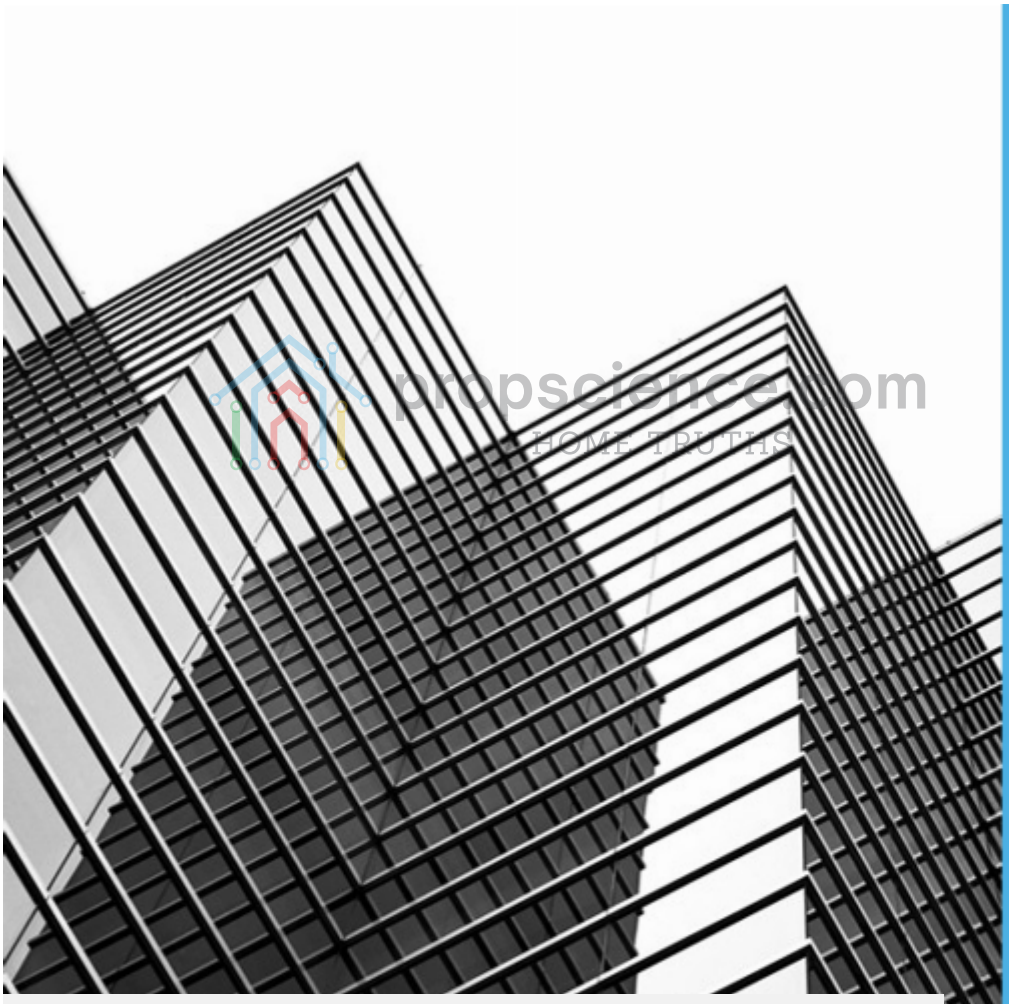
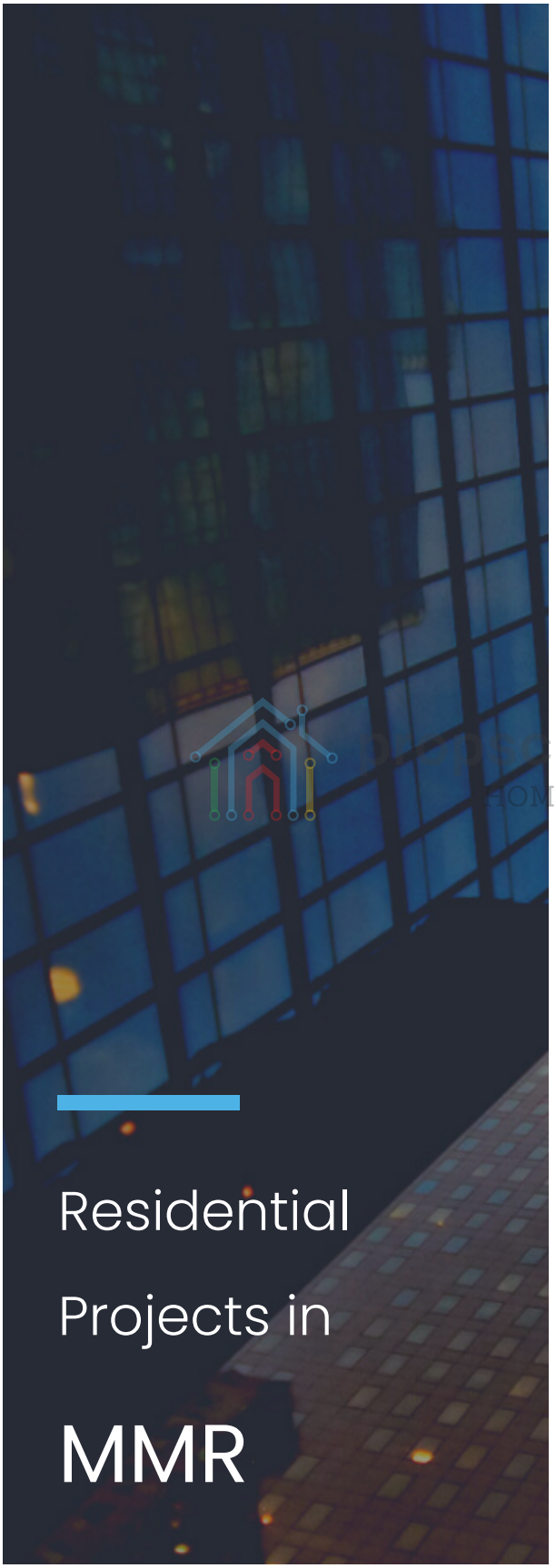
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PROP REPORT



