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PROP REPORT



Laxmina Elanza

MahaRERA Number : P51800026617



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 Chembur (East). Chembur is an upmarket large suburb in Mumbai. Chembur is also said to be a reference to Chevul at the mouth of the Kundalika River on mainland Maharashtra. S V Patel Nagar , Gurudwara , Aggarwal Colony , Central Railway Colony , New Rna Colony are the neighbouring localities to Chembur East. After independence, Chembur was one of the sites where refugee camps were set up to settle refugees after partition. The industrialisation of Trombay during and after the war led to the demand for housing and the growth of Chembur thereafter. Famous studios like the RK studios built by the late Raj Kapoor were present in Chembur.

Post Office	Police Station	Municipal Ward
Chembur 	NA	Ward M East

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 309 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **9.1 Km**
- Ghatla Village Bus Stop **130 Mtrs**
- Chembur Monorail station **1.9 Km**
- Chembur Railway Station **1.5 Km**
- Eastern Fwy, Mumbai **500 Mtrs**
- Zen Mult Speciality Hospital **1.3 Km**
- The Green Acres Academy **2 Km**
- K-Star Mall **800 Mtrs**
- Ratna Department Store **500 Mtrs**

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LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Established in 2005 the Laxmi Group is an emerging real estate company with an established track record of constructing around 5,50,000 sq.ft. in a short span of time. Projects with in excess 500,000 sq.ft. of development area are under various stages of execution and are expected to be delivered over the next 3-5 years. The group has achieved expertise in the execution of complex redevelopment projects in a timely manner through a deep understanding of laws and meticulous planning.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2023	0.11 Acre	1 BHK

Project Amenities  **propscience.com**
HOME TRUTHS

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Charging Ports - Electrical Cars

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Laxmina Elanza	2	9	4	1 BHK	36
First Habitable Floor				3rd floor	

Services & Safety

- **Security** : Maintenance Staff, Security System / CCTV, Intercom Facility, Video Door Phone, MyGate / Security Apps, Earthquake Resistant Design
- **Fire Safety** : Fire cylinders, CNG / LPG Gas Leak Detector
- **Sanitation** : There are slums settlements near the project
- **Vertical Transportation** : High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	399 - 477 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink
Finishing	Anodized Aluminum / UPVC Window Frames,Double glazed glass windows
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	Modular Kitchen,Water Purifier,Washing Machine & Dryer,Refrigerator

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 11600000 to 14500000

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

GST	Stamp Duty	Registration
5%	5%	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	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,SBI Bank

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.

Category	Score
Place	48
Connectivity	83
Infrastructure	86
Local Environment	63
Land & Approvals	44
Project	74
People	46
Amenities	62
Building	55
Layout	53
Interiors	80



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HOME TRUTHS

Pricing	30
Total	60/100

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