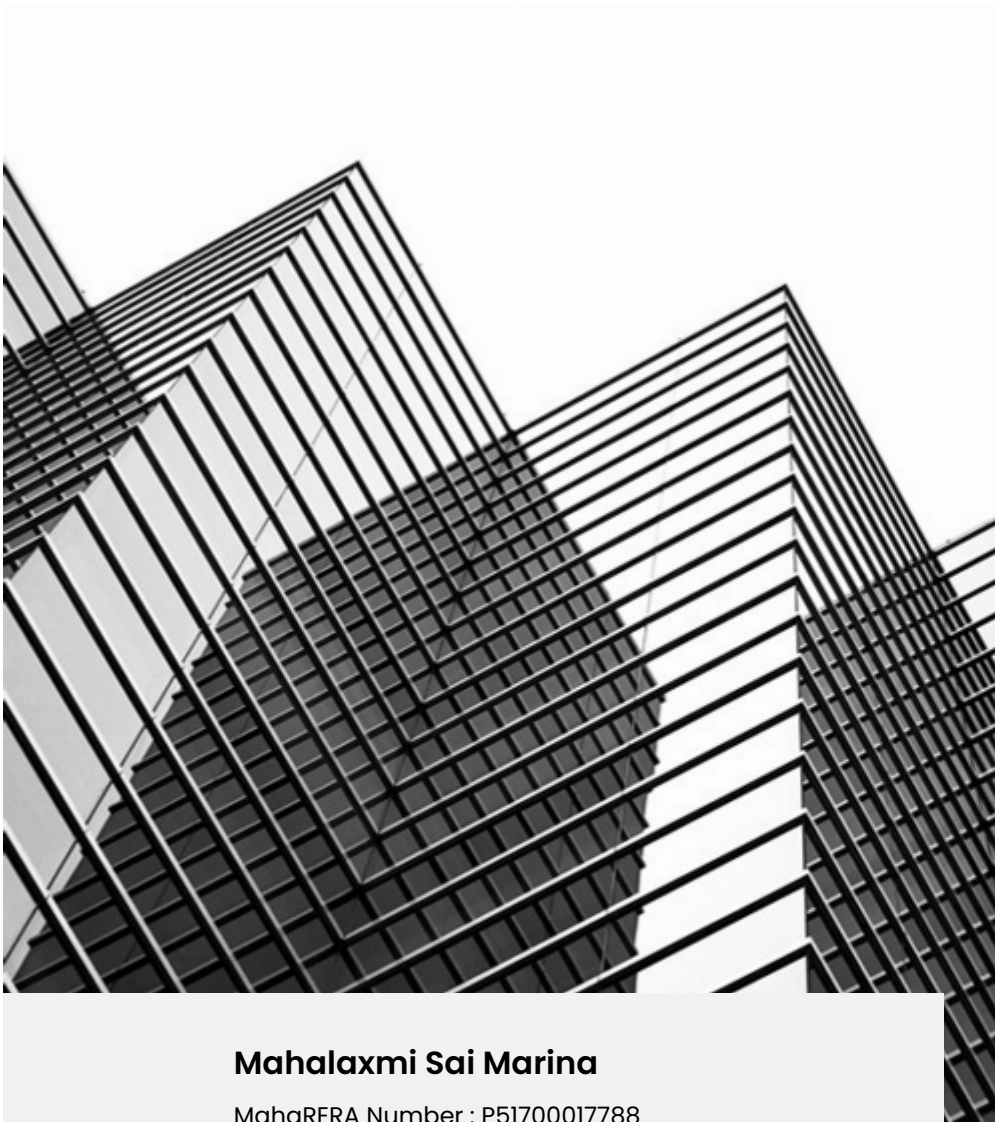


propscience.com

PROP REPORT



Mahalaxmi Sai Marina

MahaRERA Number : P51700017788



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
Ulhasnagar-4	NA	NA

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions.

Connectivity & Infrastructure

- Metro Junction Mall **6.3 Km**
- Ulahsnagar Railway Station **1.6 Km**
- Holy Cross Hospital **5.5 Km**
- Century Rayon High School **5.3 Km**
- Xperia Palava Mall **12.8 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
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NA	NA	1
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MAHALAXMI SAI MARINA

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

MAHALAXMI SAI MARINA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2019	634.5 Sqmt	2 BHK,3 BHK

Project Amenities

Sports	Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Temple

Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

MAHALAXMI SAI MARINA

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Sai Marina	2	6	3	2 BHK,3 BHK	18
First Habitable Floor				1st	

Services & Safety

- **Security :** Security System / CCTV
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

MAHALAXMI SAI MARINA

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	438.9 sqft
3 BHK	806 – 846 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 8771.93	INR 3850000	INR 4050000
3 BHK	INR 8687.94	INR 7030000	INR 7370000 to 7740000

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

GST	Stamp Duty	Registration
0%	3%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	INR 0

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

**Bank Approved
Loans**

HDFC Bank

Transaction History

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

MAHALAXMI SAI MARINA

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	30
Connectivity	15
Infrastructure	24
Local Environment	30
Land & Approvals	44

Project	65
People	46
Amenities	36
Building	53
Layout	41
Interiors	45
Pricing	30
Total	38/100

MAHALAXMI SAI MARINA

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