Mayfair The View

MahaRERA Number : P51800020140



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 Vikhroli (West). Vikhroli is a suburb of Mumbai located on the northeastern side of the city. It is also home to one of the largest mangrove forests in Maharashtra. Vikhroli West is a developing locality in the eastern part of the Mumbai located adjacent to the Mumbai-Agra Highway.

Post Office	Police Station	Municipal Ward
Psm Colony	NA	Ward S

Neighborhood & Surroundings

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The locality is prone to traffic jams during rush hour. The air pollution levels are 80 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **7.2 Km**
- Godrej Company Bus Stop **850 Mtrs**
- Vikhroli Railway Station **2 Km**
- Lal Bahadur Shastri Rd **550 Mtrs**
- Powai Polyclinic & Hospital **2.6 Km**
- Don Bosco High School & Junior College **3.1 Km**
- R City Mall **1.1 Km**
- Haiko Supermarket **1.9 Km**

LAND & APPROVALS

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

MAYFAIR THE VIEW

BUILDER & CONSULTANTS

Mayfair Housing is a progressive real estate company in the business of real estate development in Mumbai, India since – 1964; Carving A Legacy with impeccable standards of 55 years in Real Estate. Mayfair Housing works with the most modern concepts and techniques in all around functions of the business i.e. construction techniques and architectural or management.

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2024	0.9 Acre	2 BHK,Studio

Project Amenities

Sports	Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Senior Citizen Zone,Sit-out Area,Reflexology Park
Business & Hospitality	Banquet Hall,Multipurpose Hall
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Mayfair The View	5	33	6	2 BHK,Studio	198

First Habitable Floor	5th Floor

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

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Configuration	RERA Carpet Range
2 BHK	581.79 - 628.62 sqft
Studio	255.86 - 270.5 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	NA
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 14900000 to 16100000
Studio	--	--	INR 6499000 to 6880000

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

GST	Stamp Duty	Registration

5%	11%	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	Time Linked Payment
Bank Approved Loans	Axis Bank,Bank of India,HDFC Bank,ICICI Bank,IDBI Bank,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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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
July 2022	691	NA	INR 14591000	INR 21115.77
May 2022	647	NA	INR 14652700	INR 22647.14

April 2022	647	NA	INR 14900000	INR 23029.37
March 2022	642	NA	INR 13897590	INR 21647.34
February 2022	281	NA	INR 6445000	INR 22935.94
February 2022	691	20	INR 15900116	INR 23010.3
January 2022	691	15	INR 16091000	INR 23286.54
January 2022	689	25	INR 15690974	INR 22773.55
November 2021	680	4	INR 13157375	INR 19349.08
October 2021	640	5	INR 12849250	INR 20076.95
September 2021	680	6	INR 13172850	INR 19371.84
September 2021	640	9	INR 12485500	INR 19508.59
August 2021	640	6	INR 13300300	INR 20781.72

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August 2021	680	8	INR 13466875	INR 19804.23
August 2021	680	6	INR 13281175	INR 19531.14
July 2021	680	9	INR 13692810	INR 20136.49
June 2021	680	13	INR 13188325	INR 19394.6
June 2021	281	32	INR 5887280	INR 20951.17
May 2021	297	15	INR 6114000	INR 20585.86
May 2021	683	18	INR 13894800	INR 20343.78

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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	55

Connectivity	83
Infrastructure	78
Local Environment	90
Land & Approvals	44
Project	71
People	46
Amenities	56
Building	57
Layout	53
Interiors	55
Pricing	30
Total	**60/100**

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MAYFAIR THE VIEW

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