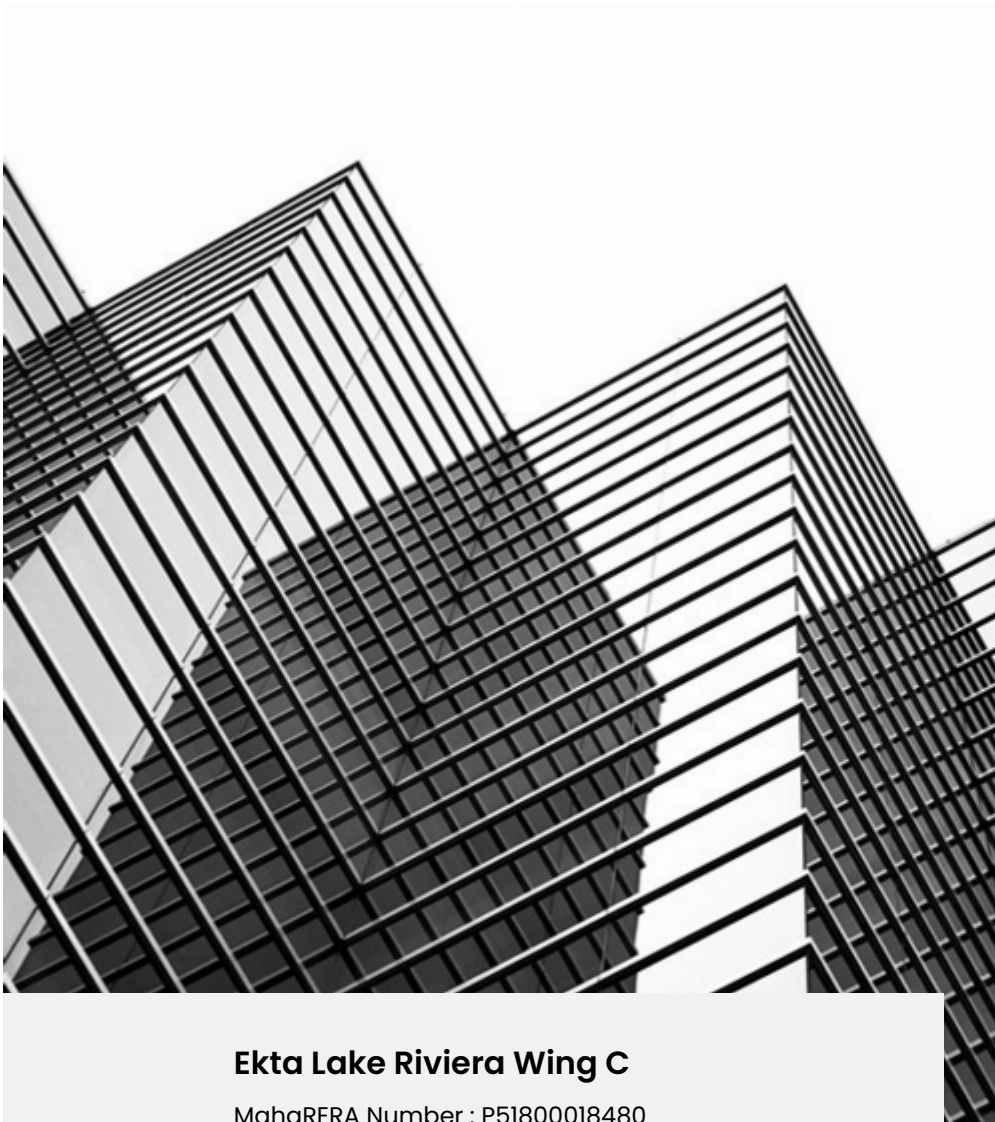


propscience.com

# PROP REPORT



**Ekta Lake Riviera Wing C**

MahaRERA Number : P51800018480



# 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 Powai. Powai is an upscale residential neighbourhood located in Mumbai situated on the banks of Powai lake. The Indian Institute of Technology, Bombay and currently the second oldest campus of the Indian Institutes of Technology as well as the National Institute of Industrial Engineering are both located here. Powai is also Mumbai's start-up hub. Powai houses countable number of schools, colleges and residential as well as industrial establishments.

