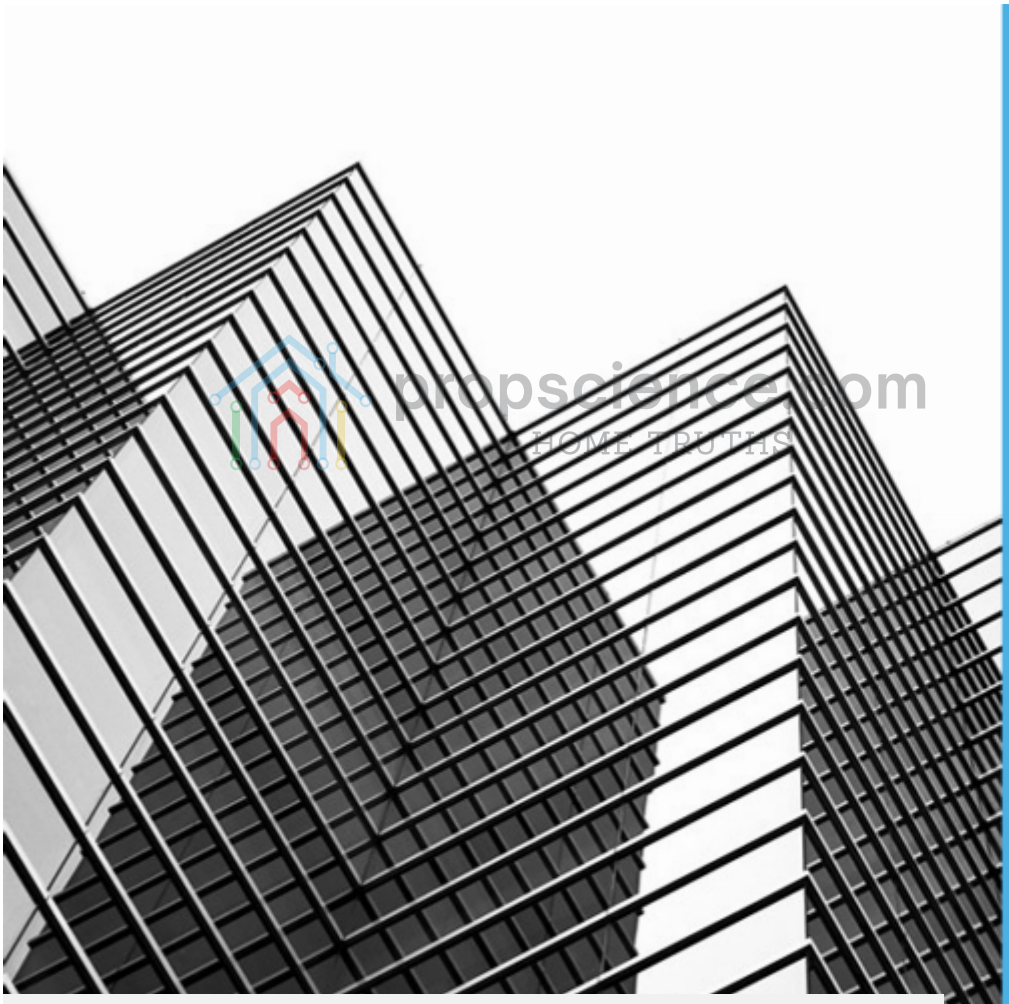
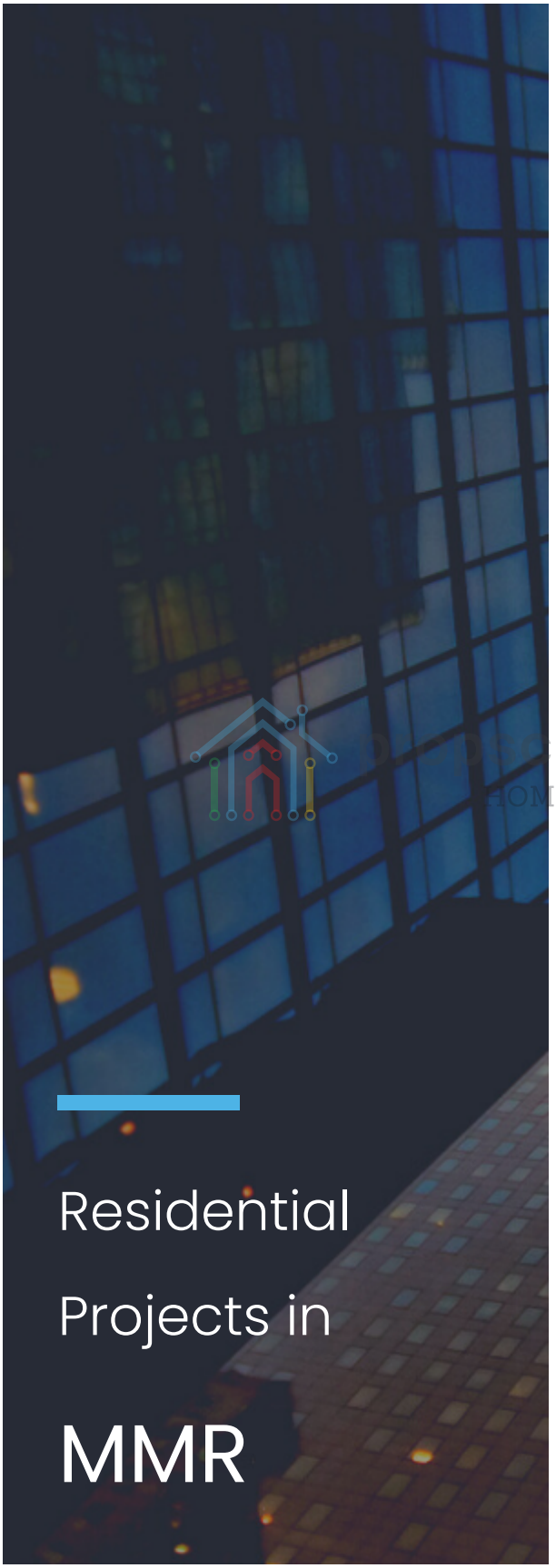
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PROP REPORT



