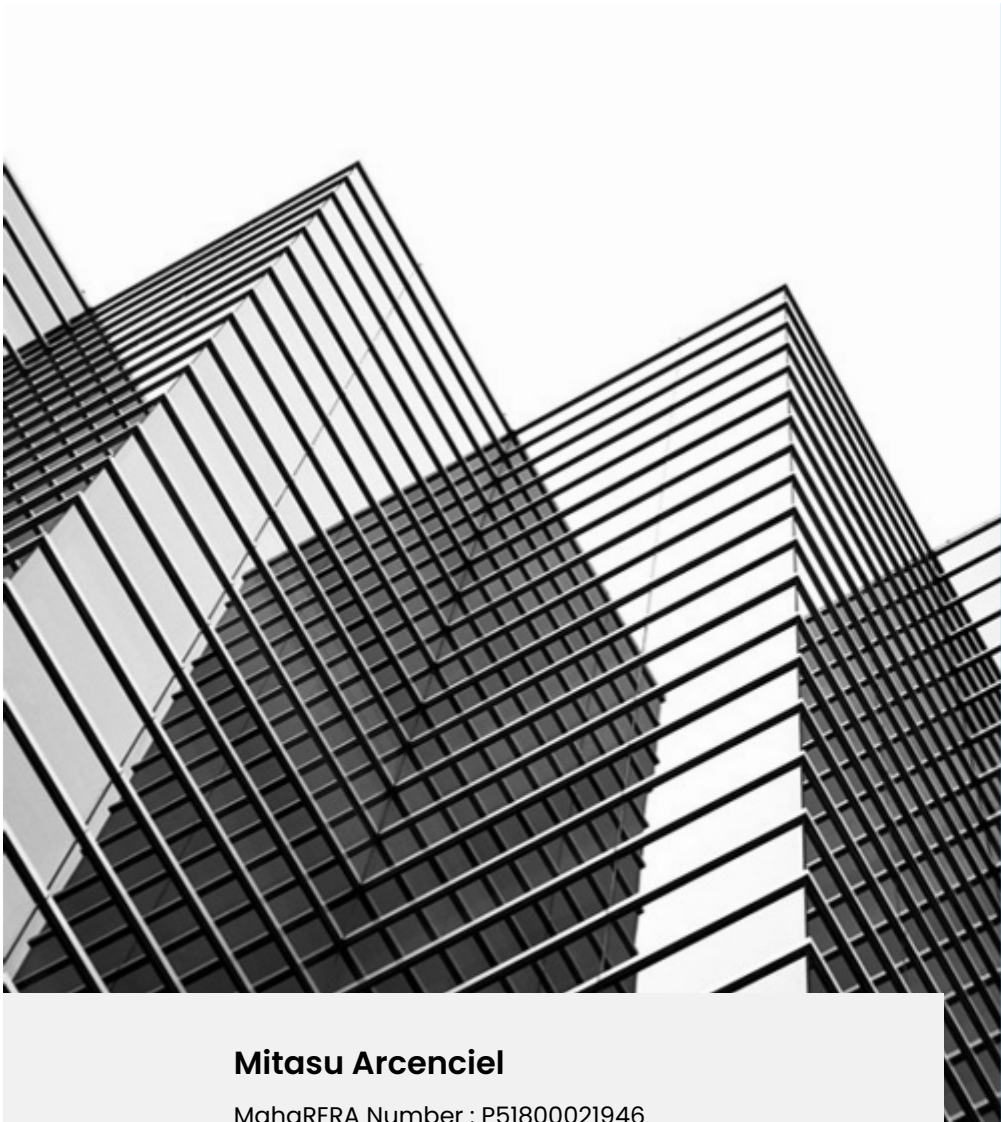


propscience.com

# PROP REPORT



**Mitasu Arcenciel**

MaharERA Number : P51800021946



# 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 Mulund (West). Mulund is a suburb in the north-east of Mumbai. It is also a railway station on the Central Railway line of the Mumbai Suburban Railway. Mulund marks the end of Mumbai city. It is said to be the earliest planned neighborhood of Mumbai city. Mulund is home to a mix of a large number of industrial factories located along present day L.B.S. road. Mulund consists of numerous shopping marts, residential and industrial establishments.

