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# PROP REPORT



**Empire Towers**

MahaRERA Number : P51700005215



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.

## LOCATION

The project is in Naupada. Naupada is a premium residential area in Thane West, located along the central line of LBS Marg, Eastern Highway, and the Mumbai Suburban Railway. It is a development zone with mainly multi-story residential apartments. It is popular due to its proximity to the Wagle Industrial Zone and other IT / industrial centres, as well as good municipal facilities and public transport facilities. It is adjacent to other famous areas like Teen Hath Naka, Kopri, and Panch Pakhadi. It also has good connectivity to shopping malls in Mumbai and Navi Mumbai through the central and cross lines. Marathi Sindhi, Gujarati, and Hindi are the most widely spoken languages. There are many medical centres, hospitals, and educational institutions in the nearby area.

Post Office	Police Station	Municipal Ward
NA	NA	NA

## Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is prone to traffic jams at all hours.

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **18.3 Km**
- Thane Railway Station **2.4 Km**
- Jupiter Hospital **3.3 Km**
- DAV Public School **5.0 Km**
- Vivianna Mall **2.5 Km**
- D'Mart **4.9 Km**

## EMPIRE TOWERS

### LAND & APPROVALS

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

## EMPIRE TOWERS

### BUILDER & CONSULTANTS



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Project Funded By	Architect	Civil Contractor
NA	NA	NA

## EMPIRE TOWERS

### PROJECT & AMENITIES

Time Line	Size	Typography
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2024 Ready to move

1.73 Acre

2 BHK,3 BHK,4 BHK

## Project Amenities

<b>Sports</b>	Cricket Pitch,Multipurpose Court,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Amphitheatre,Mini Theatre,Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Pet Friendly
<b>Business &amp; Hospitality</b>	Visitor's Room
<b>Eco Friendly Features</b>	Waste Segregation,Landscaped Gardens,Water Storage



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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Legend	3	22	4	2 BHK,3 BHK	88
Legacy	3	23	4	2 BHK,3 BHK	92

First Habitable Floor


5th

## Services & Safety

- **Security** : Society Office, Maintenance Staff
- **Fire Safety** : NA
- **Sanitation** : There are slums settlements near the project
- **Vertical Transportation** : NA

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## FLAT INTERIORS



Configuration	RERA Carpet Range
2 BHK	600 - 696 sqft
3 BHK	767 - 972 sqft
2 BHK	600 - 696 sqft
3 BHK	767 - 972 sqft

Floor To Ceiling Height

NA

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



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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 34666.67	--	INR 20800000 to 24500000
3 BHK	INR 34164.46	--	INR 27600000 to 33200000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
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,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.

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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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	45
<b>Connectivity</b>	33
<b>Infrastructure</b>	68
<b>Local Environment</b>	38
<b>Land &amp; Approvals</b>	50
<b>Project</b>	58
<b>People</b>	39
<b>Amenities</b>	64
<b>Building</b>	78
<b>Layout</b>	45
<b>Interiors</b>	53



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<b>Pricing</b>	30
<b>Total</b>	<b>50/100</b>

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