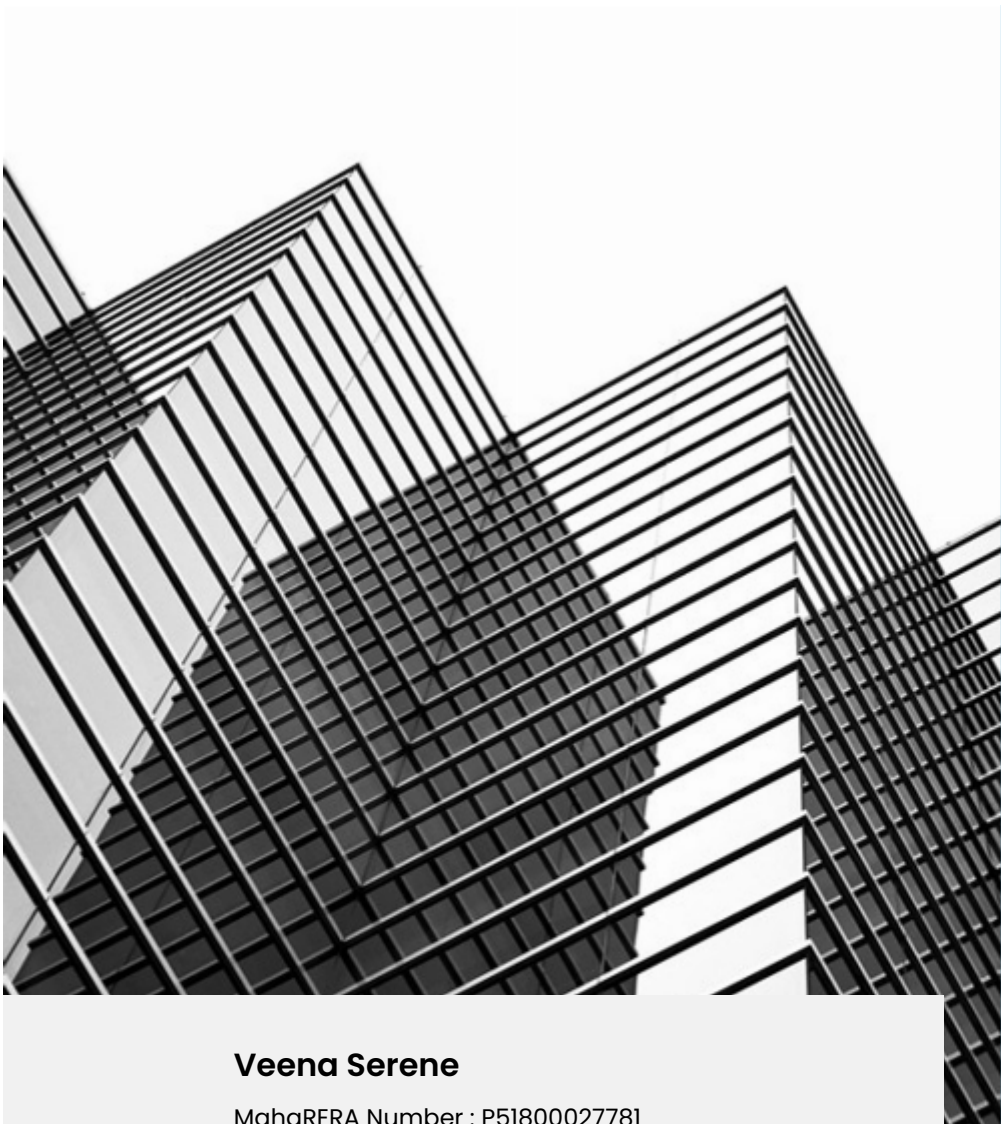


propscience.com

PROP REPORT



Veena Serene

MahaRERA Number : P51800027781



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 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 Rs	Tilak Nagar Police Station	Ward M East

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 92 AQI and the noise pollution is 51 to 85 dB.

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **10.8 Km**
- Sahakar Nagar, Thakkar Bappa Colony Rd, Sai Baba Nagar, Kurla, Mumbai, Maharashtra 400071 **500 Mtrs**
- Chembur Monorail Station, Chembur Monorail Station, Ramakrishna Chemburkar Marg, Postal Colony, Kurla, Chembur, Mumbai, Maharashtra 400071 **1.2 Km**
- Chembur Railway Station, Narayan Gajanan Acharya Marg, Chembur Gaothan, Chembur, Mumbai, Maharashtra 400071 **1.8 Km**
- Chembur Flyover **500 Mtrs**
- Sushrut Hospital & Research Centre, 365, Sant Vershaw Kakkaya Marg, Swastik Park, Chembur, Mumbai, Maharashtra 400071 **1.5 Km**
- Swami Vivekanand Junior College, Swami Vivekanand Jr College Rd, Sindhi Society, Chembur, Mumbai, Maharashtra 400071 **2.1 Km**
- Cubic Mall, CG Rd, Opposite opp Borla Society, Chembur East, Vasant Vihar Complex, Chembur, Mumbai, Maharashtra 400074 **3.8 Km**
- Krishna Retail Marketing, Shop No. E/18-A Nanda Deep, Everest Society, Shell Colony, Chembur, Mumbai, Maharashtra 400071 **190 Mtrs**

VEENA SERENE

LAND & APPROVALS

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

VEENA SERENE

BUILDER & CONSULTANTS

Since its inception in 1990, Veena Developers have successfully delivered Residential, Corporate and Industrial Spaces with the essence of modernisation. The persistent aim is to offer high-quality construction while also providing amenities for the convenience of customers and their luxurious lifestyle. With Leadership of more than 30 years in the Real Estate industry, it is believed that it is only the beginning for Veena Developers and that there are many more decades to demonstrate endeavour to provide hassle-free customer experience in the Sector. They firmly believe in the significance of high morals in business. It should not only be about profit, but also about giving back to Society. Devoted to incorporating this philosophy into all business decisions—it is the keystone and fundamental concept of all their endeavours. Prioritising customers' interest and focusing on building long-term relationships with the customers.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

VEENA SERENE

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2025	0.25 Acre	2 BHK

Project Amenities

Sports	Kids Play Area,Gymnasium
Leisure	Senior Citizen Zone,Sit-out Area
Business & Hospitality	Clubhouse
Eco Friendly Features	Green Zone

VEENA SERENE

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A Wing	2	16	3	2 BHK	48
B Wing	2	16	4	2 BHK	64

First Habitable Floor	1st Floor
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Services & Safety

- **Security** : Society Office,Security System / CCTV,Intercom Facility,MyGate / Security Apps
- **Fire Safety** : CNG / LPG Gas Leak Detector

- **Sanitation** : There are slums settlements near the project
- **Vertical Transportation** : High Speed Elevators

VEENA SERENE

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	578 - 581 sqft
2 BHK	578 - 581 sqft

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

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink

Finishing	NA
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	NA

VEENA SERENE

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 13430400 to 13500000

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,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,SBI Bank

Transaction History

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

VEENA SERENE

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	78
Local Environment	70
Land & Approvals	44
Project	76
People	56
Amenities	36
Building	53
Layout	63
Interiors	45
Pricing	40
Total	58/100

VEENA SERENE

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