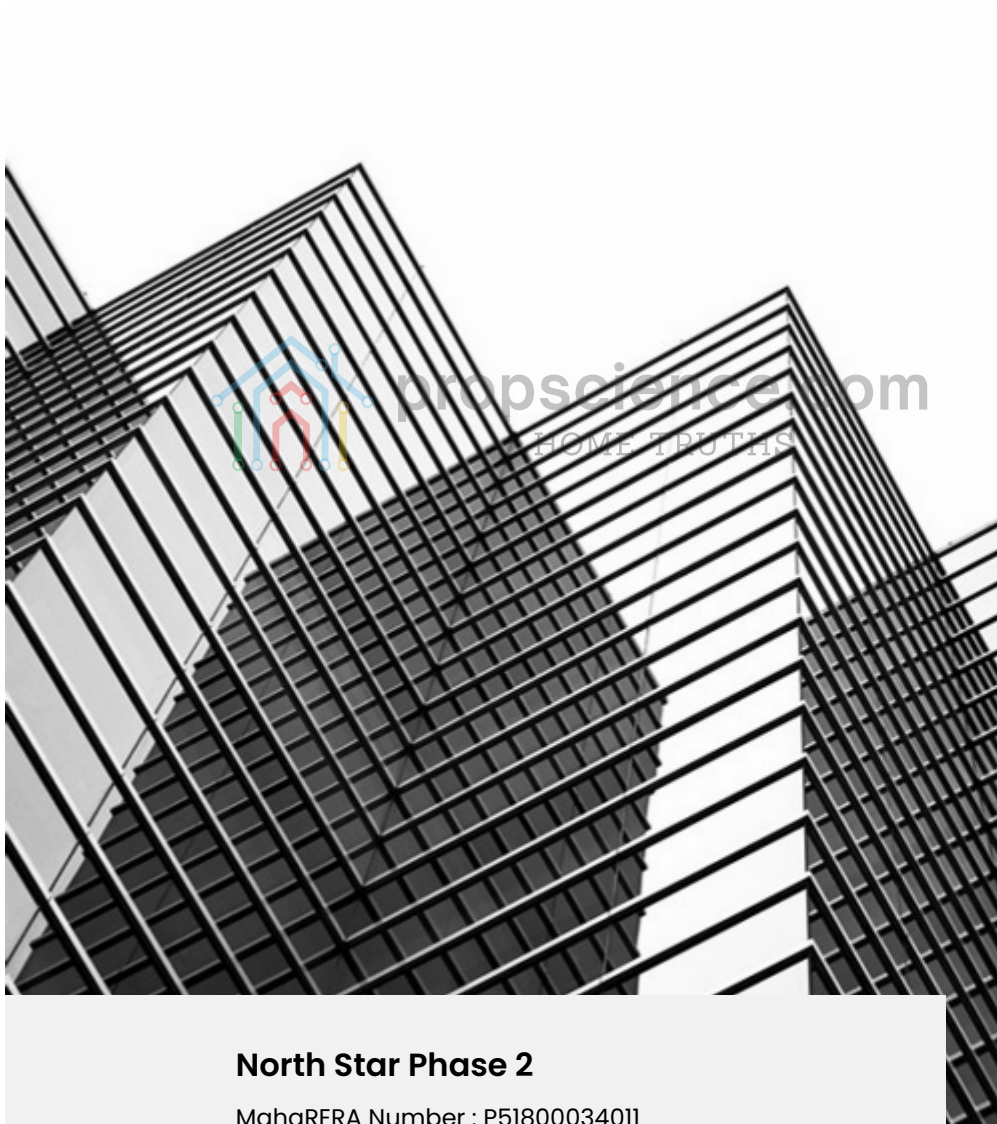


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PROP REPORT



North Star Phase 2

MahaRERA Number : P51800034011



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 Govandi (East). Govandi is a suburban neighborhood in eastern Mumbai, Maharashtra. Deonar Municipal Colony , Lalle Ameerchand Complex , Municipal Colony, Sector 2 , Telecom Factory Colony are the nearby Localities to Govandi East.

| Post Office | Police Station | Municipal Ward |
|---------------|-----------------------|----------------|
| Shivaji Nagar | Deonar Police Station | Ward M East |

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 141 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **8.9 Km**
- Gautam Nagar / Deonar Pashuvadh Grah, Deonar **550 Mtrs**
- Govandi Railway Station **1.7 Km**
- Eastern Freeway **100 Mtrs**
- Glazy Hospital Govandi **450 Mtrs**
- RBK International Academy **700 Km**
- Cubic Mall - Chembur **2.8 Km**
- K Star Mall **2.6 Km**

LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| March 2022 | NA | 1 |

NORTH STAR PHASE 2

BUILDER & CONSULTANTS

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

NORTH STAR PHASE 2

PROJECT & AMENITIES

| Time Line | Size | Typography |
|---------------------------------|-------------|------------|
| Completed on 25th October, 2025 | 4842.3 Sqmt | 1 BHK |

Project Amenities

| | |
|-----------------------------------|--|
| Sports | Jogging Track,Kids Play Area,Kids Zone,Kids Gym,Gymnasium,Outdoor Gym,Indoor Games Area |
| Leisure | Yoga Room / Zone,Spa,Library / Reading Room,Senior Citizen Zone |
| Business & Hospitality | Banquet Hall,Clubhouse,Community Hall,Multipurpose Hall |
| Eco Friendly Features | Waste Segregation,Green Zone,Rain Water Harvesting,Landscaped Gardens,Charging Ports - Electrical Cars,STP Plant |

NORTH STAR PHASE 2



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HOME TRUTHS

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|--------------------|-----------------|--------------|-----------------|----------------|----------------|
| North Star Phase 2 | 5 | 12 | 14 | 1 BHK | 168 |

| | |
|-----------------------|-----------|
| First Habitable Floor | 2nd Floor |
|-----------------------|-----------|

Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff
- **Fire Safety** : Fire Hose,Fire cylinders,Fireman's Lift,CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Stretcher Lift,Goods Lift

NORTH STAR PHASE 2

FLAT INTERIORS

| | |
|---|---|
| Configuration | RERA Carpet Range |
|  1 BHK | propscience.com HOME TRUTHS 319 sqft |

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

| | |
|---|---|
| Flooring | Marble Flooring,Wooden Flooring |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Safety door,Electrical Sockets / Switch Boards |
| Finishing | Dry Walls,False Ceiling |

| | |
|---------------------|---|
| HVAC Service | NA |
| Technology | WIFI enabled,Optic Fiber Cable |
| White Goods | Modular Kitchen,Water Purifier,Air Conditioners,Washing Machine & Dryer,Refrigerator,Microwave Oven,Dish Washer |

NORTH STAR PHASE 2

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|-------------|
| 1 BHK | -- | HOME TRUTHS | INR 6564275 |

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 | Construction Linked Payment |
| Bank Approved Loans | Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank |

Transaction History

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

NORTH STAR PHASE 2

PROJECT PROPSCORE

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HOME TRUTHS

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 | 66 |
| Local Environment | 80 |
| Land & Approvals | 44 |
| Project | 68 |
| People | 48 |
| Amenities | 76 |
| Building | 72 |
| Layout | 45 |
| Interiors | 80 |
| Pricing | 40 |
| Total | 62/100 |



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HOME TRUTHS

NORTH STAR PHASE 2

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