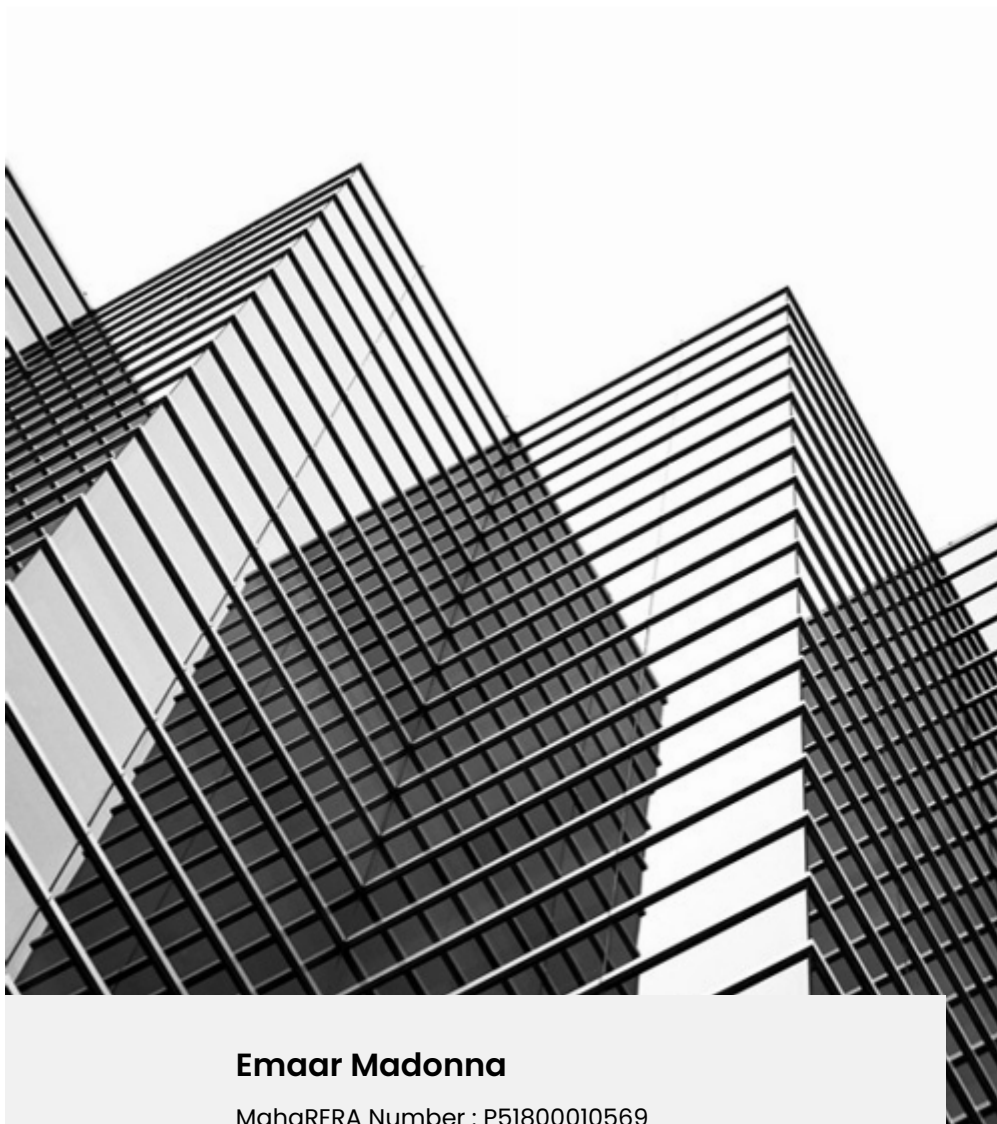


propscience.com

# PROP REPORT



**Emaar Madonna**

MahaRERA Number : P51800010569



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Borivali (West). Borivali is located at its north-western end of Mumbai and is a Gujarati dominated suburb. Recent real estate statistics show Borivali holds its recorded position as the primary residential zone of Mumbai. Borivali is an originating & terminating Railway Station for Mumbai Local Trains towards Churchgate in the South & Virar in the North.

Post Office	Police Station	Municipal Ward
NA	NA	Ward R Central

### Neighborhood & Surroundings

### Connectivity & Infrastructure

- Borivali Railway Station **1.5 Km**
- Karuna Hospital **0.3 Km**
- Thakare Shopping Mall **1.2 Km**

## LAND & APPROVALS

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

## BUILDER & CONSULTANTS

### Builder Profile

Project Funded By	Architect	Civil Contractor
NA	NA	NA

EMAAR MADONNA

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2019	0.18 Acre	1 BHK,2 BHK

### Project Amenities

Sports	NA
Leisure	NA

<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Landscaped Gardens

EMAAR MADONNA

## BUILDING LAYOUT



Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Madonna	2	10	4	1 BHK,2 BHK	40

<b>First Habitable Floor</b>	NA
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### Services & Safety

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

EMAAR MADONNA

# FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	404 - 488 sqft
2 BHK	624 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	NA

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 23360.66	--	INR 9450000 to 11400000
2 BHK	INR 23397.44	--	INR 14600000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 500000	NA

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA

**Bank Approved  
Loans**

Axis Bank,DHFL Bank,HDFC Bank,IIFL Bank,PNB Housing  
Finance Ltd

### **Transaction History**

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

EMAAR MADONNA

## 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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	55
<b>Connectivity</b>	33
<b>Infrastructure</b>	40
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	50



<b>Project</b>	65
<b>People</b>	39
<b>Amenities</b>	30
<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	30
<b>Pricing</b>	30
<b>Total</b>	<b>41/100</b>

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EMAAR MADONNA

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