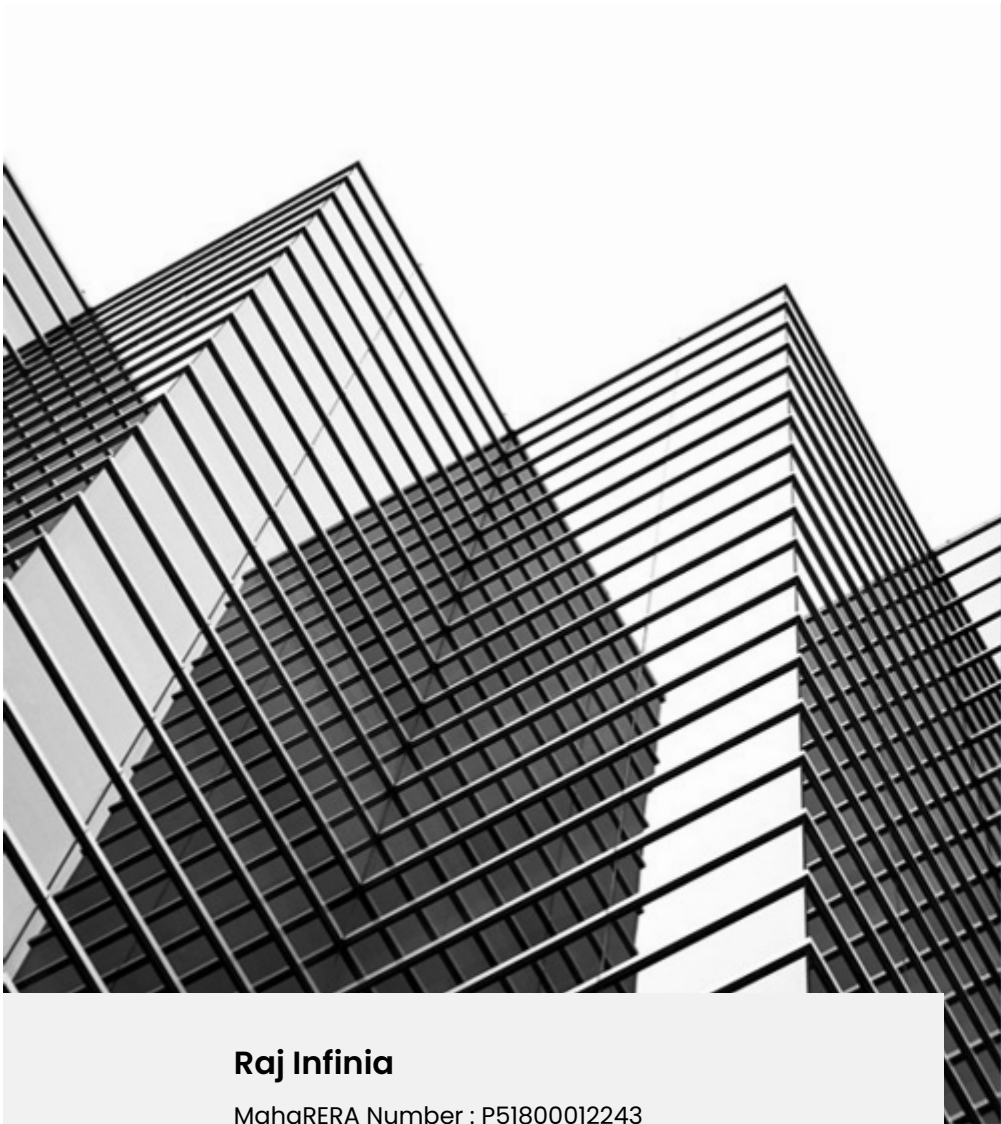


propscience.com

PROP REPORT



Raj Infinia

MahaRERA Number : P51800012243



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 Malad (West). Malad is a suburb located in North Mumbai. Malad has a railway station on the Western line. The railway tracks of the Western Line divide Malad into Malad (West) and Malad (East). Also located in Malad is a prominent office commercial space extending from the back of the two prominent shopping malls Inorbit Mall & Infiniti Mall. Marve Beach and Aksa Beach are Located in Malad. Malad West is a prominent and up market residential locality in the western suburbs, situated on the western line of the Mumbai Suburban Railway. It is a green and serene locality situated along the Malad Creek and surrounded by mangroves. The residential development in Malad West majorly comprises of multi- storey apartments, and villas; and is driven by proximity to Mindspace and other IT parks, along with excellent connectivity to other parts of Mumbai.

Post Office	Police Station	Municipal Ward
Malad	Malad Police Station	Ward P North

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 262 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **14.3 Km**
- Malad Bus Depot **750 Mtrs**
- Malad Railway Station West **1.6 Km**
- Western Express Highway **2.5 Km**
- Evershine Ortho & Surgical Hospital **600 Mtrs**
- Ryan International School **900 Mtrs**
- Infiniti Mall **700 Mtrs**
- D Mart **500 Mtrs**

RAJ INFINIA

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	NA	9

RAJ INFINIA

BUILDER & CONSULTANTS

Rajesh LifeSpaces was founded by Raghavjibhai Patel in 2012. Since its inception, the company has completed over 9.1 Mn. Sq. Ft. Spaces, 9.1 Mn. Sq. Ft. Of Real Estate Under Development, 10.4 Mn. Sq. Ft. Of Proposed Real Estate Development and over 100 Landmarks Designed & Delivered.

Project Funded By	Architect	Civil Contractor
-------------------	-----------	------------------

NA

NA

NA

RAJ INFINIA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2023	1733.69 Sqmt	2 BHK,3 BHK,4 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Steam Room,Sauna,Deck Area,Sit-out Area
Business & Hospitality	Barbeque Pit,Party Lawn,Sky Lounge / Bar,Clubhouse,Multipurpose Hall
Eco Friendly Features	Water Bodies / Koi Ponds,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

RAJ INFINIA

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	3	40	4	2 BHK,3 BHK	160
Wing B	4	40	6	2 BHK,3 BHK	240
Wing C	3	40	4	3 BHK,4 BHK	160

First Habitable Floor	1st
-----------------------	-----

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Auto Rescue Device (ARD)

RAJ INFINIA

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	797 sqft
3 BHK	1082 sqft
2 BHK	740 - 757 sqft
3 BHK	1031 sqft
3 BHK	1095 sqft
4 BHK	1562 sqft

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

Flooring	Marble Flooring,Wooden Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards

Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

RAJ INFINIA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 9990000 to 10759500
3 BHK	--	--	INR 13918500 to 14782500
4 BHK	--	--	INR 21087000

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	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Time Linked Payment
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,IIFL Bank,Indialbulls Home Loans,SBI Bank

Transaction History

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

RAJ INFINIA

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	55
Connectivity	83
Infrastructure	86
Local Environment	73
Land & Approvals	56
Project	61
People	46
Amenities	76
Building	65
Layout	59
Interiors	83
Pricing	30
Total	64/100

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable

for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.