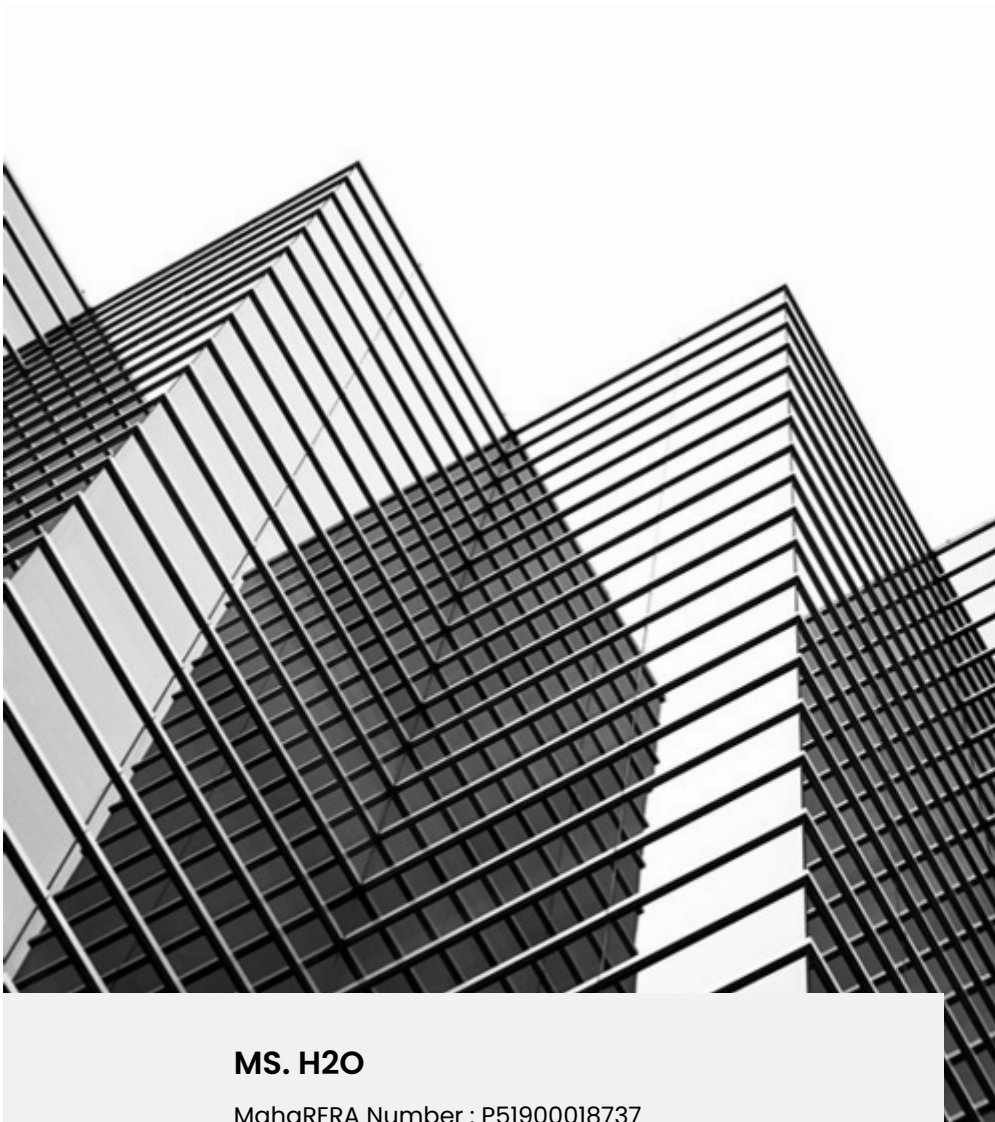


propscience.com

PROP REPORT



MS. H2O

MaharERA Number : P51900018737



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 Santacruz (East). Santacruz and its neighbouring suburb Khar fall under the H East and H West wards of the Municipal Corporation of Greater Mumbai. Santa Cruz is bordered by Vile Parle to the north, Khar to the south, Juhu to the west and Kurla, Bandra in the east. It is broadly divided in two areas: Santa Cruz (East) and Santa Cruz (West)

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

Connectivity & Infrastructure

- Santacruz Metro Station **2 Km**
- Santacruz Railway Station **2.7 Km**
- Nanavati Super Speciality Hospital **4.7 Km**
- Guruharkishan English High School **3.8 Km**

LAND & APPROVALS

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

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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 October, 2020	0.67 Acre	1 BHK,2 BHK,2.5 BHK

Project Amenities

Sports	Kids Play Area,Gymnasium
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Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	NA

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A Wing	2	9	4	1 BHK,2 BHK	36
B Wing	2	9	4	1 BHK,2 BHK	36
First Habitable Floor				NA	

Services & Safety

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

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	438 sqft
2 BHK	638 sqft
1 BHK	438 sqft
2 BHK	638 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	NA
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA

White Goods	Modular Kitchen,Air Conditioners
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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 38812.79	--	INR 17000000
2 BHK	INR 37931.03	--	INR 24200000

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

GST	Stamp Duty	Registration
0%	0%	0
Floor Rise	Parking Charges	Other Charges
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
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Payment Plan	NA
Bank Approved Loans	NA

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	65
Connectivity	48
Infrastructure	36
Local Environment	30

Land & Approvals	44
Project	58
People	30
Amenities	30
Building	53
Layout	39
Interiors	38
Pricing	30
Total	42/100

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Disclaimer

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