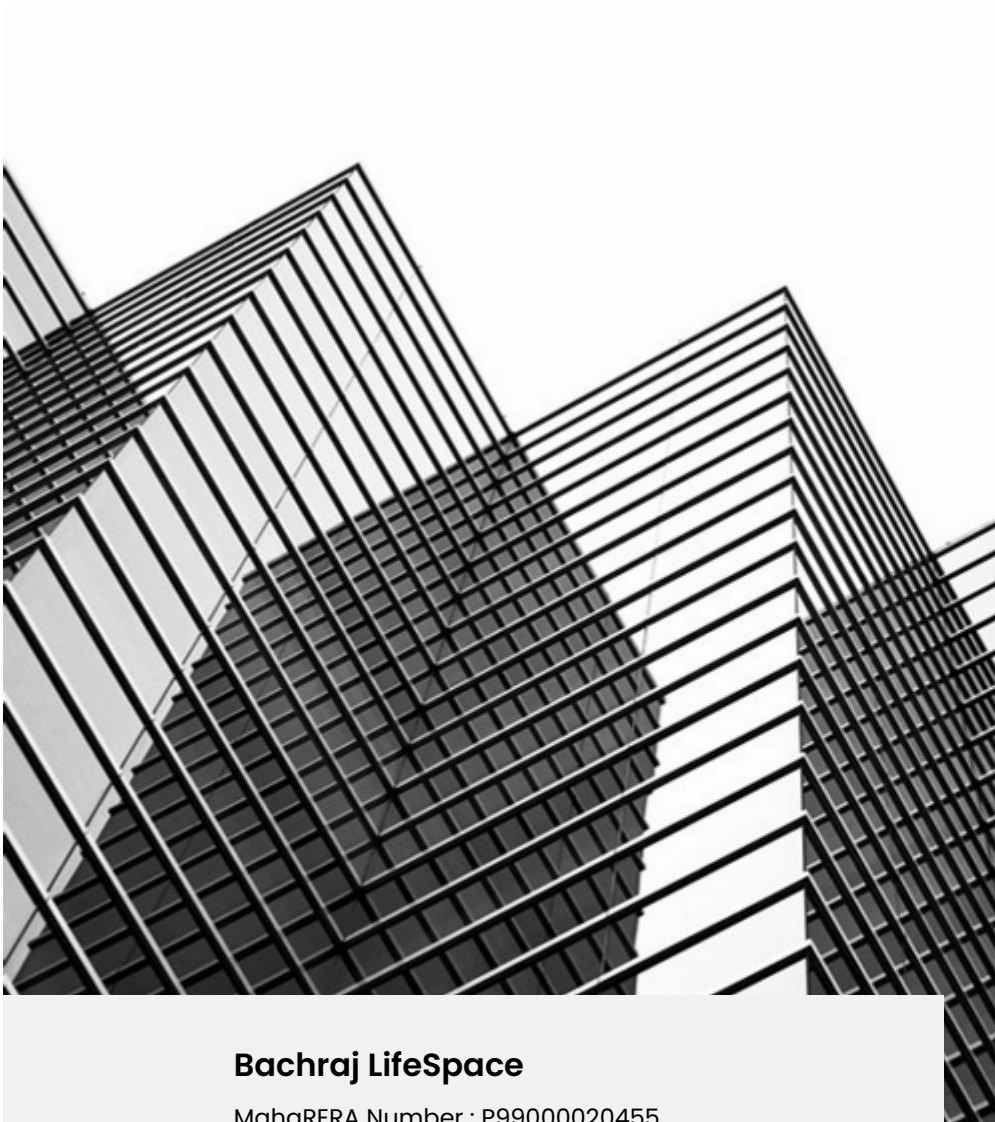


propscience.com

PROP REPORT



Bachraj LifeSpace

MahaRERA Number : P99000020455



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.

Connectivity & Infrastructure

- Virar **1.25 Km**
- Expert Int School **200 Km**
- McDonalds **250 Km**

LAND & APPROVALS

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

BUILDER & CONSULTANTS

Bachraj Developers are the first generation real estate developers founded in 2011 by Devichand Chopra, at the forefront of the real estate growth story in the burgeoning western suburbs of Mumbai. "There is no place like home" is an adage they adopt as the very heart and soul of their development projects. Their work, which mirrors their etiquettes, is reflected in all projects. Bachraj Developers is a family held concern and have constructed and delivered around 750000 sq. ft. around various cities of Mumbai and their ownership's involvement has given the business the right blend of personal touch.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th September, 2022	9180 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Squash Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area
Leisure	Senior Citizen Zone
Business & Hospitality	NA
Eco Friendly Features	NA

BACHRAJ LIFESPACE

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Bachraj LifeSpace	2	19	7	1 BHK,2 BHK	133
First Habitable Floor				NA	

Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

BACHRAJ LIFESPACE	
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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	405 – 576 sqft
2 BHK	441 – 643 sqft
Floor To Ceiling Height	NA
Views Available	NA
Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	NA
Finishing	NA

HVAC Service	NA
Technology	NA
White Goods	NA

BACHRAJ LIFESPACE

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 8888.89	--	INR 3600000 to 5400000
2 BHK	INR 9070.29	--	INR 4000000 to 6000000

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	NA	NA
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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,IDBI Bank,PNB Housing Finance Ltd

Transaction History

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

BACHRAJ LIFESPACE

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	48
Infrastructure	24
Local Environment	30
Land & Approvals	50
Project	73
People	56
Amenities	44
Building	53
Layout	38
Interiors	30
Pricing	30
Total	43/100

BACHRAJ LIFESPACE

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