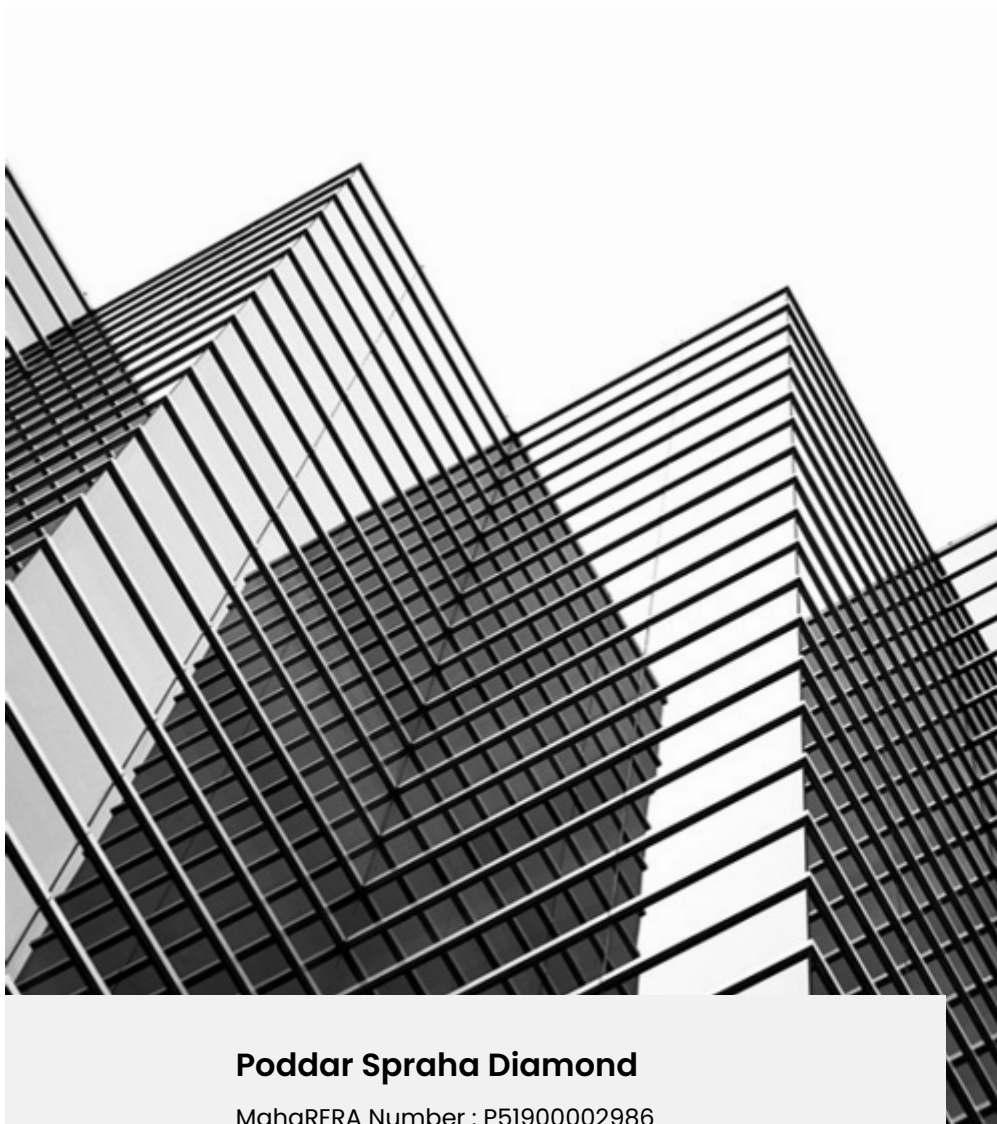


propscience.com

# PROP REPORT



**Poddar Spraha Diamond**

MahaRERA Number : P51900002986



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Chembur (East). Chembur is an upmarket large suburb in Mumbai. Chembur is also said to be a reference to Chevul at the mouth of the Kundalika River on mainland Maharashtra. S V Patel Nagar , Gurudwara , Aggarwal Colony , Central Railway Colony , New Rna Colony are the neighbouring localities to Chembur East. After independence, Chembur was one of the sites where refugee camps were set up to settle refugees after partition. The industrialisation of Trombay during and after the war led to the demand for housing and the growth of Chembur thereafter. Famous studios like the RK studios built by the late Raj Kapoor were present in Chembur.

