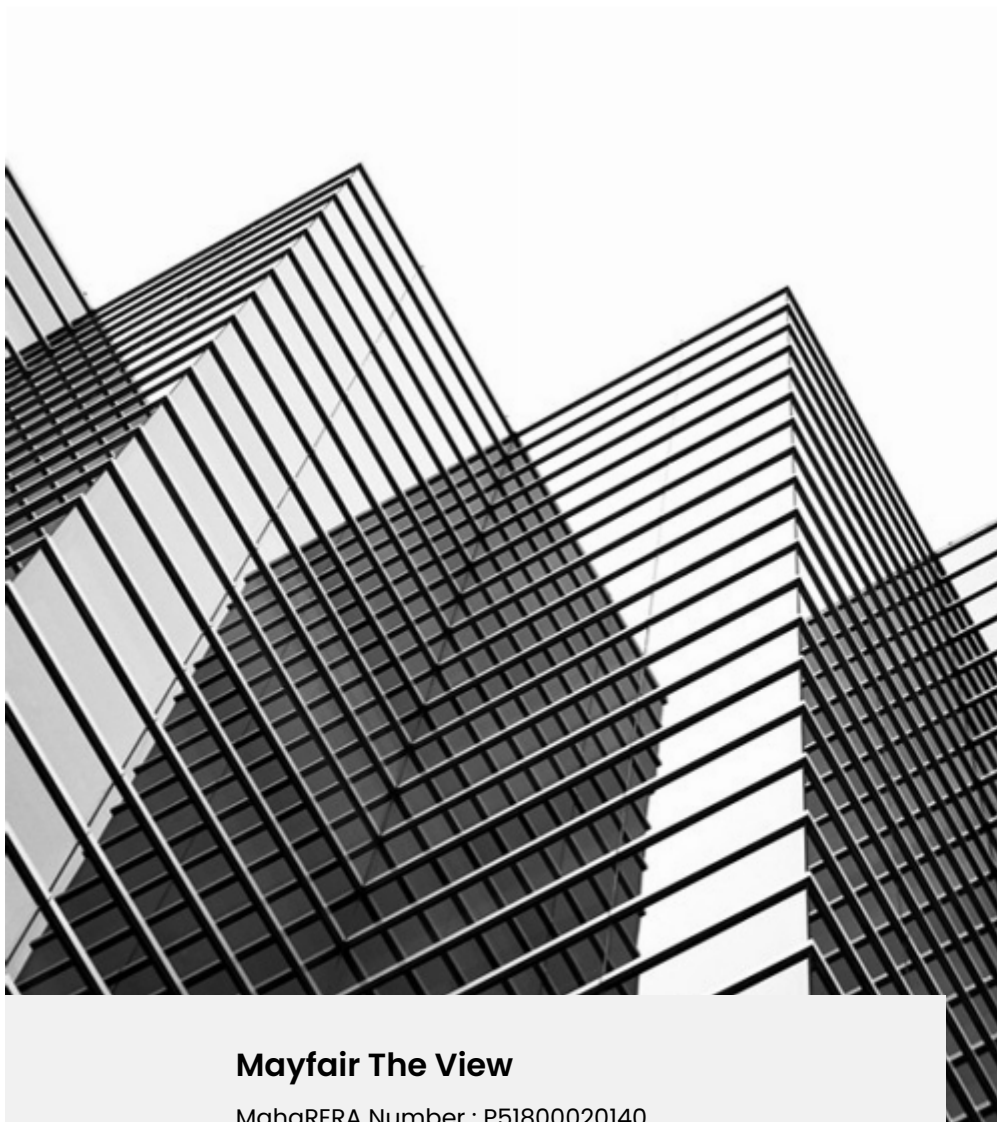


propscience.com

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.

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

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.

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA | NA | NA |

MAYFAIR THE VIEW

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 |

MAYFAIR THE VIEW

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 nallas / slums / gutters / sewers
- **Vertical Transportation** : High Speed Elevators

MAYFAIR THE VIEW

FLAT INTERIORS

| 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 |

MAYFAIR THE VIEW

COMMERCIALS

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

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 |

Transaction History

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

MAYFAIR THE VIEW

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 |

| | | | | |
|-------------|-----|----|--------------|--------------|
| 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 |

MAYFAIR THE VIEW

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 |

MAYFAIR THE VIEW

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