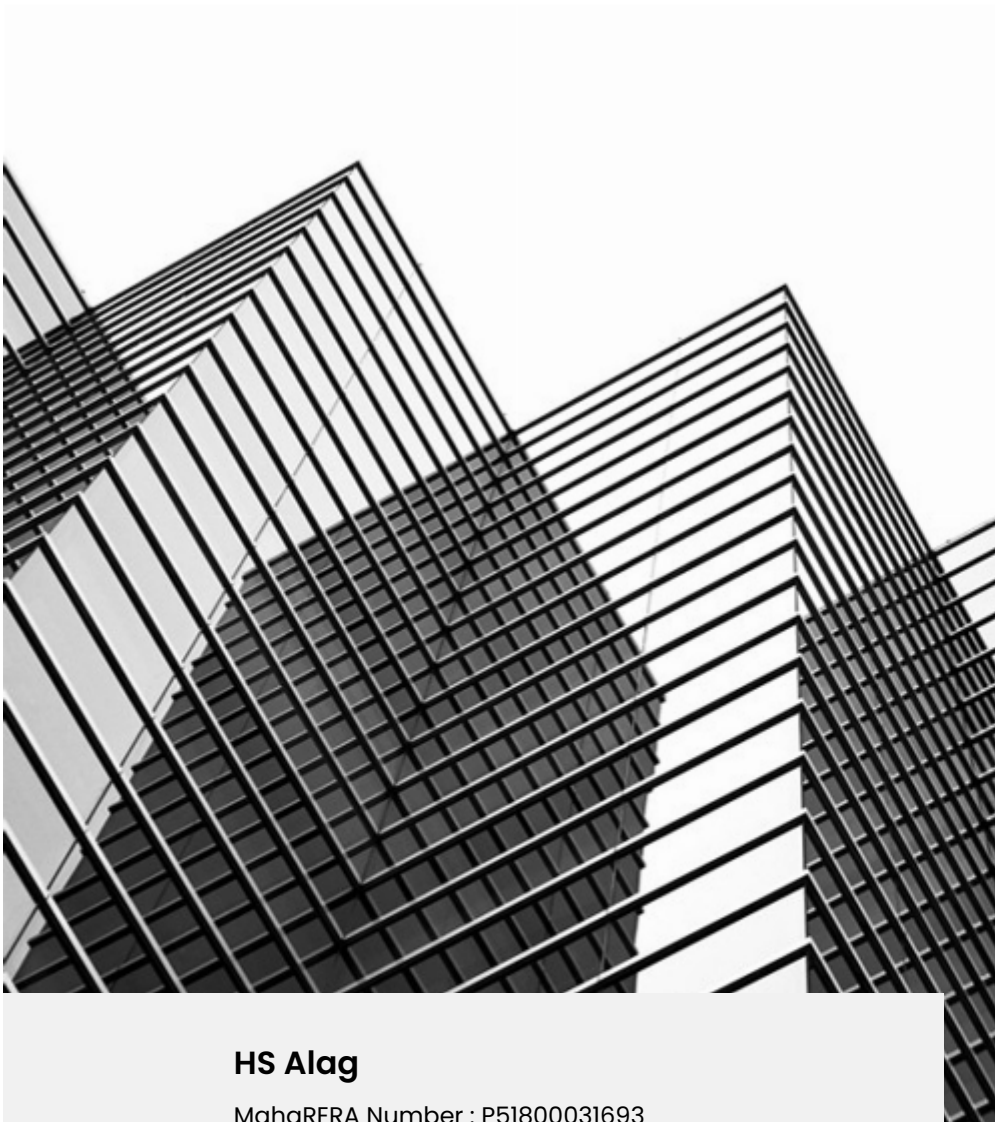


propscience.com

# PROP REPORT



**HS Alag**

MahaRERA Number : P51800031693



# 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 Ghatkopar (East). Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. Ghatkopar East is a suburb residential locality in Eastern Mumbai primarily having multi-storey mid and luxury segment residential developments.

Post Office	Police Station	Municipal Ward
Pant Nagar	NA	Ward N

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 142 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **6.6 Km**
- Pantnagar Police Station **160 Mtrs**
- Ghatkopar Railway Station **1.7 Km**
- Eastern Express Highway **3.5 Km**
- Parakh Hospital **1.6 Km**
- Garodia International Centre for Learning Mumbai **1.8 Km**
- Phoenix Marketcity **4.3 Km**
- Shivraj Supermarket **1.8 Km**

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
October 2021	NA	1

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## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
HDFC Bank	NA	NA

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## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 24th December, 2024	799.18 Sqmt	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Kids Gym,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone
Business & Hospitality	Conference / Meeting Room,Sky Lounge / Bar,Clubhouse,Community Hall,Multipurpose Hall
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage,Eco Friendly Paint,STP Plant

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
HS Alag	3	16	7	1 BHK,2 BHK,3 BHK	112
First Habitable Floor				2nd Floor	

## Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff
- **Fire Safety** : Sprinkler System,Fire Hose,Fire cylinders,Fireman's Lift,CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Stretchers Lift,Goods Lift

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	466 sqft
2 BHK	562 - 619 sqft
3 BHK	795 sqft
Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View
Flooring	Marble Flooring,Vitrified Tiles

<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
<b>Finishing</b>	Anodized Aluminum / UPVC Window Frames,False Ceiling
<b>HVAC Service</b>	Centralized Air Conditioning System
<b>Technology</b>	WIFI enabled,Optic Fiber Cable
<b>White Goods</b>	Modular Kitchen,Geyser,Water Purifier,Air Conditioners,Washing Machine & Dryer,Refrigerator,Microwave Oven

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 9990000
2 BHK	--	--	INR 12400000 to 13600000
3 BHK	--	--	INR 20900000

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

GST	Stamp Duty	Registration
5%	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	Construction Linked Payment
Bank Approved Loans	Axis Bank,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

**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	55
Connectivity	73
Infrastructure	78
Local Environment	80
Land & Approvals	44
Project	59
People	48
Amenities	68
Building	72
Layout	48
Interiors	80

<b>Pricing</b>	40
<b>Total</b>	<b>62/100</b>

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