Post Office	Police Station	Municipal Ward
Chembur	NA	Ward M East

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 81 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **11.4 Km**
- Chembur Railway Station, Narayan Gajanan Acharya Marg, Chembur Gaothan, Chembur, Mumbai, Maharashtra 400071 **800 Mtrs**
- VNP & RC Marg Junction, Charai, Chembur, Mumbai, Maharashtra 400071 **1.5 Km**
- Narayan Gajanan Acharya Marg, Chembur, Mumbai, Maharashtra **400 Mtrs**
- Eastern Fwy, Mumbai, Maharashtra **1 Km**
- Zen Multi Speciality Hospital in Mumbai, Plot No, 425, 10th Rd, near Sandu Garden, Jai Ambe Nagar, Chembur Gaothan, Chembur, Mumbai, Maharashtra 400071 **950 Mtrs**
- St. Joseph's Convent, St. Anthony Road, Chembur, Maharashtra 400071 **300 Mtrs**
- K Star Mall, VN Purav Marg, Diamond Garden, Basant Garden, Chembur, Mumbai, Maharashtra 400071 **750 Mtrs**
- Food Bazaar, K Star Mall, Sion - Trombay Rd, near Diamond Garden, Chembur, Mumbai, Maharashtra 400071 **750 Mtrs**

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## LAND & APPROVALS

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

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# BUILDER & CONSULTANTS

PHDL is a part of the Poddar Group, which is one of India's oldest business families. The Company has delivered approximately 5,000 apartments in the last 7 years. The developments have covered the cities of Mumbai and Pune. With the aim to create reasonably priced standards of living, there have been recent developments of affordable housing projects for sale in Mumbai. Therefore, the Group is also focusing on value housing segments in Mumbai within the MMRDA region.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th September, 2022	1 Acre	1 BHK,1.5 BHK,2 BHK

## Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
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<b>Leisure</b>	Mini Theatre, Yoga Room / Zone, Library / Reading Room, Sit-out Area
<b>Business &amp; Hospitality</b>	Clubhouse
<b>Eco Friendly Features</b>	Rain Water Harvesting, Landscaped Gardens

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A Wing	2	15	4	1 BHK, 1.5 BHK, 2 BHK	60
B Wing	2	15	4	1 BHK, 1.5 BHK, 2 BHK	60
<b>First Habitable Floor</b>				1st Floor	

### Services & Safety

- **Security** : Security System / CCTV, Intercom Facility, Video Door Phone, MyGate / Security Apps
- **Fire Safety** : NA

- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	438 sqft
1.5 BHK	580 sqft
2 BHK	623 sqft
1 BHK	438 sqft
1.5 BHK	580 sqft
2 BHK	623 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Water Body / City Skyline

<b>Flooring</b>	Marble Flooring,Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
<b>Finishing</b>	False Ceiling
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1.5 BHK	INR 27500	INR 15950000	INR 15950000
1 BHK	INR 27500	INR 12045000	INR 12045000



2 BHK	INR 27500	INR 17132500	INR 17132500
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**Disclaimer:** Prices mentioned are approximate value and subject to change.

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	5%	INR 10
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
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,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,SBI Bank

### Transaction History

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

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# 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>	48
<b>Connectivity</b>	83
<b>Infrastructure</b>	86
<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	44
<b>Project</b>	66
<b>People</b>	56
<b>Amenities</b>	48

<b>Building</b>	55
<b>Layout</b>	63
<b>Interiors</b>	45
<b>Pricing</b>	40
<b>Total</b>	<b>61/100</b>

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