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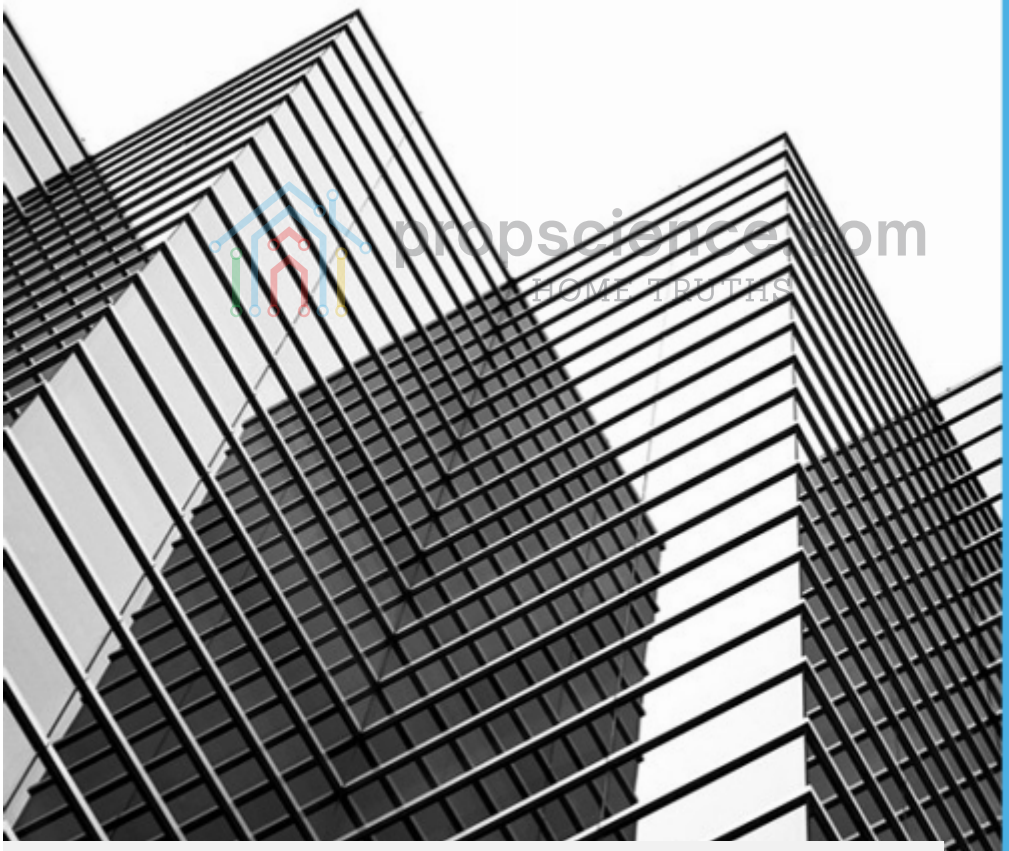
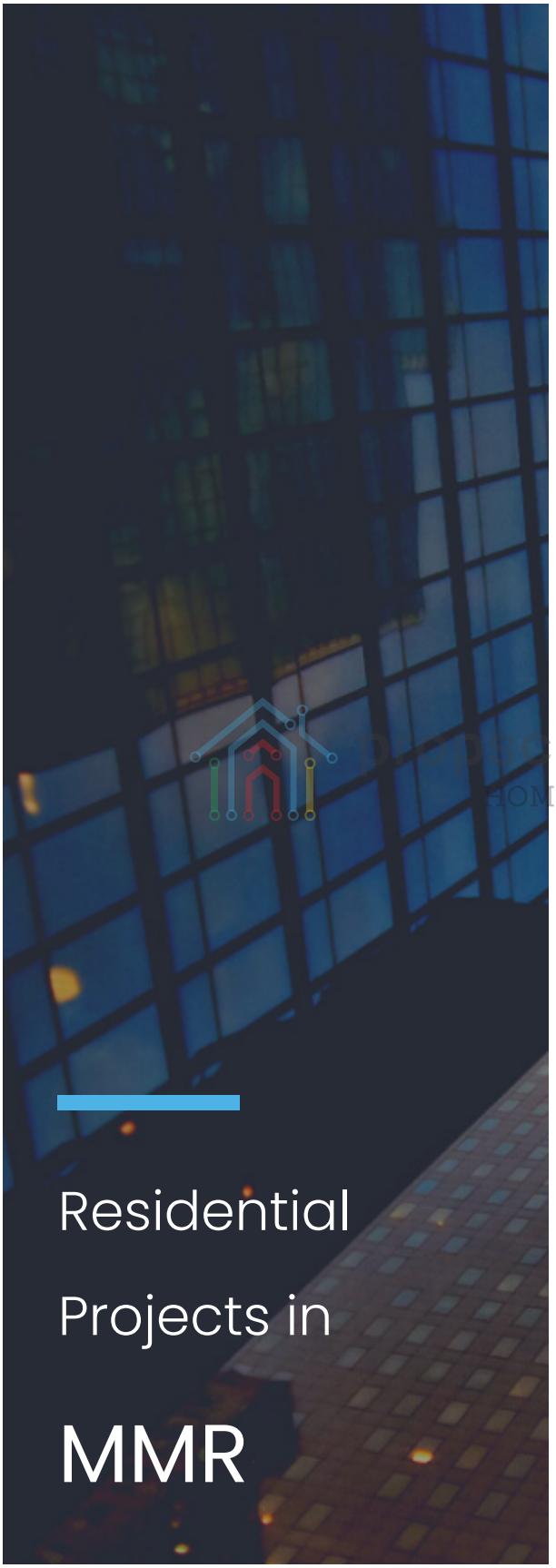
PROP REPORT



