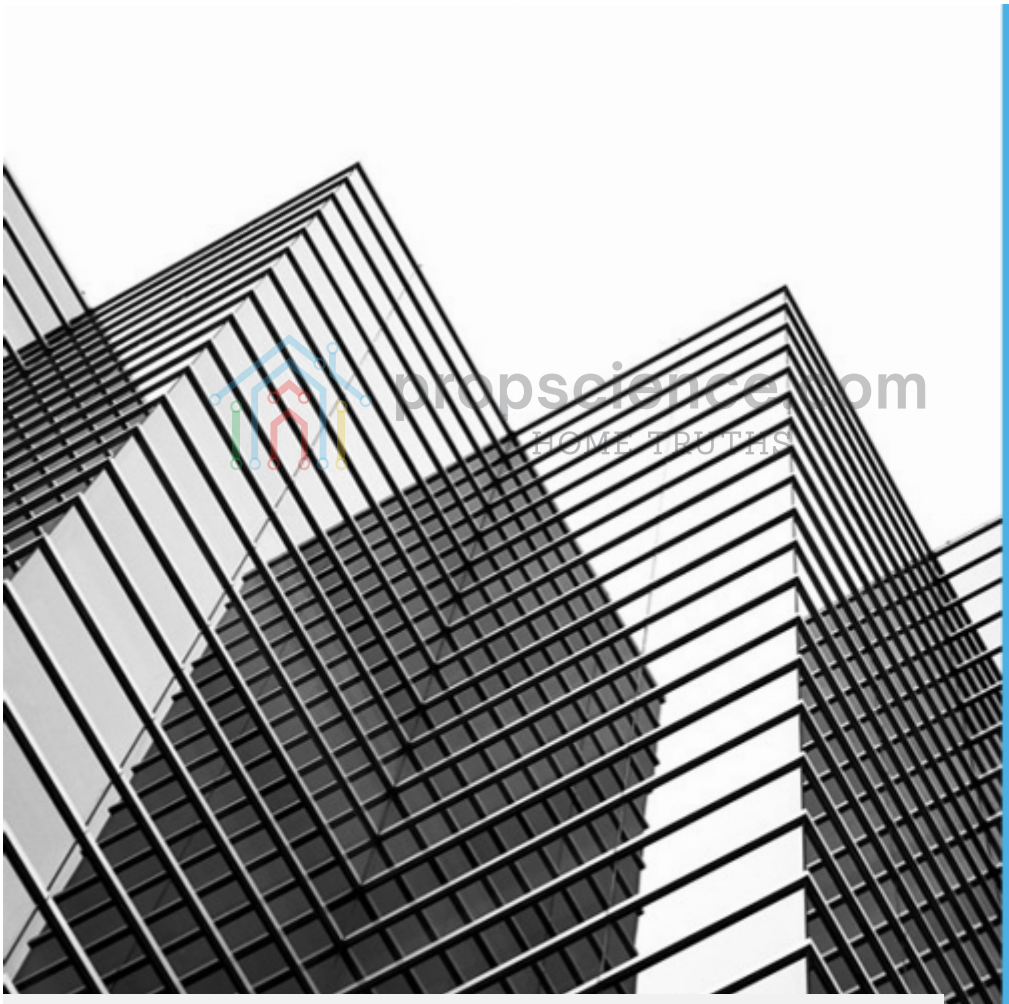
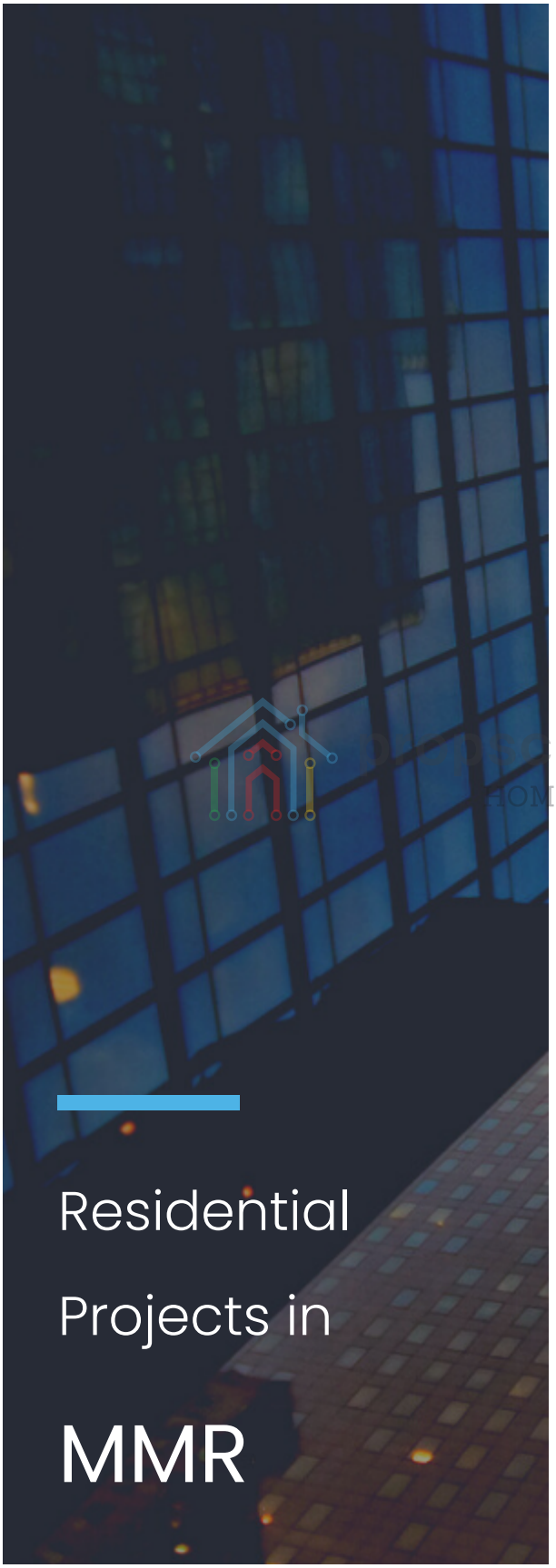
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PROP REPORT



Emaar Madonna

MahaRERA Number : P51800010569



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.

Propscience.com HOME TRUTHS

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

propscience.com
HOME TRUTHS

Neighborhood & Surroundings

Connectivity & Infrastructure

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

EMAAR MADONNA

LAND & APPROVALS

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

NA	1	NA

EMAAR MADONNA

BUILDER & CONSULTANTS

Builder Profile

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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HOME TRUTHS

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

Business & Hospitality	NA
Eco Friendly Features	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

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HOME TRUTHS

First Habitable Floor	NA

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

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HOME TRUTHS

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.

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HOME TRUTHS

GST	Stamp Duty	Registration
5%	6%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	INR 500000	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	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.

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HOME TRUTHS

Category	Score
Place	55
Connectivity	33
Infrastructure	40
Local Environment	30
Land & Approvals	50

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

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HOME TRUTHS

EMAAR MADONNA

Disclaimer

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