS

The locality is not prone to traffic jams. The air pollution levels are 62 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **11.6 Km**
- Samrat Ashok Nagar **270 Mtrs**
- Govandi Railway Station **400 Mtrs**
- Eastern Freeway **400 Mtrs**
- Kailash Jeevan Hospital **270 Mtrs**
- R.H. Kate School and Amarnath High School **450 Mtrs**
- Cubic Mall **1.9 Km**
- DMart Ready- Govandi **270 Mtrs**

LAND & APPROVALS

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

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BUILDER & CONSULTANTS

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REAL TRUTHS

Project Funded By	Architect	Civil Contractor
IDBI Bank	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2026	2903.3 Sqmt	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Multipurpose Court,Jogging Track,Kids Play Area,Kids Zone,Kids Gym,Gymnasium,Outdoor Gym
Leisure	Yoga Room / Zone,Steam Room,Spa,Library / Reading Room,Senior Citizen Zone,Deck Area,Wooden Treetop Walk
Business & Hospitality	Banquet Hall,Conference / Meeting Room,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Shilpadatta by Sandu Developers- A B Wing	4	17	9	1 BHK,2 BHK,3 BHK	153

First Habitable Floor	2nd Floor

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Security Staff
- **Fire Safety :** Fire rated doors / walls,Fire cylinders,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

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FLAT INTERIORS

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Configuration	RERA Carpet Range
1 BHK	454 sqft
2 BHK	721 sqft
3 BHK	1004 sqft

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

Flooring	Marble Flooring,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Light Fittings,Concealed copper wiring,Safety door,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors
HVAC Service	VRV / VRF System,Centralized Air Conditioning System
Technology	WIFI enabled,Optic Fiber Cable
White Goods	Chimney & Hob,Modular Kitchen,Water Purifier,Air Conditioners,Washing Machine & Dryer,Refrigerator

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 15500000
2 BHK	--	--	INR 19900000
3 BHK	--	--	INR 2800000

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,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

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Transaction History

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

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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	48
Connectivity	83
Infrastructure	86
Local Environment	100
Land & Approvals	44
Project	70
People	48
Amenities	76
Building	61
Layout	50
Interiors	90

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Pricing	40
Total	**66/100**

PASSCODE LUXE LEGACY

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