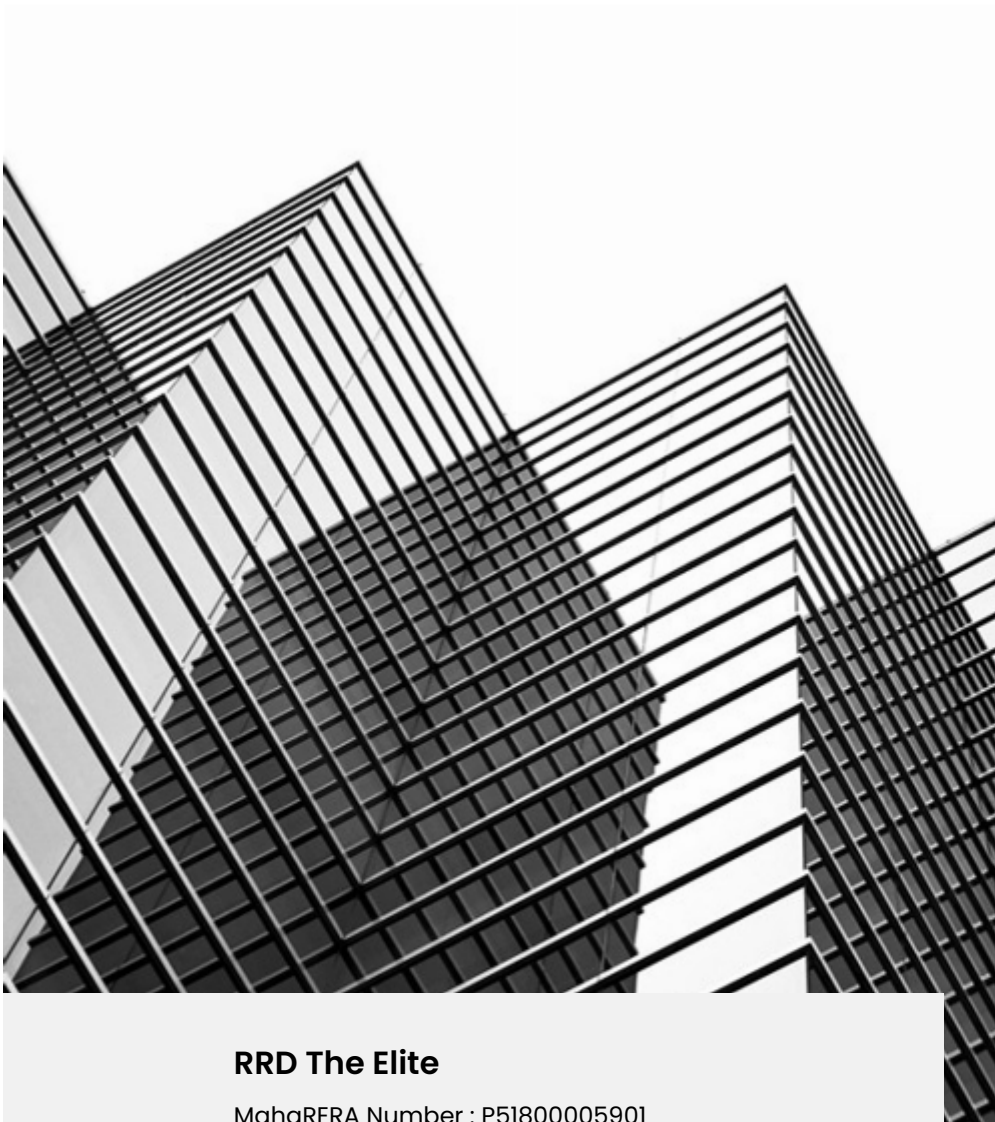


propscience.com

PROP REPORT



RRD The Elite

MaharERA Number : P51800005901



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 116 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **14 Km**
- Fortis Hospital Bus Stop **800 Mtrs**
- Nahur Railway Station **1.4 Km**
- Pandit Jawaharlal Nehru Rd **450 Mtrs**
- Fortis Hospital Mulund **850 Mtrs**
- ST. MARY'S CONVENT HIGH SCHOOL **280 Mtrs**
- R Mall **3 Km**
- Dmart **1 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
June 2022	NA	2

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	3.98 Acre	2 BHK,3 BHK,4 BHK,5 BHK

Project Amenities

Sports	Basketball Court,Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Steam Room,Sauna,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Clubhouse
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
A Wing	2	44	2	2 BHK,3 BHK,4 BHK,5 BHK	88
First Habitable Floor				1st Floor	

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** Fire cylinders,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	902 sqft
3 BHK	1363 sqft
4 BHK	1679 sqft
5 BHK	2641 sqft

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

Flooring	Marble Flooring,Vitrified Tiles
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Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,False Ceiling
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	Modular Kitchen

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 25000	INR 22550000	INR 23677500
3 BHK	INR 25000	INR 34075000	INR 35778750
4 BHK	INR 25000	INR 41975000	INR 44073750
5 BHK	INR 25000	INR 66025000	INR 69326250

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,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,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	55
Connectivity	83
Infrastructure	86
Local Environment	70
Land & Approvals	56
Project	64
People	39
Amenities	56
Building	57
Layout	73
Interiors	63
Pricing	40

Total

62/100

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Disclaimer

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