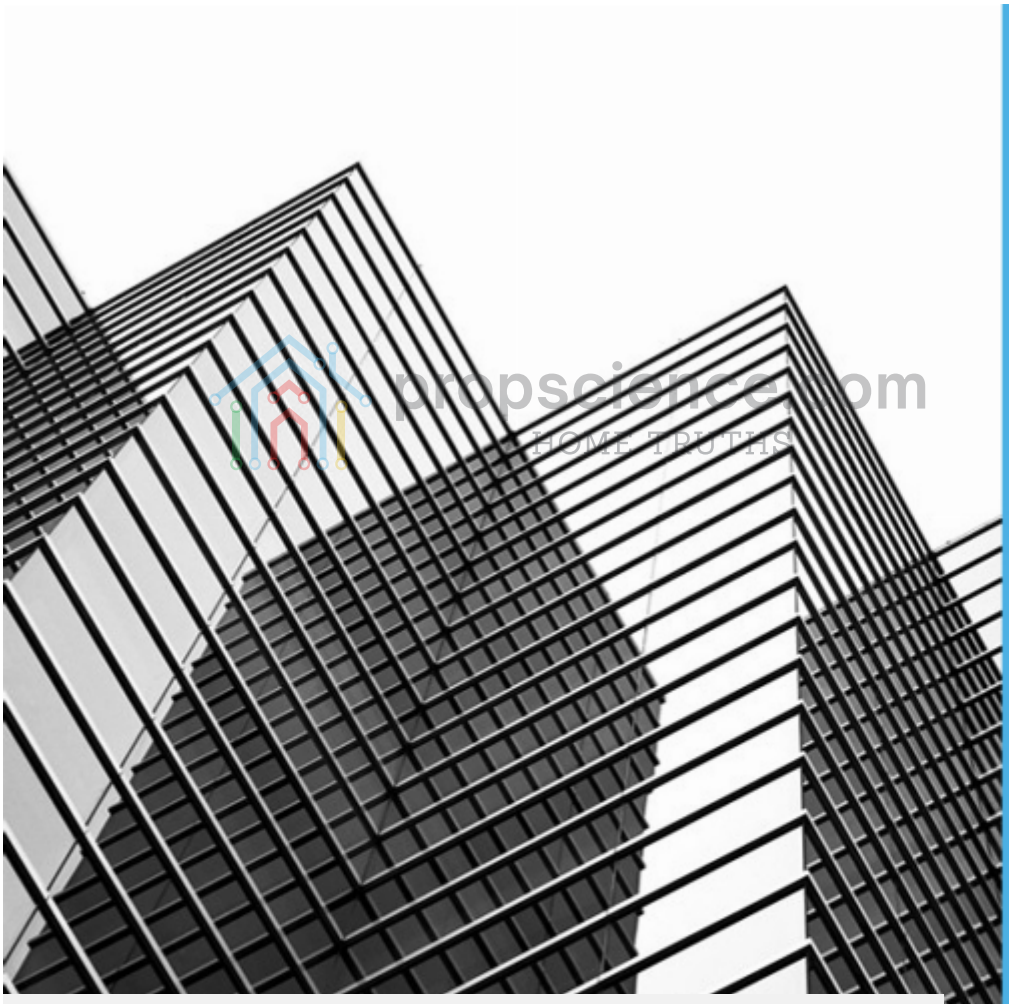
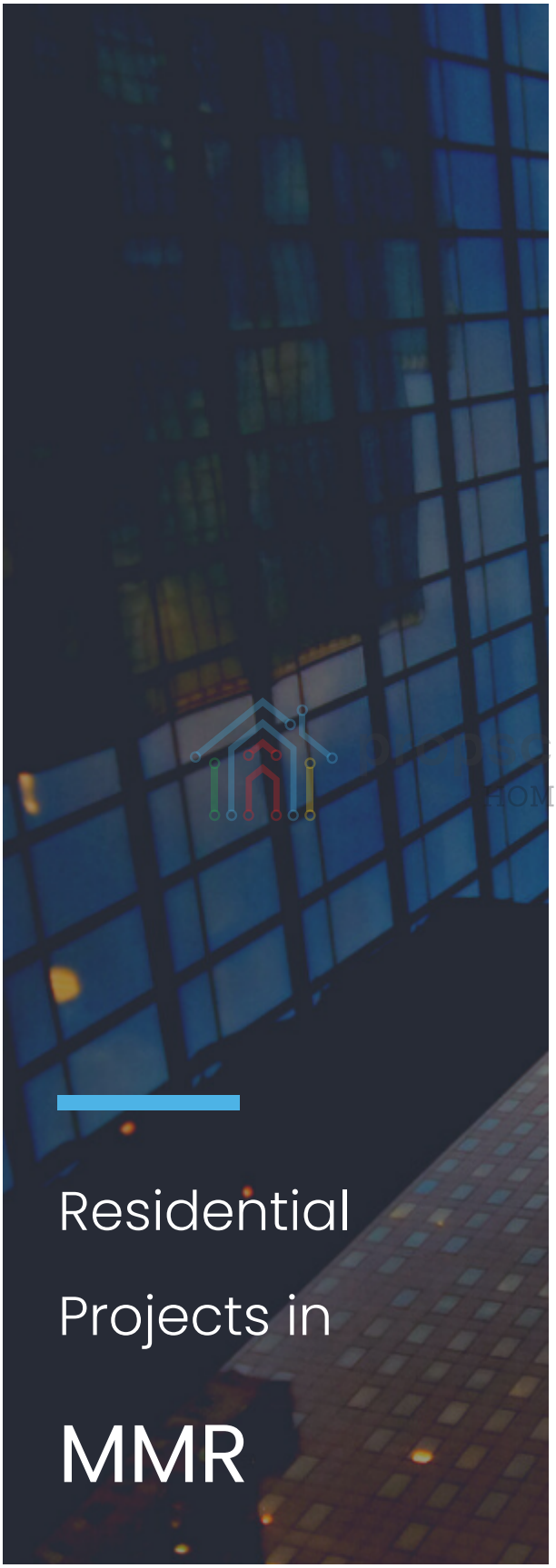
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PROP REPORT



