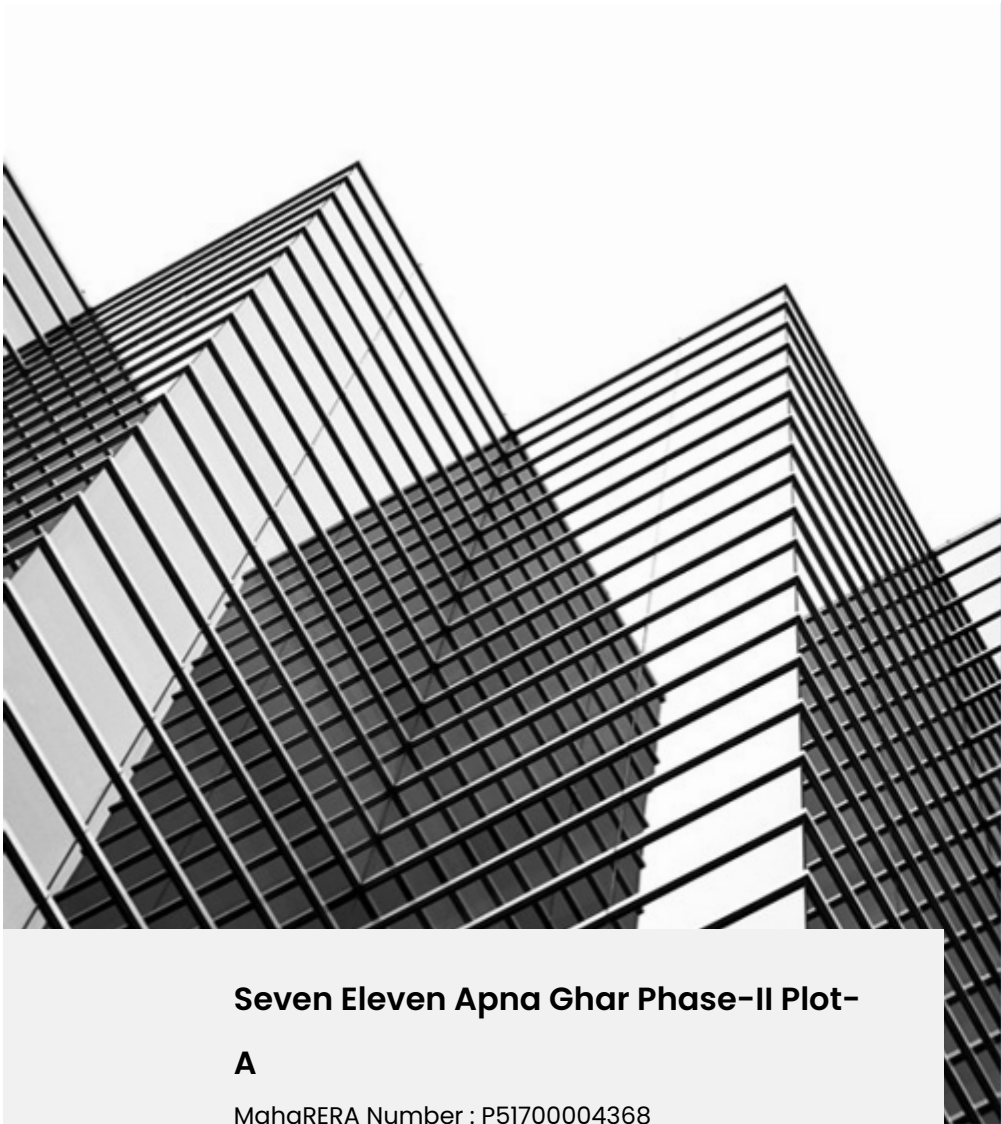


propscience.com

# PROP REPORT



**Seven Eleven Apna Ghar Phase-II Plot-**

**A**

MahaRERA Number : P51700004368



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 Mira Road East. Mira Road West is a locality of the Mira-Bhayandar Municipal Corporation, that is a part of the Thane district of the state of Maharashtra. Its an undeveloped locality of Mira Bhayandar comprising of several government regulated Salt Pans, marshes, and mangroves. This locality does not have any residential or commercial developments. It is connected to the rest of the city and the city of Mumbai via the Mumbai Suburban district railway line.

Post Office	Police Station	Municipal Ward
NA	Kanikya	NA

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **22.6 Km**
- Mira Road Railway Station **3.7 Km**
- Bhaktivedanta Hospital & Research Institute **2.7 Km**
- Podar International School Mira Road **450 Mtrs**
- Thakur Mall **2.8 Km**
- D Mart **1.9 Km**

## LAND & APPROVALS

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

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SEVEN ELEVEN APNA GHAR  
PHASE-II PLOT-A

## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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SEVEN ELEVEN APNA GHAR  
PHASE-II PLOT-A

## PROJECT & AMENITIES

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Time Line	Size	Typography
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Completed on 31st December, 2021

19681 Sqmt

1 BHK,1.5 BHK,Studio

## Project Amenities

<b>Sports</b>	Kids Play Area
<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation,Water Storage

SEVEN ELEVEN APNA GHAR

PHASE-II PLOT-A

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Building A1	2	07	25	1 BHK	175
Building A2	2	06	30	1 BHK	180
Building D2	4	6	54	Studio	324

Building D3	4	6	58	Studio	348
Building D1	4	6	60	1 BHK	360
First Habitable Floor					1st

## Services & Safety

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

SEVEN ELEVEN APNA GHAR  
PHASE-II PLOT-A

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	323 sqft
1 BHK	323 sqft
Studio	150 sqft

Studio	150 sqft
1 BHK	150 – 226 sqft

<b>Floor To Ceiling Height</b>	NA
<b>Views Available</b>	NA

<b>Flooring</b>	Vitrified Tiles,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform
<b>Finishing</b>	Dry Walls,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

SEVEN ELEVEN APNA GHAR  
PHASE-II PLOT-A

# COMMERCIALS



Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	--	--	INR 2060000
1 BHK	--	--	INR 2060000 to 4010000

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

GST	Stamp Duty	Registration
0%	0%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	Axis Bank,HDFC Bank,ICICI Bank,Kotak Bank

### Transaction History

Details of some of the latest transactions can be viewed in Annexure 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	63
Connectivity	23
Infrastructure	100
Local Environment	30
Land & Approvals	56
Project	66
People	39

<b>Amenities</b>	30
<b>Building</b>	53
<b>Layout</b>	30
<b>Interiors</b>	53
<b>Pricing</b>	30
<b>Total</b>	<b>48/100</b>

SEVEN ELEVEN APNA GHAR  
PHASE-II PLOT-A

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