Maxima

MahaRERA Number : P51800017154



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 Jogeshwari (East). Jogeshwari is a suburb located in the western part of Mumbai. It is notable for its caves - 'Jogeshwari Caves'. The Jogeshwari - Vikhroli Link Road connects Jogeshwari a western suburb of Mumbai with Vikhroli an eastern suburb. Jogeshwari East is a well-known suburban locality in Mumbai, strategically placed along the important roads of Western Express Highway and Jogeshwari Vikhroli Link Road. It is primarily a residential area with presence of few commercial establishments.

Post Office	Police Station	Municipal Ward
Chakala Midc	M I D C Police Station	Ward K East

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Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 104 Moderate AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji International Airport **6.3 Km**
- Agarkar Chowk Andheri Bus Station (E), Andheri East, Mumbai, Maharashtra 400053 **3.70 Km**
- Jogeshwari Railway Station **2.4 Km**
- Western Express Highway **1.30 Km**
- Shalyak Hospital **1.5 Km**
- Oberoi International **350 Mtrs**
- The Hub Mall **2.8 Km**
- Vishal Hall / Teli Gully, Azad Nagar, Andheri East, Mumbai, Maharashtra 400053 **4.60 Km**

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LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	4	1

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BUILDER & CONSULTANTS

Oberoi Realty is a well renowned builder in MMR with over thirty years of experience. The company has developed approximately 11.89 million sqft. They have completed over forty-two residential and commercial projects across Mumbai City. Some of their top selling projects include Oberoi Three Sixty West, Oberoi Elysian and Oberoi Esquire. It is listed on the Bombay Stock Exchange (BSE) and the National Stock Exchange (NSE).

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2022	1.52 Acre	3 BHK

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Project Amenities

Sports	Swimming Pool,Kids Play Area,Gymnasium
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Maxima	4	42	6	3 BHK	252

First Habitable Floor	6th Floor

Services & Safety

- **Security :** Security System / CCTV
- **Fire Safety :** Fire cylinders
- **Sanitation :** There are nalas / contaminated water outlets near the project
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1381 - 1397 sqft

Floor To Ceiling Height	Between 9 and 10 feet

Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Dry Walls,False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	Modular Kitchen

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 25500	INR 35215500	INR 35215500 to 35623500

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	NA	NA

Festive Offers	Subvention scheme price will be 27950 + 150 floor rise price. Also Builder is providing scheme on Stamp duty, currently customer has to pay the Stamp duty amount and when builder receives O.C. or gives Possession whichever is earlier the builder will reduce the Stamp duty amount from balance payment
Payment Plan	NA
Bank Approved Loans	Axis Bank

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Transaction History

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

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
August 2022	1313	8	INR 40420877	INR 30785.13
July 2022	1329	22	INR 42560000	INR 32024.08
July 2022	1444	7	INR 40206632	INR 27843.93
July 2022	1444	7	INR 40206632	INR 27843.93
July 2022	1313	NA	INR 92615714	INR 70537.48
May 2022	1313	NA	INR 36458400	INR 27767.25
April 2022	1444	NA	INR 34787038	INR 24090.75
March 2022	1444	NA	INR 36420872	INR 25222.21
March 2022	1444	NA	INR 36527450	INR 25296.02
March 2022	1462	NA	INR 38495599	INR 26330.78
February 2022	1444	10	INR 35399726	INR 24515.05

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February 2022	1462	24	INR 38702194	INR 26472.09
February 2022	1462	21	INR 38627050	INR 26420.69
January 2022	1462	15	INR 36842836	INR 25200.3
December 2021	1462	14	INR 36636241	INR 25058.99
December 2021	1444	19	INR 37770350	INR 26156.75
December 2021	1444	8	INR 34991267	INR 24232.18
November 2021	1462	19	INR 37669218	INR 25765.54
November 2021	1444	11	INR 36113150	INR 25009.11
November 2021	1444	27	INR 38871622	INR 26919.41

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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	63
Infrastructure	84
Local Environment	70
Land & Approvals	56
Project	80
People	56
Amenities	36

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Building	65
Layout	70
Interiors	73
Pricing	40
Total	**62/100**

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