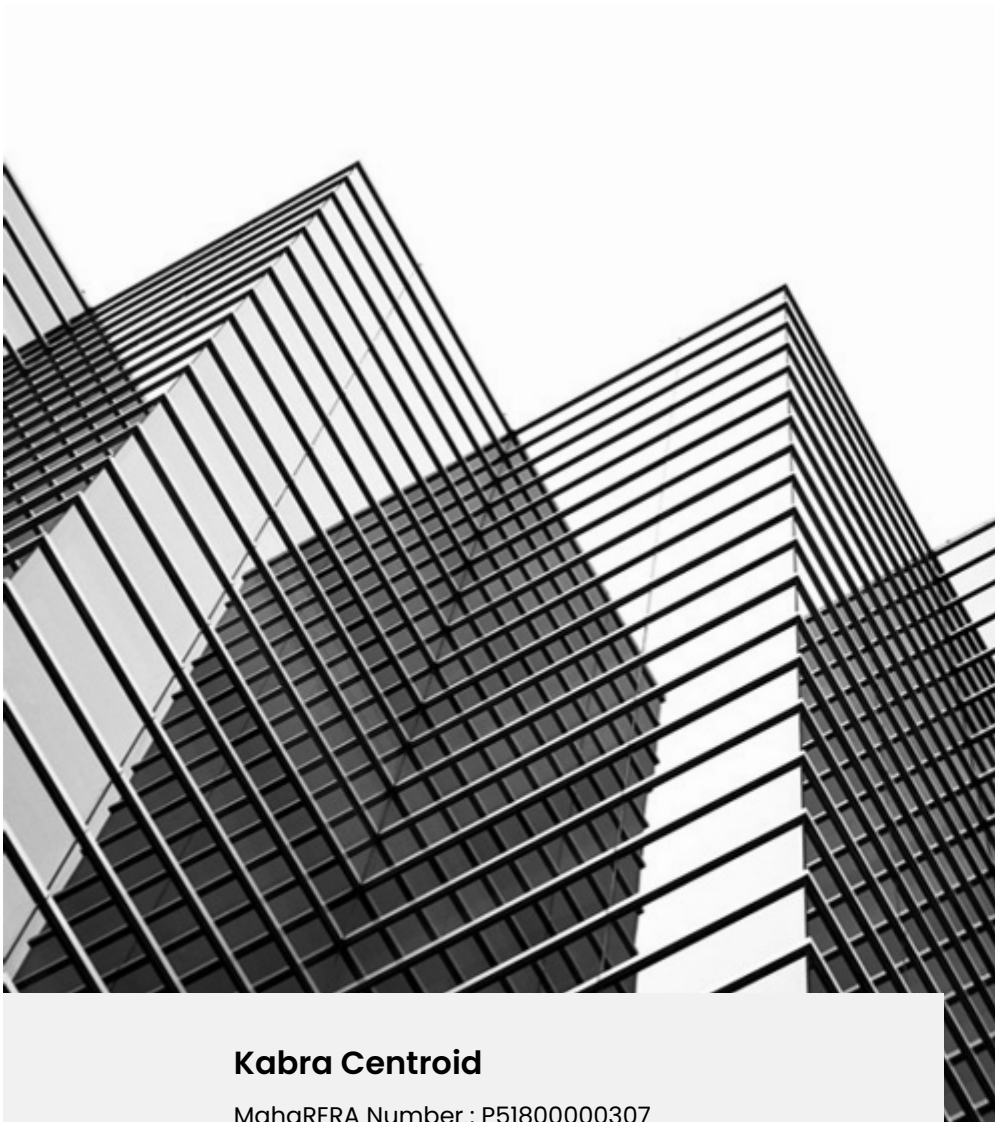


propscience.com

PROP REPORT



Kabra Centroid

MahaRERA Number : P51800000307



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
Vidyanagari	NA	Ward H East

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 97 Satisfactory AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **5.90 Km**
- Kalina Bus stop, **500 Mtrs**
- Santacruz Station (E), Station Road, Sen Nagar, Santacruz East, Mumbai, Maharashtra 400055 **4.80 Km**
- Western Express Highway **3.50 Km**
- Asian Heart Institute, Bandra Kurla Complex, G / N, Bandra (E, Mumbai, Maharashtra 400051 **1.80 Km**
- University of Mumbai,Vidya Nagari, Kolivery Village, Kalina, Santacruz East, Mumbai, Maharashtra 400098 **2.60 Km**
- Phoenix Marketcity, Mumbai, Lal Bahadur Shastri Rd, Patelwadi.Kurla, Kamani, Kurla West, Kurla, Mumbai, Maharashtra 400070 **2.70 Km**
- Kalina Market, Geeta Vihar Hotel, Kalina **550 Mtrs**

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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
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NA

NA

NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2021	0.98 Acre	2 BHK,3 BHK,4 BHK

Project Amenities

Sports	Basketball Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Deck Area
Business & Hospitality	Party Lawn,Clubhouse
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A Wing	2	13	4	2 BHK,3 BHK,4 BHK	52
B Wing	2	13	4	2 BHK,3 BHK,4 BHK	52
C Wing	2	13	4	2 BHK,3 BHK,4 BHK	52
First Habitable Floor				1st Floor	

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	786 – 1031 sqft
4 BHK	1514 – 1580 sqft
2 BHK	539 – 684 sqft
2 BHK	787 – 800 sqft
3 BHK	866 – 1030 sqft

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

Flooring	Wooden Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,False Ceiling,Double glazed glass windows
HVAC Service	NA
Technology	NA

White Goods	NA
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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
0%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	NA

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

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	63
Infrastructure	100
Local Environment	100
Land & Approvals	58
Project	75

People	39
Amenities	62
Building	77
Layout	57
Interiors	63
Pricing	30
Total	66/100

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