Post Office	Police Station	Municipal Ward
Powai lit	NA	Ward S

## Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 182 AQI and the noise pollution is 51 to 85 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport Mumbai **5 Km**
- Shetty Mahavidyalaya Bus Stop **190 Mtrs**
- Kanjurmarg Railway Station **4 Km**
- Jogeshwari - Vikhroli Link Rd **1.6 Km**
- Hiranandani Hospital **2.5 Km**
- Hiranandani Foundation School450 **450 Mtrs**
- R City Mall **4.2 Km**
- Haiko Supermarket **900 Mtrs**

## LAND & APPROVALS

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

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EKTA LAKE RIVIERA WING C

## BUILDER & CONSULTANTS

Ekta World are Mumbai based real estate developers established since 1987. The company, over its three decades in the business, has delivered over 4lac square feet of real estate in Mumbai, Virar, Pune, Nashik and other parts of Maharashtra. Apart from delivery high-quality construction, the group has consciously worked towards building eco-friendly and sustainable projects. Ekta world today has a strong reputation and goodwill amongst the discerning buyers and is considered to be one of the leading real estate firms in the country.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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EKTA LAKE RIVIERA WING C

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	1.55 Acre	2 BHK,3 BHK,Duplex

## Project Amenities

Sports	Badminton Court,Basketball Court,Multipurpose Court,Squash Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Yoga Room / Zone,Pet Friendly,Deck Area,Sit-out Area
Business & Hospitality	Party Lawn,Restaurant / Cafe,Clubhouse
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

EKTA LAKE RIVIERA WING C

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing - C	2	20	4	2 BHK,3 BHK	80
First Habitable Floor				1st Floor	

## Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,MyGate / Security Apps
- **Fire Safety :** CNG / LPG Gas Leak Detector
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators

EKTA LAKE RIVIERA WING C

## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	805 – 855 sqft
3 BHK	1055 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Road View / No View

<b>Flooring</b>	Marble Flooring,Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
<b>Finishing</b>	Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	Chimney & Hob,Modular Kitchen

EKTA LAKE RIVIERA WING C

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 23500000 to 25600000

3 BHK	--	--	INR 30400000
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**Disclaimer:** Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
5%	6%	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.

EKTA LAKE RIVIERA WING C

ANNEXURE A



Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
May 2022	705	15	INR 15094683	INR 21410.9
April 2022	995	14	INR 24041973	INR 24162.79
August 2021	705	10	INR 15954683	INR 22630.76
July 2021	735	7	INR 15280650	INR 20790
June 2021	995	7	INR 21674245	INR 21783.16
June 2021	705	6	INR 13487092	INR 19130.63
June 2021	705	15	INR 15126480	INR 21456
May 2021	705	14	INR 14809230	INR 21006
April 2021	705	4	INR 14665410	INR 20802
April 2021	995	5	INR 21170245	INR 21276.63
March 2021	735	8	INR 15882985	INR 21609.5
March 2021	995	4	INR 20294500	INR 20396.48
March 2021	705	9	INR 14720400	INR 20880

<b>January 2021</b>	705	13	INR 12700000	INR 18014.18
<b>January 2021</b>	705	14	INR 12700000	INR 18014.18
<b>December 2020</b>	995	10	INR 20864000	INR 20968.84
<b>December 2020</b>	995	15	INR 22884000	INR 22998.99
<b>December 2020</b>	705	4	INR 14951000	INR 21207.09
<b>October 2020</b>	995	16	INR 23206064	INR 23322.68
<b>October 2020</b>	705	6	INR 17240000	INR 24453.9

EKTA LAKE RIVIERA WING C

## 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	78
Local Environment	60
Land & Approvals	56
Project	64
People	56
Amenities	68
Building	57
Layout	56
Interiors	63
Pricing	40

**Total**

**62/100**

**EKTA LAKE RIVIERA WING C**

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