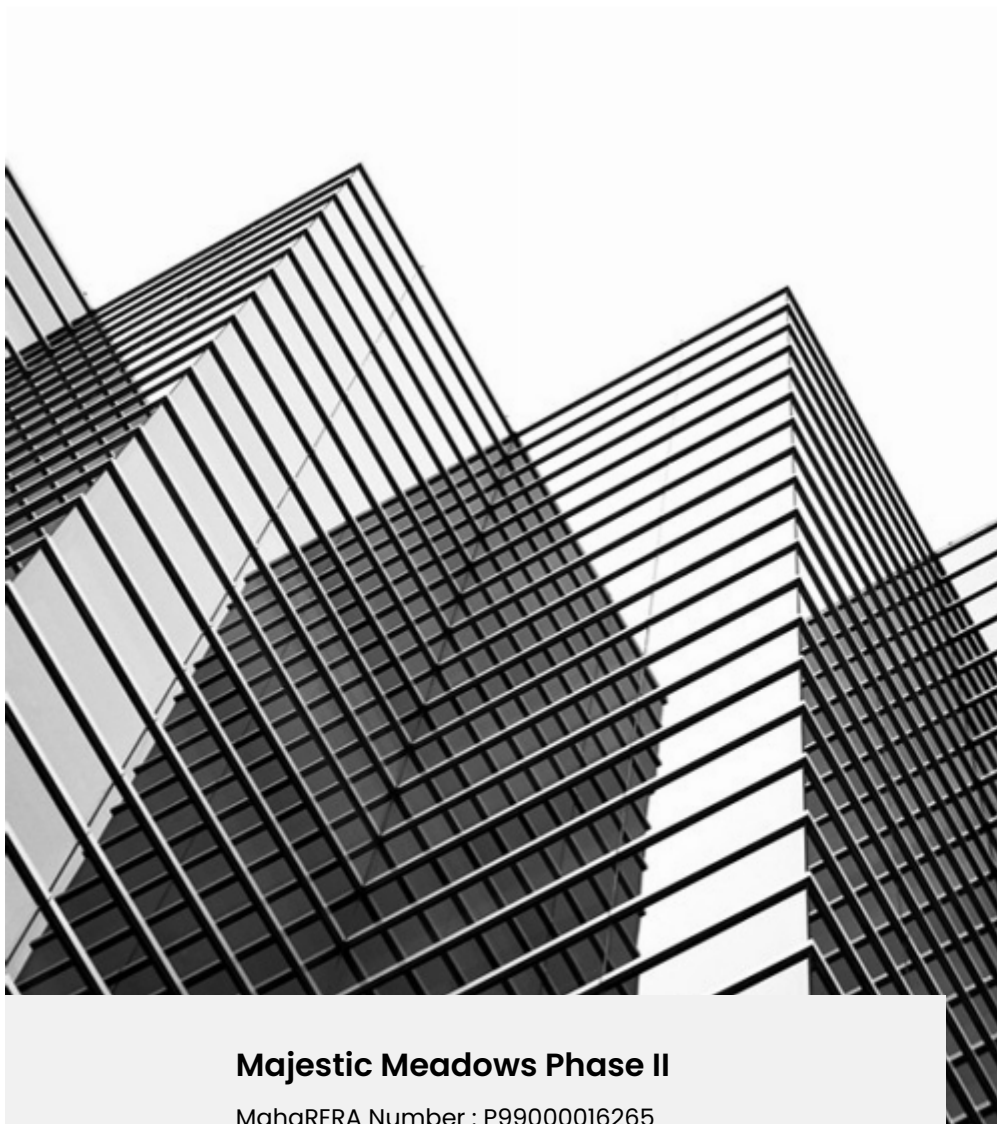


propscience.com

PROP REPORT



Majestic Meadows Phase II

MahaRERA Number : P99000016265



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

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| NA | NA | NA |

Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 95 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **66 Km**
- Nakoda Dam **1.1 Km**
- Virar Railway Station **28 Km**
- NH48 **2 Km**
- Dahisar, Hospital(Dr.Rav clinic), JVRQ+R4W, Dahisar T. Manor, Maharashtra 401404 **5.2 Km**
- Vagad Pace Global School **9.7 Km**
- The Capital Mall **30.9 Km**
- The Capital Mall **30.9 Km**

LAND & APPROVALS

Legal Title Summary

The title of land is unclear as per documents uploaded on the MahaRERA website.

Encumbrances

There are no encumbrances on this project, as there are no loans availed from any financial institution for the purpose of development of the said project.

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

MAJESTIC MEADOWS
PHASE II

BUILDER & CONSULTANTS

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

MAJESTIC MEADOWS
PHASE II

PROJECT & AMENITIES

| Time Line | Size | Typography |
|----------------------------------|--------------|------------|
| Completed on 31st December, 2023 | 7398.86 Sqmt | Duplex |

Project Amenities

| | |
|-----------------------------------|---|
| Sports | Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| Leisure | Yoga Room / Zone,Library / Reading Room,Temple,Sit-out Area |
| Business & Hospitality | Clubhouse,Multipurpose Hall |
| Eco Friendly Features | Rain Water Harvesting,Water Storage |

MAJESTIC MEADOWS

PHASE II

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|
|------------|-----------------|--------------|-----------------|----------------|----------------|

| | | | | | |
|-----------------------|---|---|---|----------|---|
| Majestic Meadows | 0 | 5 | 1 | Duplex | 5 |
| First Habitable Floor | | | | Gr Floor | |

Services & Safety

- **Security** : Society Office, Security System / CCTV, Intercom Facility, Security Staff, Earthquake Resistant Design
- **Fire Safety** : Sprinkler System
- **Sanitation** : The surrounding area is clean. No presence of nallas / slums / gutters / sewers
- **Vertical Transportation** : High Speed Elevators

MAJESTIC MEADOWS
PHASE II

FLAT INTERIORS

| | |
|--------------------------------|--|
| Configuration | RERA Carpet Range |
| Duplex | 450 sqft |
| Floor To Ceiling Height | Between 9 and 10 feet |
| Views Available | Open Grounds / Landscape / Project Amenities |

| | |
|---|---|
| Flooring | Vitrified Tiles, Anti Skid Tiles |
| Joinery, Fittings & Fixtures | Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Brass Joinery, Concealed copper wiring, Electrical Sockets / Switch Boards |
| Finishing | Luster Finish Paint, Anodized Aluminum / UPVC Window Frames, Laminated flush doors, Double glazed glass windows |
| HVAC Service | Split / Box A/C Provision |
| Technology | Optic Fiber Cable |
| White Goods | Modular Kitchen |

MAJESTIC MEADOWS
PHASE II

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|-------------|
| Duplex | -- | -- | INR 2700000 |

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

| | | |
|------------|-------------------|---------------------|
| GST | Stamp Duty | Registration |
|------------|-------------------|---------------------|

| | | |
|-------------------|------------------------|----------------------|
| 2% | 6% | INR 10000 |
| 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,HDFC Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd |

Transaction History

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

MAJESTIC MEADOWS
PHASE II

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 | 45 |
| Connectivity | 65 |
| Infrastructure | 30 |
| Local Environment | 100 |
| Land & Approvals | 50 |
| Project | 76 |
| People | 39 |
| Amenities | 56 |
| Building | 65 |
| Layout | 63 |
| Interiors | 73 |
| Pricing | 63 |
| Total | 60/100 |

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