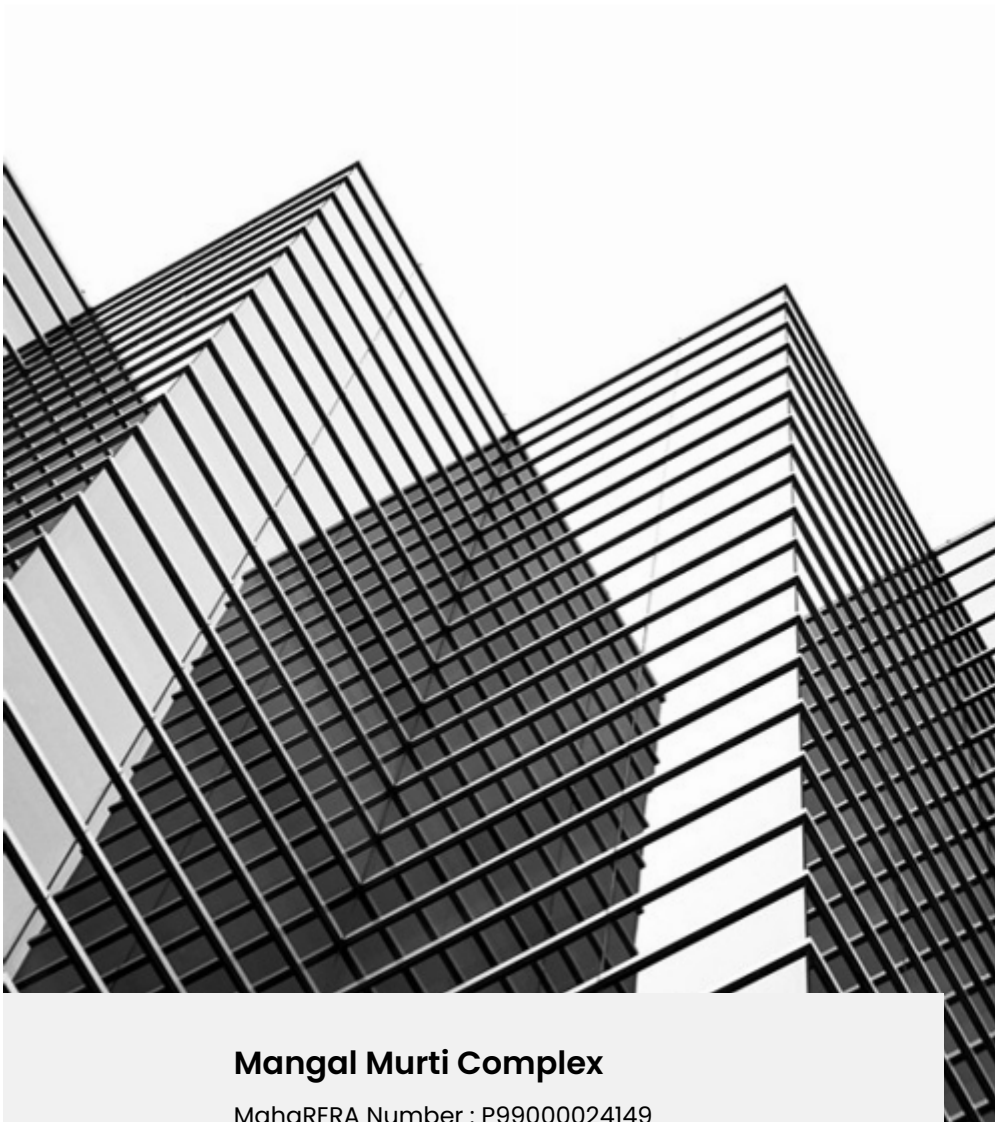


propscience.com

# PROP REPORT



**Mangal Murti Complex**

MahaRERA Number : P99000024149



# 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

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| Virar       | NA             | NA             |

### Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 124 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **60 Km**
- Bolinj Naka **500 Mtrs**
- Virar Railway Station **1.5 Km**
- Virar Phata, Kaner, Maharashtra 401303 **12.6 Km**
- Vijay Vallabh Hospital, Tirupati Nagar Rd, beside Banjara Hotel, Phase 1, Tirupati Nagar, Virar West, Virar, Maharashtra 401303 **1.7 Km**
- Matrix Academy School, Virar West, Gulmohar Heritage, Kharodi Naka, Bolinj Tal, Dist, Virar West, Vasai-Virar, Maharashtra 401303 **600 Mtrs**
- Rockstar Nova Cinemaz, Ladku plaza, Agashi Rd, olanda naka, Bolinj, Virar West, Virar, Maharashtra 401301 **1.3 Km**
- D Mart virar West, near NEW VIVA COLLAGE, Chintamani Vihar, Y K Nagar, ROAD, Virar, Maharashtra 401303 **2.4 Km**

# LAND & APPROVALS

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

MANGAL MURTI COMPLEX

# BUILDER & CONSULTANTS

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA                | NA        | NA               |

MANGAL MURTI COMPLEX

# PROJECT & AMENITIES

| Time Line                        | Size      | Typography         |
|----------------------------------|-----------|--------------------|
| Completed on 30th December, 2024 | 2768 Sqmt | 1 BHK,2 BHK,Studio |

Project Amenities

|                        |                |
|------------------------|----------------|
| Sports                 | Kids Play Area |
| Leisure                | NA             |
| Business & Hospitality | NA             |
| Eco Friendly Features  | Water Storage  |

MANGAL MURTI COMPLEX

BUILDING LAYOUT

| Tower Name           | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Mangal Murti Complex | 0               | 3            | 8               | Studio         | 24             |
| Mangal Murti Complex | 0               | 3            | 8               | 1 BHK          | 24             |
| Mangal Murti Complex | 0               | 3            | 8               | 2 BHK          | 24             |

First Habitable Floor

1st Floor

## Services & Safety

- **Security :** Society Office,Security Staff
- **Fire Safety :** NA
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** NA

MANGAL MURTI COMPLEX

## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| Studio        | 214 – 246 sqft    |
| 1 BHK         | 331 – 371 sqft    |
| 2 BHK         | 461 – 578 sqft    |

|                         |                       |
|-------------------------|-----------------------|
| Floor To Ceiling Height | Between 9 and 10 feet |
| Views Available         | Road View / No View   |

|                              |                                                                                                                                                 |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Flooring                     | Vitrified Tiles,Anti Skid Tiles                                                                                                                 |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards |
| Finishing                    | Luster Finish Paint                                                                                                                             |
| HVAC Service                 | Split / Box A/C Provision                                                                                                                       |
| Technology                   | Optic Fiber Cable                                                                                                                               |
| White Goods                  | NA                                                                                                                                              |

MANGAL MURTI COMPLEX

## COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price              |
|---------------|---------------|-----------------|------------------------|
| Studio        | INR 7800      | INR 1669200     | INR 1919580 to 2206620 |
| 1 BHK         | INR 7800      | INR 2581800     | INR 2969907 to 3327870 |

|       |          |             |                           |
|-------|----------|-------------|---------------------------|
| 2 BHK | INR 7800 | INR 3595800 | INR 4135170 to<br>5184660 |
|-------|----------|-------------|---------------------------|

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

|            |                 |               |
|------------|-----------------|---------------|
| GST        | Stamp Duty      | Registration  |
| 2%         | 7%              | INR 550000    |
| Floor Rise | Parking Charges | Other Charges |
| NA         | INR 350000      | INR 90000     |

|                     |                                                               |
|---------------------|---------------------------------------------------------------|
| Festive Offers      | The builder is not offering any festive offers at the moment. |
| Payment Plan        | Construction Linked Payment                                   |
| Bank Approved Loans | Axis Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd       |

**Transaction History**

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

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             | 45    |
| Connectivity      | 65    |
| Infrastructure    | 86    |
| Local Environment | 90    |
| Land & Approvals  | 44    |
| Project           | 66    |
| People            | 39    |
| Amenities         | 30    |
| Building          | 65    |
| Layout            | 45    |

|                  |               |
|------------------|---------------|
| <b>Interiors</b> | 55            |
| <b>Pricing</b>   | 50            |
| <b>Total</b>     | <b>57/100</b> |

---

## MANGAL MURTI COMPLEX

### Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance

on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.