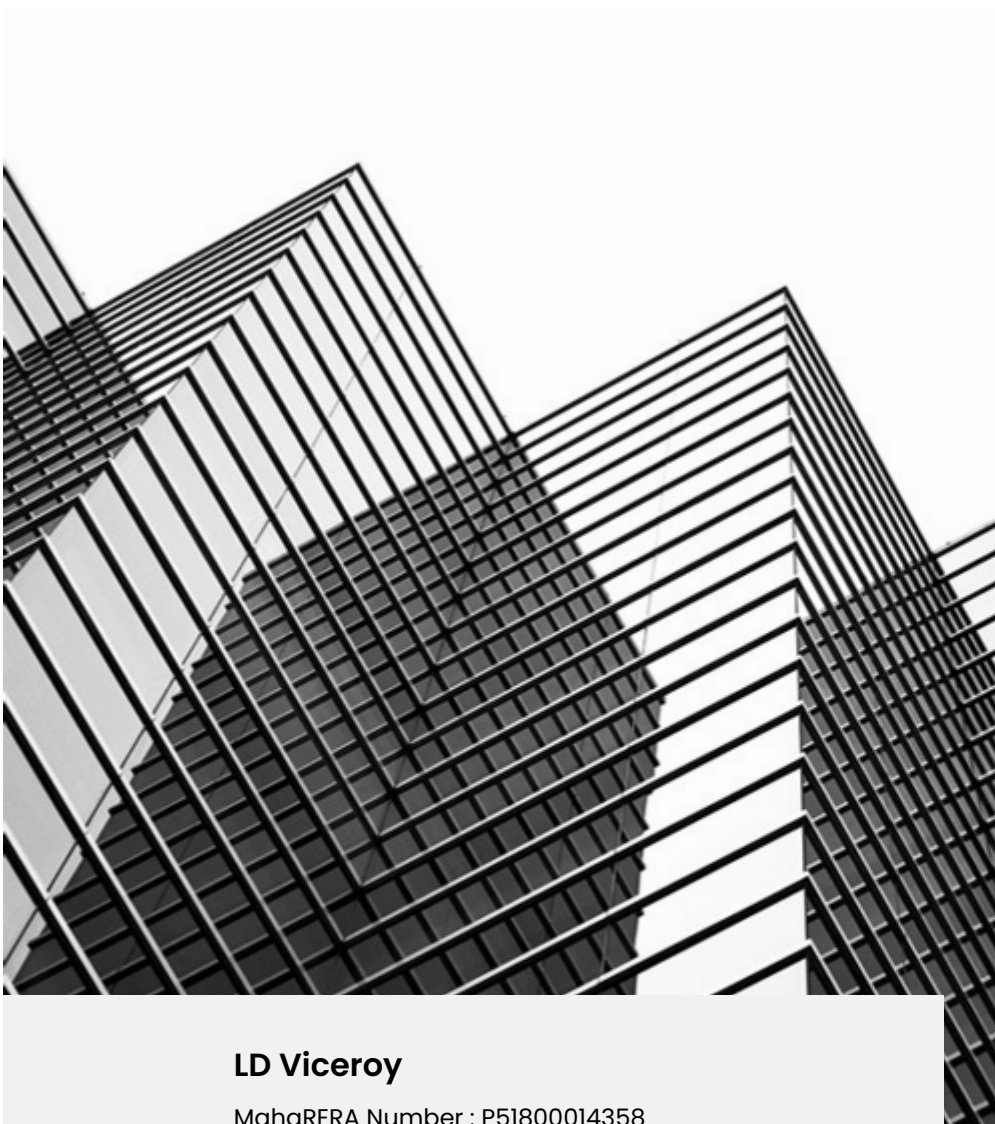


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# PROP REPORT



**LD Viceroy**

MahaRERA Number : P51800014358



# 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 Chembur (East). Chembur is an upmarket large suburb in Mumbai. Chembur is also said to be a reference to Chevul at the mouth of the Kundalika River on mainland Maharashtra. S V Patel Nagar , Gurudwara , Aggarwal Colony , Central Railway Colony , New Rna Colony are the neighbouring localities to Chembur East. After independence, Chembur was one of the sites where refugee camps were set up to settle refugees after partition. The industrialisation of Trombay during and after the war led to the demand for housing and the growth of Chembur thereafter. Famous studios like the RK studios built by the late Raj Kapoor were present in Chembur.

Post Office	Police Station	Municipal Ward
Sindhi Society	NA	Ward M East

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 103 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **11.2 Km**
- Chhatrapati Shivaji Maharaj International Airport **10.6 Km**
- Bhakti Bhawan, Hemu Kalani Marg, Sindhi Society, ?????, Mumbai, Maharashtra 400071 **500 Mtrs**
- V.N.P. (R.C. Marg), Charai, Chembur, Mumbai, Maharashtra 400071 **1 Km**
- Chembur Railway Station **2.5 Km**
- Eastern Express Hwy, Maharashtra **1 Km**
- Sushrut Hospital & Research Centre, 365, Sant Vershaw Kakkaya Marg, Swastik Park, Chembur, Mumbai, Maharashtra 400071 **1 Km**
- Vivekanand Education Society **200 Mtrs**
- K Star Mall **1.9 Km**

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## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
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NA

NA

NA

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## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2021	0.5 Acre	1 BHK,2 BHK

### Project Amenities

Sports	Gymnasium
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	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
A Wing	2	13	4	1 BHK,2 BHK	52
B Wing	2	13	4	1 BHK,2 BHK	52
First Habitable Floor				1st Floor	

## Services & Safety

- **Security :** Society Office,Security System / CCTV,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** Fire rated doors / walls
- **Sanitation :** There are nallas / contaminated water outlets near the project
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	443 - 445 sqft
2 BHK	740 sqft

1 BHK	434 - 436 sqft
2 BHK	707 - 733 sqft

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

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	NA
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	Modular Kitchen,Air Conditioners

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 29000	INR 12586000	INR 12586000 to 12905000
2 BHK	INR 29000	INR 20503000	INR 20503000 to 21460000

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

GST	Stamp Duty	Registration
5%	0%	0
Floor Rise	Parking Charges	Other Charges
NA	INR 600000	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,IIFL Bank,Kotak Bank,SBI Bank

### Transaction History

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



# 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	48
Connectivity	83
Infrastructure	66
Local Environment	60
Land & Approvals	50
Project	68
People	39
Amenities	42

<b>Building</b>	55
<b>Layout</b>	49
<b>Interiors</b>	63
<b>Pricing</b>	30
<b>Total</b>	<b>54/100</b>

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