Labdhi Seabreeze

MahaRERA Number : P51900023708



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 Wadala (East). Wadala is a locality in Mumbai. Wadala Road is a station on the Harbour Line of Mumbai's railway network. Wadala was once considered a central suburb of the city of Mumbai, but it is now well within the city limits. Wadala has several schools and some renowned institutions like VJIT, VIT located near one another. Port Trust Railway opened the Wadala Ballard Pier railway line. Petrol and kerosene installations also came up in Wadala.

Post Office	Police Station	Municipal Ward
B P T Colony	NA	Ward F North

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HOME TRUTHS

Neighborhood & Surroundings

Connectivity & Infrastructure

- Terminal 1 **12.7 Km**
- Terminal 2 **17 Km**
- GTB Nagar Monorail Station **3.6 Km**
- Wadala Station **2.5 Km**
- Eastern Freeway **5.3 Km**
- Vidyalankar College **800 Mtrs**

LABDHI SEABREEZE

LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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LABDHI SEABREEZE

PROJECT & AMENITIES

Time Line	Size	Typography
2027 Ready to move	0.60 Acre	1 BHK

Project Amenities

Sports	Gymnasium

Leisure	Amphitheatre,Mini Theatre,Yoga Room / Zone,Steam Room,Sauna,Library / Reading Room,Temple
Business & Hospitality	Laundromat,Sky Lounge / Bar
Eco Friendly Features	NA

LABDHI SEABREEZE

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Labdhi Seabreeze	3	35	8	2 BHK	280
Labdhi Seabreeze	3	35	8	1 BHK	280

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First Habitable Floor	Ameneties

Services & Safety

- **Security :** NA
- **Fire Safety :** NA
- **Sanitation :** NA

- **Vertical Transportation :** NA

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	717 sqft
1 BHK	359 sqft

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Floor To Ceiling Height	NA
Views Available	NA

Flooring	Wooden Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform

Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 24825.66	INR 17800000	INR 19900000
1 BHK	INR 19498.61	INR 7000000	INR 9100000

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

GST	Stamp Duty	Registration
5%	3%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**

NA	INR 1000000	INR 450000

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	HDFC Bank

Transaction History

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

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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	48

Connectivity	48
Infrastructure	44
Local Environment	30
Land & Approvals	44
Project	76
People	39
Amenities	44
Building	53
Layout	38
Interiors	53
Pricing	30
Total	**45/100**

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LABDHI SEABREEZE

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