

propscience.com

# PROP REPORT



**Kabra Prarthna**

MahaRERA Number : P51800000499



# 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 Andheri (West). Andheri is a locality in the western part of the city of Mumbai in India. Andheri is the major Bollywood Industry hub and it is the talent enclave of Mumbai, be it those from production houses, animation, the entertainment industry, and corporate. For administrative purposes, the area is separated into Andheri West and Andheri East. Andheri East comes under the K/E ward of BMC. Andheri West is a big and developed residential and commercial suburb.

Post Office	Police Station	Municipal Ward
Juhu PO	Andheri Police Station	Ward K West

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 147 Moderate AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East, Vile Parle, **4.40 Km**
- Chhatrapati Shivaji Maharaj International Airport **4.80 Km**
- Linking Road Bus stop **360 Mtrs**
- Vile Parle Station, Swami Vivekananda Rd, Gautam Ashish Society, Kesar Kunj, Vile Parle West, **1.70 Km**
- Western Express Highway **3.40 Km**
- Cooper Hospital, JVPD Scheme, Vile Parle West, Mumbai, Maharashtra 400056 **800 Mtrs**
- Mithibai College, No. 1, Gulmohar Road, MHADA Colony, Vile Parle West **350 Mtrs**
- Shoppers Stop, 211 D, S V Road, Andheri West, **1.30 Km**
- Alfa stores, Shop No 5/6, Dadi House, Irla Rd, Vile Parle West, Mumbai, Maharashtra 400056 **900 Mtrs**

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## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
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NA	NA	NA
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# PROJECT & AMENITIES



Time Line	Size	Typography
Completed on 31st December, 2019	0.25 Acre	2 BHK,3 BHK,4 BHK

## Project Amenities

Sports	Swimming Pool,Gymnasium
Leisure	Yoga Room / Zone
Business & Hospitality	NA
Eco Friendly Features	Landscaped Gardens

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# BUILDING LAYOUT



Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Kabra Prarthna	2	14	2	2 BHK,3 BHK,4 BHK	28
First Habitable Floor				3 rd floor	

## Services & Safety

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

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## FLAT INTERIORS

Configuration	RERA Carpet Range
4 BHK	2000 sqft
Floor To Ceiling Height	Between 9 and 10 feet

Views Available	Road View / No View
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Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Concealed copper wiring
Finishing	Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
4 BHK	INR 55000	--	INR 110000000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
0%	1%	INR 6
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 1500000	NA

<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,ICICI Bank,LIC Housing Finance Ltd,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	65
Connectivity	80
Infrastructure	92
Local Environment	90
Land & Approvals	44
Project	73
People	39
Amenities	30
Building	77
Layout	66
Interiors	73
Pricing	30

**Total**

**63/100**

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