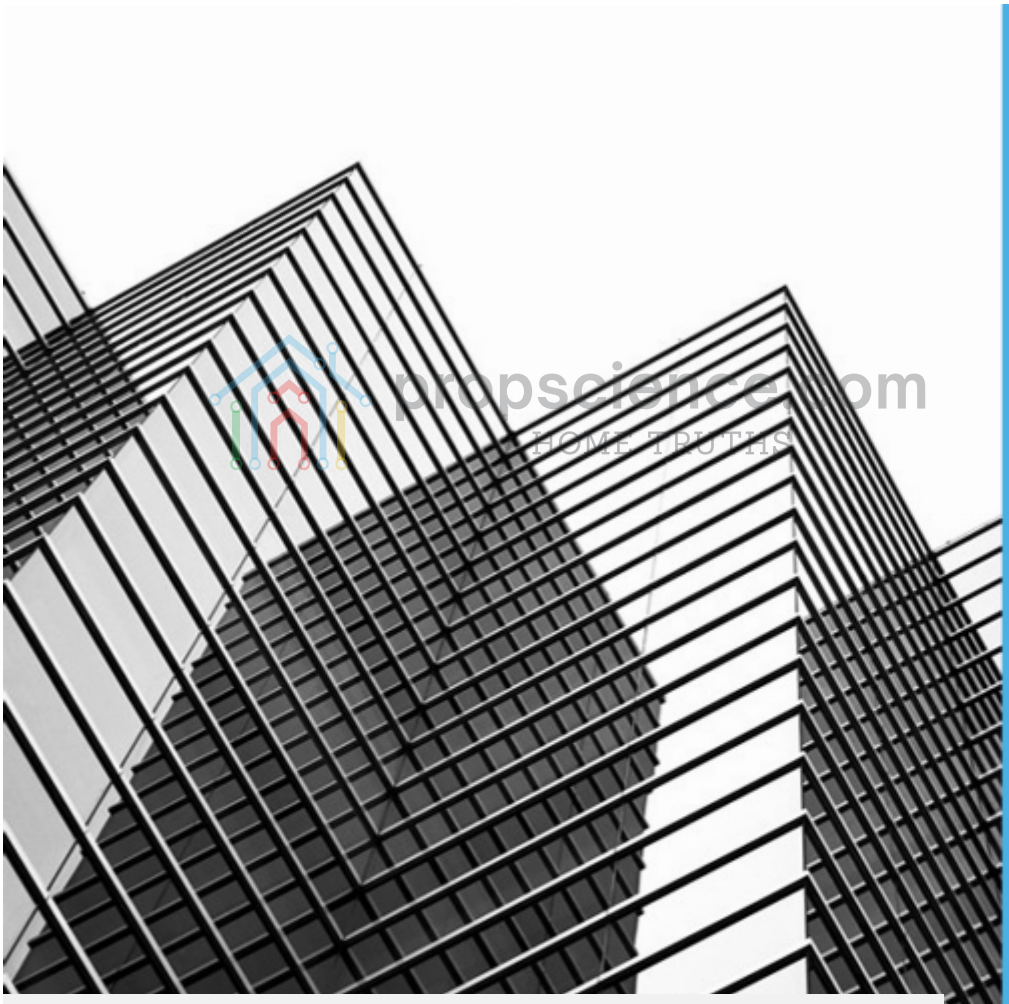
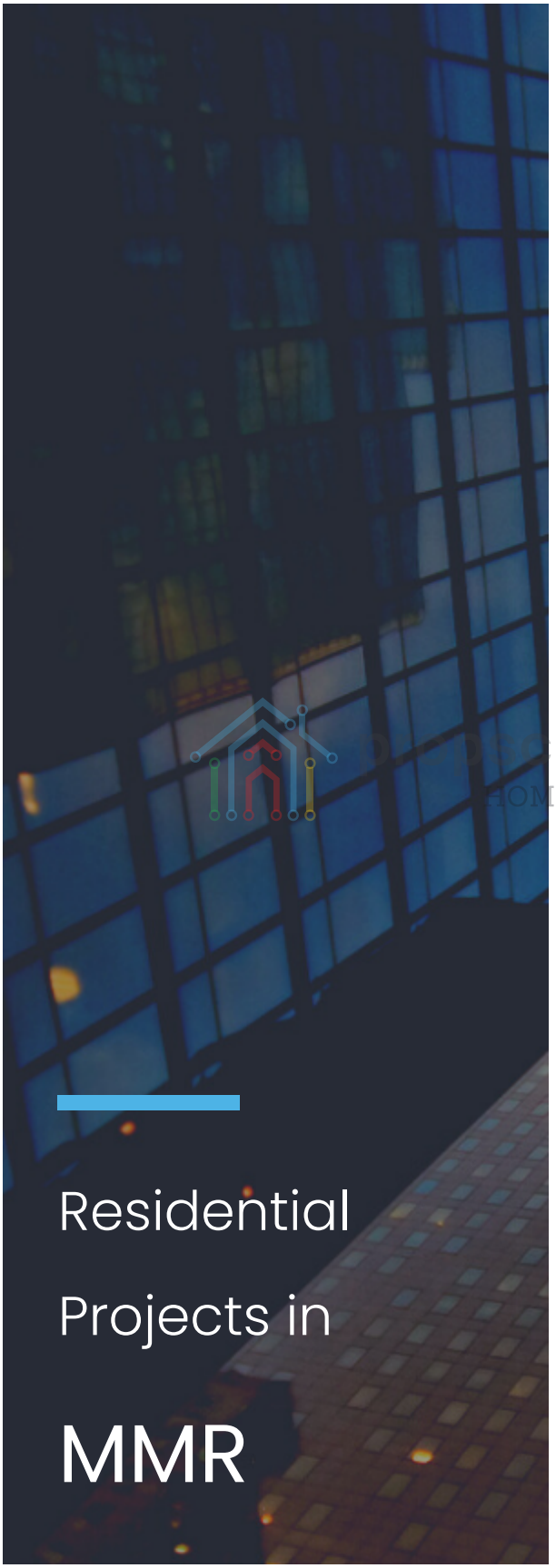
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PROP REPORT



