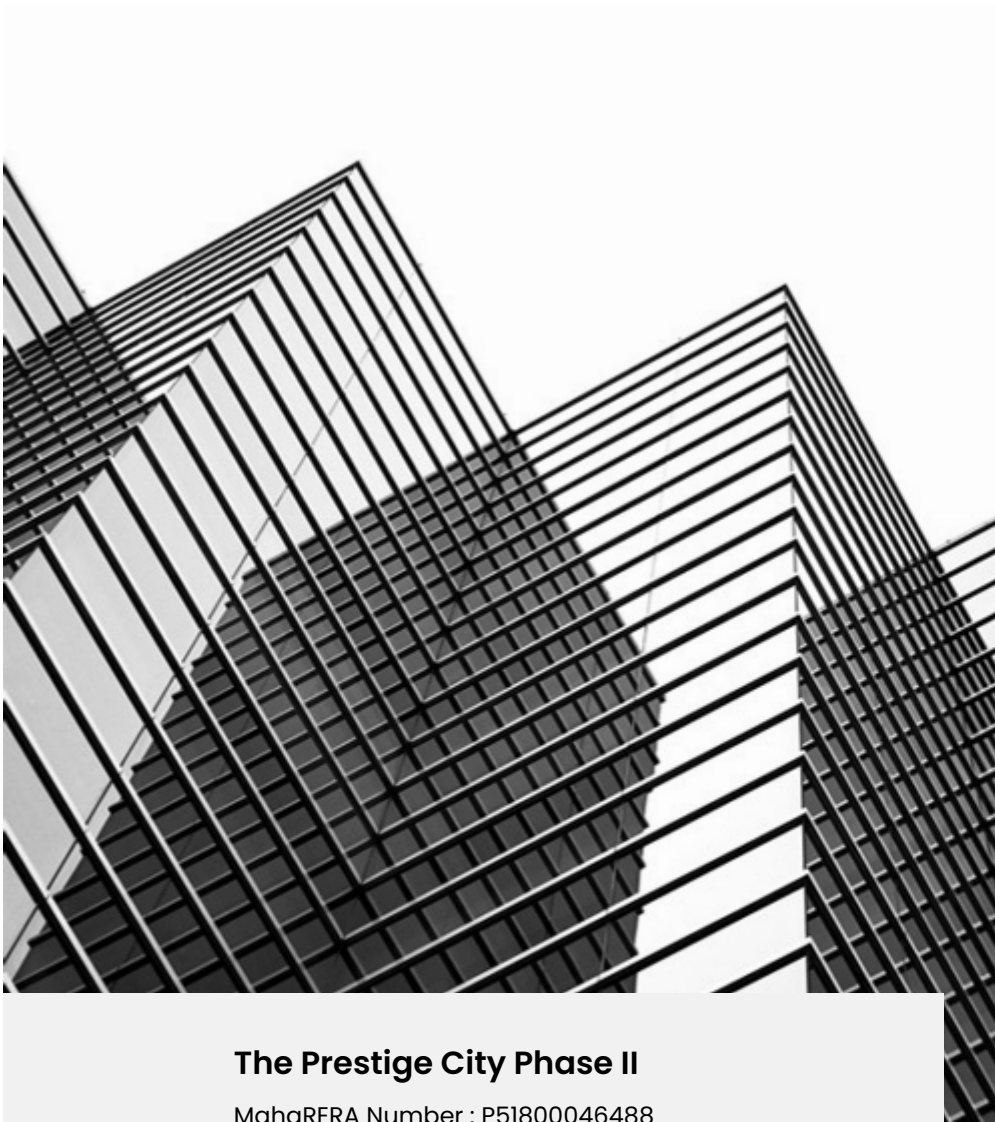


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PROP REPORT



The Prestige City Phase II

MahaRERA Number : P51800046488



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

The project is in Mulund (West). Mulund is a suburb in the north-east of Mumbai. It is also a railway station on the Central Railway line of the Mumbai Suburban Railway. Mulund marks the end of Mumbai city. It is said to be the earliest planned neighborhood of Mumbai city. Mulund is home to a mix of a large number of industrial factories located along present day L.B.S. road. Mulund consists of numerous shopping marts, residential and industrial establishments.

