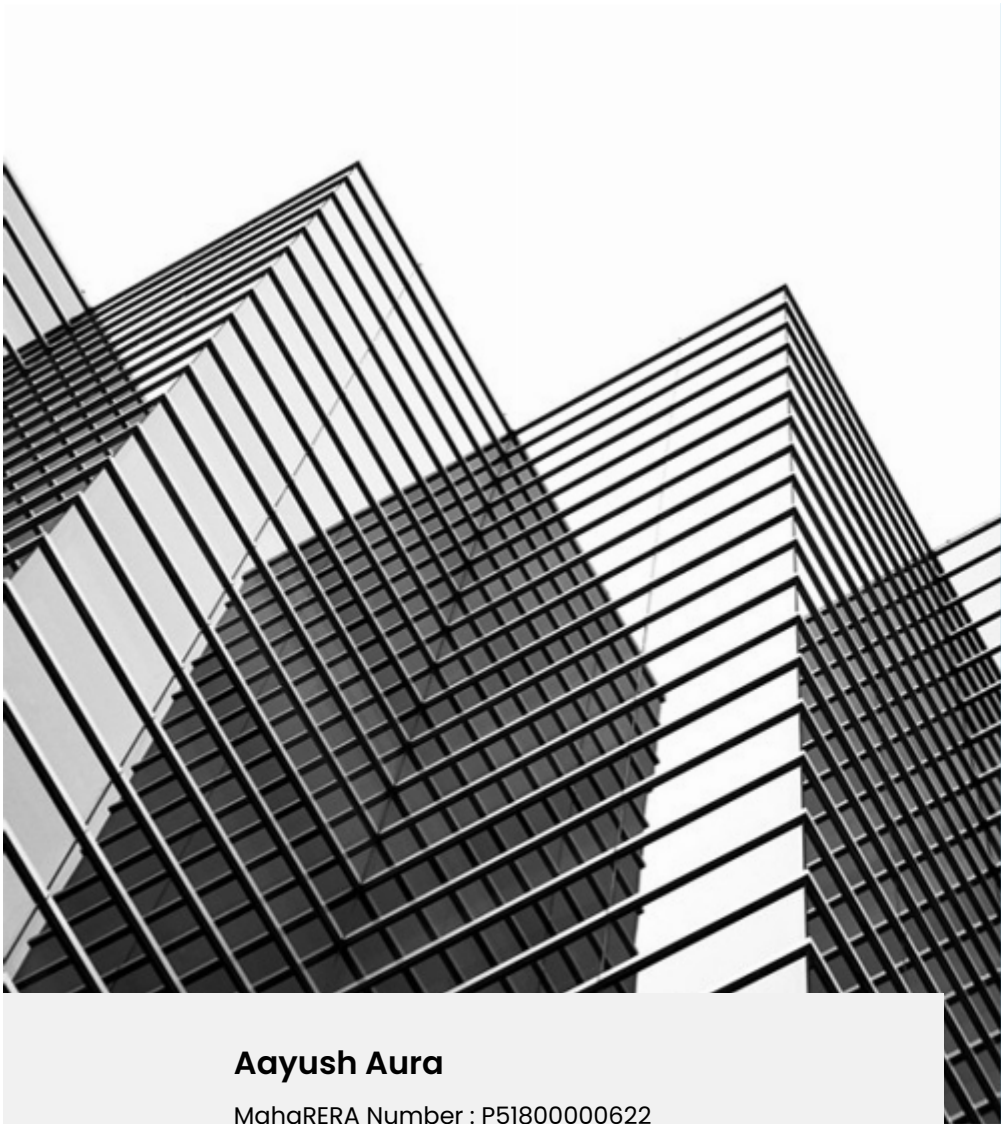


propscience.com

PROP REPORT



Aayush Aura

MahaRERA Number : P51800000622



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
Mahul Road	NA	Ward M West

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 101 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East, Vile Parle, Mumbai, Maharashtra 400099 **11.8 Km**
- Chhatrapati Shivaji Maharaj International Airport **11.6 Km**
- Maravali Church, Mahul Rd, ??????? ??????, Chembur, Mumbai, Maharashtra 400074 **450 Mtrs**
- Fertiliser Township **250 Mtrs**
- Chembur Railway Station **2.8 Km**
- Eastern Express Hwy, Maharashtra **1 Km**
- Sushrut Hospital & Research Centre, 365, Sant Vershaw Kakkaya Marg, Swastik Park, Chembur, Mumbai, Maharashtra 400071 **2 Km**
- Ryan Internation School **1 Km**
- Cubic Mall **1.5 Km**
- Manoharlal's super market **400 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
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2019	0.16 Acre	1 BHK,1.5 BHK,2 BHK,2.5 BHK,3 BHK,3.5 BHK

Project Amenities

Sports	NA
Leisure	Senior Citizen Zone,Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	2	9	3	1 BHK,2.5 BHK	27
Wing B	2	9	3	1 BHK,2.5 BHK	27
First Habitable Floor				1st Floor	

Services & Safety

- **Security** : Society Office,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,MyGate / Security Apps
- **Fire Safety** : Fire rated doors / walls,CNG / LPG Gas Leak Detector
- **Sanitation** : There are slums settlements near the project
- **Vertical Transportation** : High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
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1 BHK	410 - 415 sqft
2.5 BHK	831 sqft
1 BHK	410 - 415 sqft
2.5 BHK	831 sqft

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

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	NA
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	Modular Kitchen,Water Purifier,Washing Machine & Dryer

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 30120.48	--	INR 12500000
2.5 BHK	INR 28880.87	--	INR 24000000

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

GST	Stamp Duty	Registration
0%	5%	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	NA
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,Kotak Bank,SBI Bank,YES Bank

Transaction History

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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	48
Connectivity	83
Infrastructure	86
Local Environment	70
Land & Approvals	50
Project	56
People	46

Amenities	44
Building	55
Layout	52
Interiors	63
Pricing	30
Total	57/100

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Disclaimer

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