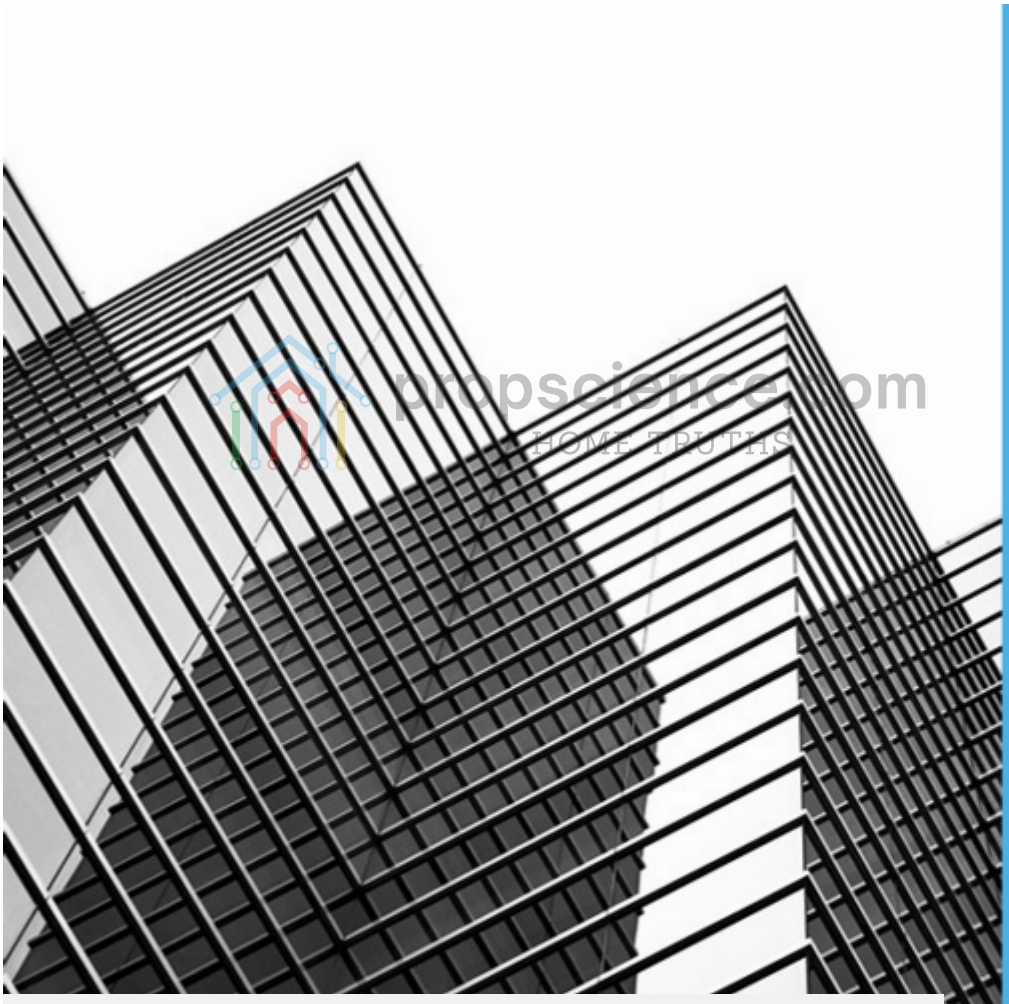
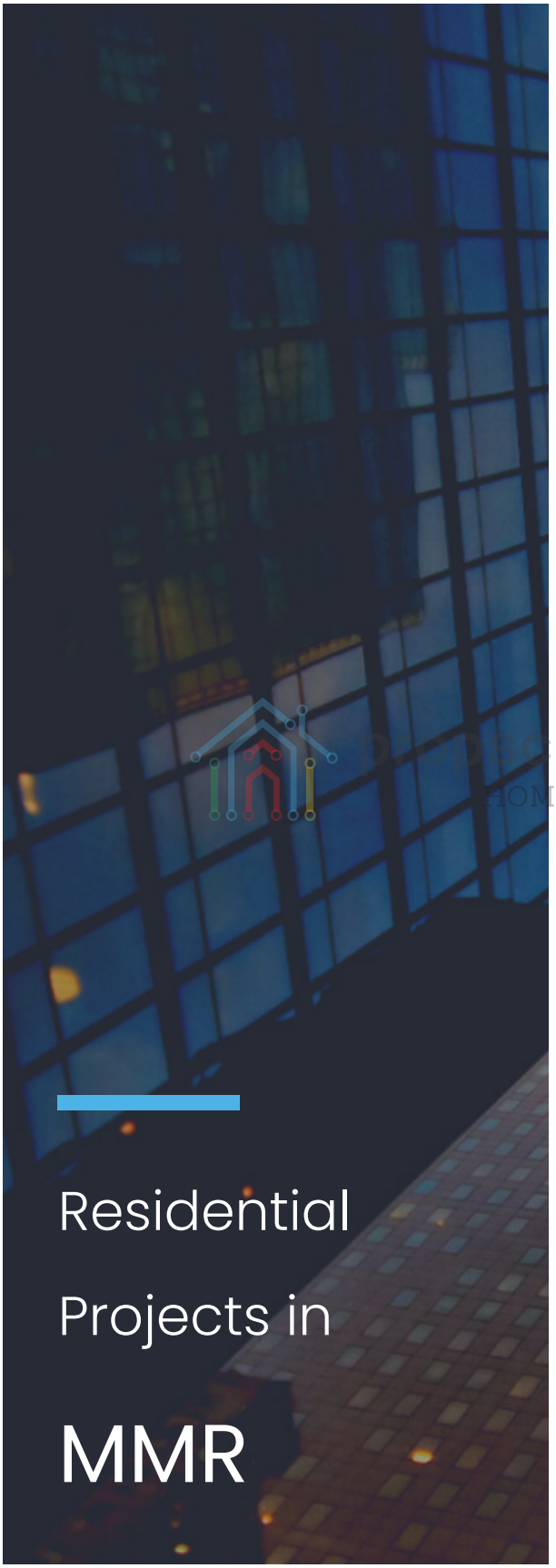
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PROP REPORT