Manhar Residency

MahaRERA Number : P51800002057



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 Dahisar (West). Dahisar is an up-and-coming neighbourhood in the Western Suburbs of Mumbai City. Located at the northernmost tip of the city, all railway lines and bus routes for the Western Suburbs begin from Dahisar. The locality is semi cosmopolitan with a sizeable Gurjati and Maharashtrian population. The common languages spoken here are Hindi, Gujrati and Marathi. Some of the most notable projects in the area include MICL Aaradhya Highpark, Dahisar Sri Kashi Math and Star Bazaar.

Post Office	Police Station	Municipal Ward
Dahisar	NA	Ward R North

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Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area.

Connectivity & Infrastructure

- Mumbai International Airport **27.1 Km**
- Borivali Bus Depot **4.0 Km**
- Dahisar Railway Station **1.0 Km**
- Western Express Highway **1.8 Km**
- Sanjivani Hospital **2.0 Km**
- Rustomjee Business School **2.0 Km**
- Thakur Mall **3.3 Km**
- D Mart **600 Mtrs**

MANHAR RESIDENCY

LAND & APPROVALS

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

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BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 30th June, 2021	528 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Kids Play Area
Leisure	Pet Friendly
Business & Hospitality	ATM / Bank Attached,Restaurant / Cafe
Eco Friendly Features	Water Storage

MANHAR RESIDENCY

BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Manhar Residency	2	9	3	1 BHK	27
Manhar Residency	2	9	3	2 BHK	27

First Habitable Floor	1st

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	375 - 405 sqft
2 BHK	479 - 612 sqft

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Floor To Ceiling Height	NA
Views Available	NA

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

Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	VRV / VRF System
Technology	NA
White Goods	CCTV System,Geyser

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 8840250 to 9536670
2 BHK	--	--	INR 11254506 to 14326754

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

GST	Stamp Duty	Registration
5%	4%	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	NA
Bank Approved Loans	HDFC Bank,ICICI Bank,Indialbulls Home Loans

Transaction History

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

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
February 2022	566	NA	INR 8500000	INR 15017.67
January 2022	640	NA	INR 9250000	INR 14453.13

January 2022	643	NA	INR 10400000	INR 16174.18
December 2021	527	NA	INR 8000000	INR 15180.27
November 2021	673	NA	INR 12172680	INR 18087.19
October 2021	458	NA	INR 6552920	INR 14307.69
June 2021	413	NA	INR 6025000	INR 14588.38
April 2021	643	NA	INR 9000000	INR 13996.89
February 2021	407	NA	INR 5680000	INR 13955.77

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MANHAR RESIDENCY

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	65
Connectivity	73
Infrastructure	78
Local Environment	30
Land & Approvals	44
Project	65
People	39
Amenities	36
Building	53
Layout	38
Interiors	60
Pricing	30
Total	51/100

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