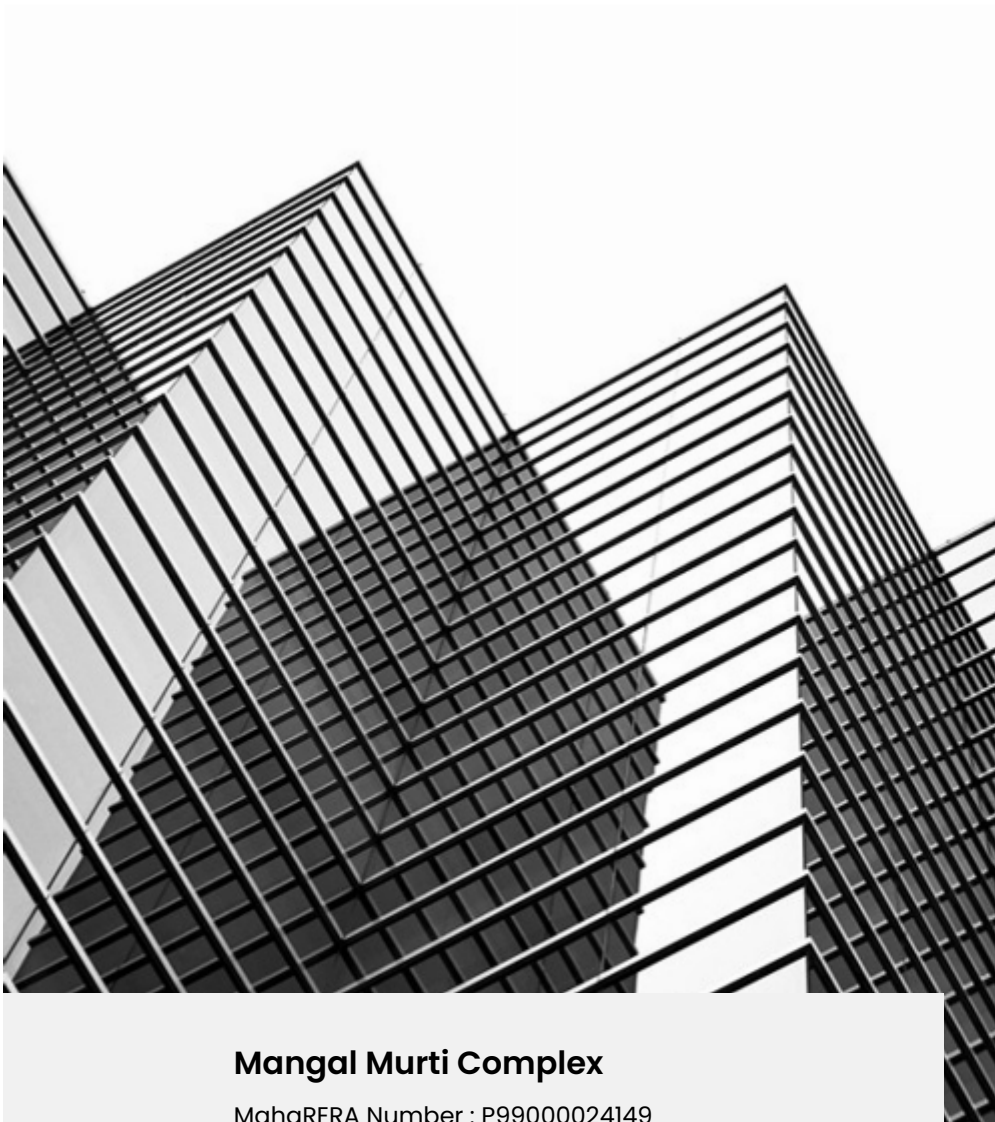


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# PROP REPORT



**Mangal Murti Complex**

MahaRERA Number : P99000024149



# 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
Virar	NA	NA

### Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 124 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **60 Km**
- Bolinj Naka **500 Mtrs**
- Virar Railway Station **1.5 Km**
- Virar Phata, Kaner, Maharashtra 401303 **12.6 Km**
- Vijay Vallabh Hospital, Tirupati Nagar Rd, beside Banjara Hotel, Phase 1, Tirupati Nagar, Virar West, Virar, Maharashtra 401303 **1.7 Km**
- Matrix Academy School, Virar West, Gulmohar Heritage, Kharodi Naka, Bolinj Tal, Dist, Virar West, Vasai-Virar, Maharashtra 401303 **600 Mtrs**
- Rockstar Nova Cinemaz, Ladku plaza, Agashi Rd, olanda naka, Bolinj, Virar West, Virar, Maharashtra 401301 **1.3 Km**
- D Mart virar West, near NEW VIVA COLLAGE, Chintamani Vihar, Y K Nagar, ROAD, Virar, Maharashtra 401303 **2.4 Km**

# LAND & APPROVALS

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

MANGAL MURTI COMPLEX

# BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2024	2768 Sqmt	1 BHK,2 BHK,Studio

Project Amenities

Sports	Kids Play Area
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Mangal Murti Complex	0	3	8	Studio	24
Mangal Murti Complex	0	3	8	1 BHK	24
Mangal Murti Complex	0	3	8	2 BHK	24

First Habitable Floor

1st Floor

## Services & Safety

- **Security** : Society Office,Security Staff
- **Fire Safety** : NA
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : NA

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## FLAT INTERIORS

Configuration	RERA Carpet Range
Studio	214 – 246 sqft
1 BHK	331 – 371 sqft
2 BHK	461 – 578 sqft

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

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
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 7800	INR 1669200	INR 1919580 to 2206620
1 BHK	INR 7800	INR 2581800	INR 2969907 to 3327870

2 BHK	INR 7800	INR 3595800	INR 4135170 to 5184660
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**Disclaimer:** Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
2%	7%	INR 550000
Floor Rise	Parking Charges	Other Charges
NA	INR 350000	INR 90000

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd

**Transaction History**

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

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	45
Connectivity	65
Infrastructure	86
Local Environment	90
Land & Approvals	44
Project	66
People	39
Amenities	30
Building	65
Layout	45

<b>Interiors</b>	55
<b>Pricing</b>	50
<b>Total</b>	<b>57/100</b>

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## MANGAL MURTI COMPLEX

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