Post Office	Police Station	Municipal Ward
Mulund West	NA	Ward T

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 35 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **16 Km**
- Swapna Nagari Bus Stop **450 Mtrs**
- Mulund Railway Station (W) **2.6 Km**
- Lal Bahadur Shastri Rd **1.8 Km**
- Apex Hospitals Mulund **900 Mtrs**
- St. George High School **900 Mtrs**
- R Mall **1.6 Km**
- Shree Balaji Supermarket **600 Mtrs**

LAND & APPROVALS

Last updated on the MahaRERA website

August 2022

**On-Going
Litigations**

13

**RERA Registered
Complaints**

1

BUILDER & CONSULTANTS

Over the last decade, the Prestige Group has firmly established itself as one of the leading and most successful developers of real estate in India by imprinting its mark across all asset classes. It was founded in 1986, a leap that has been inspired by CMD Irfan Razack and marshalled by his brothers Rezwan Razack and Noaman Razack. With 205 landmark developments across the city, the company has extended its expertise to major cities across South India including Chennai, Hyderabad, Kochi, Mysore, Mangalore and Goa. Prestige Cyber Towers, Prestige Polygon and Prestige Palladium are three completed commercial developments, which have received an overwhelming response. The Forum Vijaya Mall, Chennai's largest mall was unveiled in 2013.

Project Funded By**Architect****Civil Contractor**

NA	NA	NA
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THE PRESTIGE CITY PHASE

II

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2027	32.71 Acre	2 BHK,2.5 BHK,3 BHK,4 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Multipurpose Court,Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Banquet Hall,Conference / Meeting Room,Party Lawn,Restaurant / Cafe,Clubhouse
Eco Friendly Features	Landscaped Gardens

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
D Wing	4	54	8	2 BHK, 2.5 BHK, 3 BHK, 4 BHK	432
E Wing	4	54	8	2 BHK, 2.5 BHK, 3 BHK, 4 BHK	432
F Wing	4	54	8	2 BHK, 2.5 BHK, 3 BHK, 4 BHK	432
First Habitable Floor				7th Floor	

Services & Safety

- **Security :** Intercom Facility, Video Door Phone, MyGate / Security Apps, Earthquake Resistant Design
- **Fire Safety :** Fire rated doors / walls, Fire Hose, Fire cylinders, CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nallas / slums / gutters / sewers
- **Vertical Transportation :** High Speed Elevators

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	758 sqft
2.5 BHK	923 sqft
3 BHK	1040 sqft
4 BHK	1628 sqft
2 BHK	758 sqft
2.5 BHK	923 sqft
3 BHK	1040 sqft
4 BHK	1628 sqft
2 BHK	758 sqft
2.5 BHK	923 sqft

3 BHK	1040 sqft
4 BHK	1628 sqft

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

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,False Ceiling
HVAC Service	Split / Box A/C Provision
Technology	Home Automation
White Goods	Modular Kitchen,Water Purifier

THE PRESTIGE CITY PHASE

II

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 20976.25	INR 15900000	INR 18186498
2.5 BHK	INR 23239.44	INR 21450000	INR 24433623
3 BHK	INR 23572.06	INR 24514940	INR 27897656
4 BHK	INR 21835.63	INR 35548400	INR 40592520

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

GST	Stamp Duty	Registration
5%	0%	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,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,Kotak Bank,SBI Bank

Transaction History

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

THE PRESTIGE CITY 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	55
Connectivity	83
Infrastructure	86
Local Environment	90
Land & Approvals	50
Project	67

People	46
Amenities	62
Building	59
Layout	68
Interiors	70
Pricing	40
Total	65/100

THE PRESTIGE CITY PHASE

II

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