Mahindra Alcove Phase I Wing A

MahaRERA Number : P51800024919



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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MAHINDRA ALCOVE PHASE I WING A

LOCATION

The project is in Chandivali. Chandivali is an upmarket residential neighbourhood located in Andheri East. Jogeshwari-Vikhroli Link Road (JVLR) is located at a distance of less than 1 km.It is bound on the north by the Powai lake, on the East by Powai/Hiranandani complex, on the south by Saki Naka and by Marol on the West.There is film studio , one of the oldest in Mumbai with the same name right at the heart of the locality. It has an Assembly constituency in its name and is one of the 288 Assembly constituency in the State of Maharashtra.

Post Office	Police Station	Municipal Ward
Vihar Road	Chandivali Police Staion	Ward L

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Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 191 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **8.6 Km**
- Chhatrapati Shivaji Maharaj International Airport **6.0 Km**
- Jama Masjid, Chandivali, Powai **600 Mtrs**
- Sakinaka Metro Station **3.3 Km**
- Kanjurmarg Railway Station **6 Km**
- Jogeshwari - Vikhroli Link Rd **4.3 Km**
- Dr. L.H.Hiranandani Hospital Powai **2.7 Km**
- Nahar International School **900 Mtrs**
- R City Mall **4.8 Km**
- DMart **1.2 Km**

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LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
February 2021	NA	1

MAHINDRA ALCOVE PHASE I WING A

BUILDER & CONSULTANTS

Mahindra Lifespace Developers Ltd. is an Indian real estate and infrastructure development company headquartered in Mumbai and founded by Mr. Arvind Subramanian in 1994. The group has a total of 43 residential projects under its wing, with 18.05 million Sqft completed residential developments and 9.30 million Sqft ongoing and forthcoming residential developments. The company has its projects in Mumbai, Chennai, Pune, Gurgaon, Nagpur, Bengaluru, and Alibaug. They have bagged numerous awards such as CII National Safety Practice Awards – Gold Award in the Service Sector/ 4th National safety practice competition- CII- For excellence in workplace safety – MWC Jaipur and CIDC Vishwakarma Award for the year 20-21 – Award for Corona Warriors – Mahindra Lifespaces (MLDL)

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2024	2.39 Acre	1 BHK,2 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Yoga Room / Zone,Spa,Library / Reading Room,Senior Citizen Zone,Sit-out Area,Reflexology Park
Business & Hospitality	Banquet Hall,Party Lawn,Clubhouse
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	3	16	6	1 BHK,2 BHK	96

First Habitable Floor	2nd Floor

Services & Safety

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

MAHINDRA ALCOVE PHASE I WING A

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	453 - 454 sqft
2 BHK	725 - 728 sqft

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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	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Chimney & Hob,Modular Kitchen

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 19200000 to 19224300
2 BHK	--	--	INR 30700000 to 30900000

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,IIFL Bank,Kotak Bank,SBI Bank

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Transaction History

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

MAHINDRA ALCOVE PHASE I WING 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	55
Connectivity	63
Infrastructure	78
Local Environment	80
Land & Approvals	50
Project	76
People	56
Amenities	76
Building	57
Layout	56
Interiors	70
Pricing	40

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Total	**63/100**

MAHINDRA ALCOVE PHASE I WING A

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