Post Office	Police Station	Municipal Ward
Mulund West	NA	Ward T

## Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 35 AQI and the noise pollution is 51 to 85 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **15.9 Km**
- Fortis Hospital Bus Stop **400 Mtrs**
- Nahur Railway Station **2.7 Km**
- Mulund - Goregaon Link Rd **550 Mtrs**
- Fortis Hospital Mulund **400 Mtrs**
- NES International School **3.5 Km**
- R Mall **2.8 Km**
- Sarvodaya Food **600 Mtrs**

# LAND & APPROVALS

## Legal Title Summary

The land upon which the project has been constructed appears to be freehold. Mitasu Developers Pvt. Ltd. are the absolute owners of the said land.

## Encumbrances

The documents uploaded on the MahaRERA website, the title of the land is clear and marketable, without any documented encumbrances.

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

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# BUILDER & CONSULTANTS

Shreeji Construction is one the leading real estate developers based in Mumbai, led by Mr Nimesh Desai and Mr Bhushan Patil. Their immense experience and the unparalleled expertise of the engineers and admin teams have brought immense reputation and recognition to Shreeji Construction. They have completed various projects in Mumbai and have 5 upcoming skyscrapers planned in Orlem, Malad.

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 October, 2024	0.74 Acre	2 BHK

### Project Amenities

Sports	Swimming Pool,Kids Play Area,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Multipurpose Hall
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Phase I	4	22	8	2 BHK	176
Phase II	4	22	8	2 BHK	176
First Habitable Floor				4th Floor	

## Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	482 - 624 sqft
2 BHK	482 - 624 sqft

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

<b>Flooring</b>	Marble Flooring,Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink
<b>Finishing</b>	Anodized Aluminum / UPVC Window Frames,False Ceiling,Laminated flush doors
<b>HVAC Service</b>	NA
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 24066.39	INR 11600000	INR 13300000 to 16700000

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

GST	Stamp Duty	Registration
5%	0%	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,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,Kotak Bank,SBI Bank,YES Bank

**Transaction History**

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

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
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<b>February 2022</b>	483	7	INR 7103500	INR 14707.04
<b>January 2022</b>	676	5	INR 11170250	INR 16524.04
<b>October 2021</b>	615	14	INR 12442205	INR 20231.23
<b>October 2021</b>	615	7	INR 11453101	INR 18622.93
<b>July 2021</b>	676	14	INR 12442205	INR 18405.63
<b>June 2021</b>	531	15	INR 10648351	INR 20053.39
<b>June 2021</b>	531	NA	INR 10553200	INR 19874.2
<b>June 2021</b>	676	9	INR 8100000	INR 11982.25
<b>May 2021</b>	676	14	INR 11287500	INR 16697.49
<b>April 2021</b>	676	10	INR 11685000	INR 17285.5
<b>March 2021</b>	676	14	INR 13061500	INR 19321.75
<b>March 2021</b>	531	6	INR 7981309	INR 15030.71
<b>January 2021</b>	531	6	INR 10215100	INR 19237.48

<b>December 2020</b>	676	9	INR 12200000	INR 18047.34
<b>December 2019</b>	687	10	INR 12793500	INR 18622.27
<b>December 2019</b>	676	10	INR 9800000	INR 14497.04

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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	55
Connectivity	83
Infrastructure	78

<b>Local Environment</b>	80
<b>Land &amp; Approvals</b>	44
<b>Project</b>	71
<b>People</b>	46
<b>Amenities</b>	48
<b>Building</b>	55
<b>Layout</b>	53
<b>Interiors</b>	63
<b>Pricing</b>	40
<b>Total</b>	<b>60/100</b>

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MITASU ARCENCIEL

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