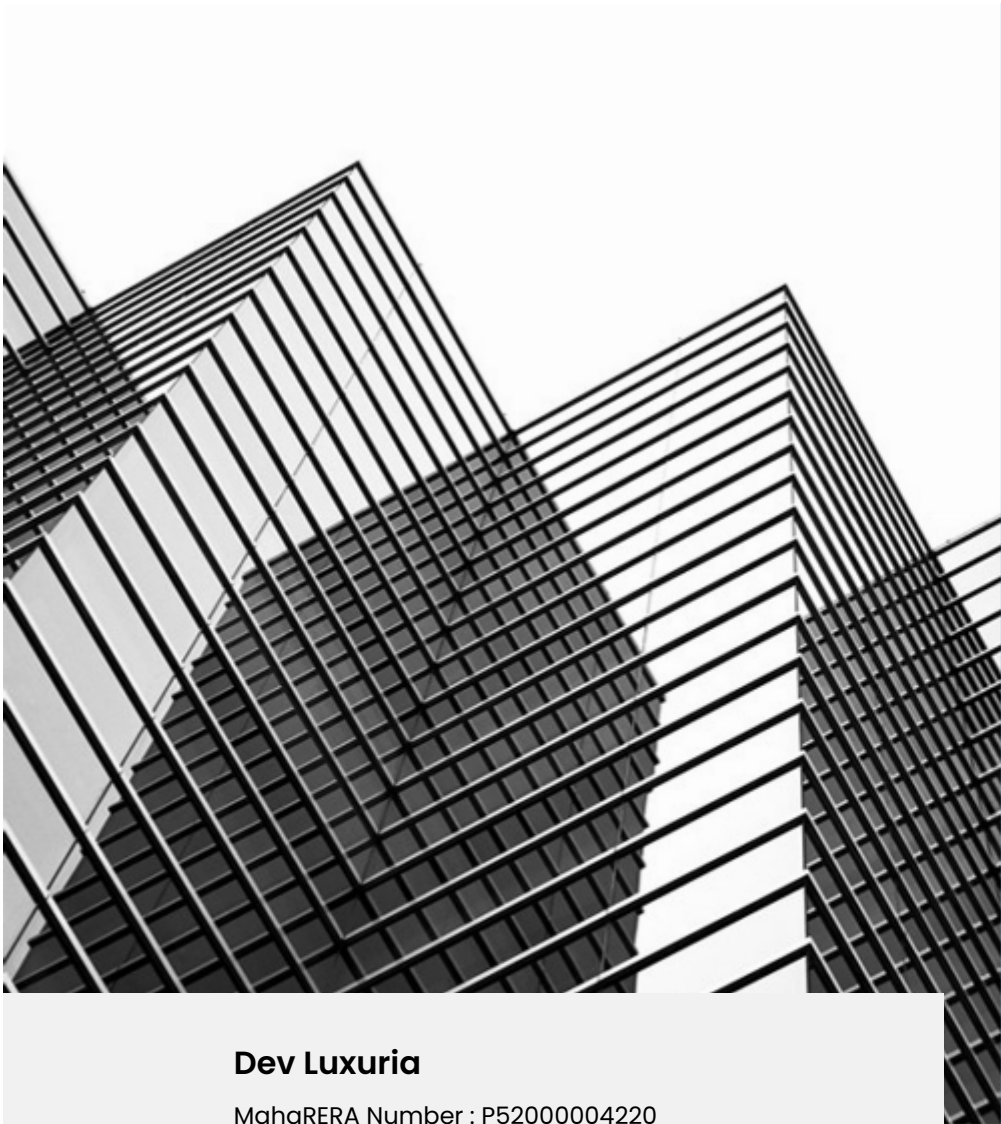


propscience.com

PROP REPORT



Dev Luxuria

MahaRERA Number : P52000004220



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 | Nhava-Sheva Police Station | NA |

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 78 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **50.9 Km**
- Navi Mumbai International Airport **22 Km**
- Bus Stop **1.5 Km**
- Dronagiri Railway Station **1.9 Km**
- Uran Road **1.5 Mtrs**
- CarePoint Hospital **1.8 Km**
- Anmol English Medium School **1.6 Km**
- Seawoods Grand Central Mall **21.9 Km**
- Daily needs Fresh **650 Mtrs**

LAND & APPROVALS

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

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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 |
|--------------------|--------------|-------------|
| 2020 Ready to move | 4299.95 Sqmt | 1 BHK,2 BHK |

Project Amenities

| | |
|--------|--|
| Sports | Jogging Track,Kids Play Area,Gymnasium |
|--------|--|

| | |
|------------------------|---|
| Leisure | Senior Citizen Zone,Sit-out Area |
| Business & Hospitality | NA |
| Eco Friendly Features | Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage |

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BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Wing A | 2 | 19 | 5 | 2 BHK | 95 |
| Wing B | 2 | 18 | 5 | 1 BHK | 90 |
| First Habitable Floor | | | | 3rd | |

Services & Safety

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

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 2 BHK | 317 - 486 sqft |
| 1 BHK | 206 - 309 sqft |

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

| | |
|------------------------------|---|
| Flooring | Vitrified Tiles |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards |
| Finishing | Laminated flush doors,Double glazed glass windows |
| HVAC Service | Split / Box A/C Provision |
| Technology | NA |
| White Goods | NA |

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|------------------------|
| 1 BHK | INR 15372.17 | INR 4598000 | INR 4840000 to 5000000 |
| 2 BHK | INR 14855.97 | INR 6355500 | INR 6690000 to 7600000 |

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 400000 | 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

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 | 53 |
| Connectivity | 83 |
| Infrastructure | 72 |
| Local Environment | 100 |
| Land & Approvals | 42 |

| | |
|------------------|---------------|
| Project | 68 |
| People | 39 |
| Amenities | 48 |
| Building | 65 |
| Layout | 49 |
| Interiors | 55 |
| Pricing | 40 |
| Total | 59/100 |

DEV LUXURIA

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