Lakadawala Centrio Nx By Mj Shah

MahaRERA Number : P51800035010



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 (West). Govandi is a suburban neighbourhood in eastern Mumbai. Govandi Slums , Lotus Colony , Shivaji Nagar , Adasa Nagar , Govandi West are the nearby Localities to Govandi Slums Govandi West

Post Office	Police Station	Municipal Ward
Shivaji Nagar	Deonar Police Station	Ward M East

Neighborhood & Surroundings

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HOME TRUTHS

The locality is not prone to traffic jams. The air pollution levels are 59 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **10.1 Km**
- Gautam Nagar / Deonar Pashuvadh Grah, Deonar **550 Mtrs**
- Govandi Railway Station **1.4 Km**
- Eastern Freeway **100 Mtrs**
- Glazy Hospital Govandi **850 Mtrs**
- RBK International Academy **700 Mtrs**
- Cubic Mall - Chembur **2.4 Km**
- K Star Mall **2.3 Km**

LAND & APPROVALS

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

LAKADAWALA CENTRIO NX
BY MJ SHAH

BUILDER & CONSULTANTS

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MJ Realtors is subsidiary of the larger MJ Shah Group, a conglomerate with business in real estate and pharmaceuticals. The MJ Shah Group carries a rich legacy of over fifty years of experience. They began their journey as a company in 1959 with Biochem Pharmaceutical Industries. Over the years they have diversified and created long term investments in leading real estate funds via HDFC Bank, ICICI Bank, Peninsula, and more through their subsidiary MJ Shah Capital. MR Realtors has four ongoing residential projects in Bandra West, Chembur, Lower Parel and Navi Mumbai. They have developed 50 lac + square feet of space in Mumbai and intend to provide 2000+ homes by the end of 2022.

Project Funded By	Architect	Civil Contractor
Axis Bank	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 26th October, 2026	1922.20 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Multipurpose Court,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Outdoor Gym
Leisure	Library / Reading Room,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Banquet Hall,Conference / Meeting Room,Visitor's Room,Day Care,ATM / Bank Attached,Sky Lounge / Bar,Clubhouse
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage,Charging Ports - Electrical Cars

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
CENTRIO	4	33	6	1 BHK,2 BHK	198

First Habitable Floor	2nd Floor

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Boom Barriers,Security Staff,Video Door Phone
- **Fire Safety :** Fireman's Lift,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Goods Lift

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LAKADAWALA CENTRIO NX BY MJ SHAH

FLAT INTERIORS

Configuration	RERA Carpet Range

1 BHK	417 sqft
2 BHK	632 sqft

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

Flooring	Wooden Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Brass Joinery,Safety door,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,Dry Walls,False Ceiling,Laminated flush doors
HVAC Service	Centralized Air Conditioning System
Technology	WIFI enabled,Optic Fiber Cable
White Goods	Chimney & Hob,Modular Kitchen,Geyser,Air Conditioners,Refrigerator,Microwave Oven

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HOME PROPTECH

LAKADAWALA CENTRIO NX
BY MJ SHAH

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 15400000
2 BHK	--	--	INR 23200000

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

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

Transaction History

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

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	85
People	48

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Amenities	84
Building	69
Layout	45
Interiors	90
Pricing	40
Total	**68/100**

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