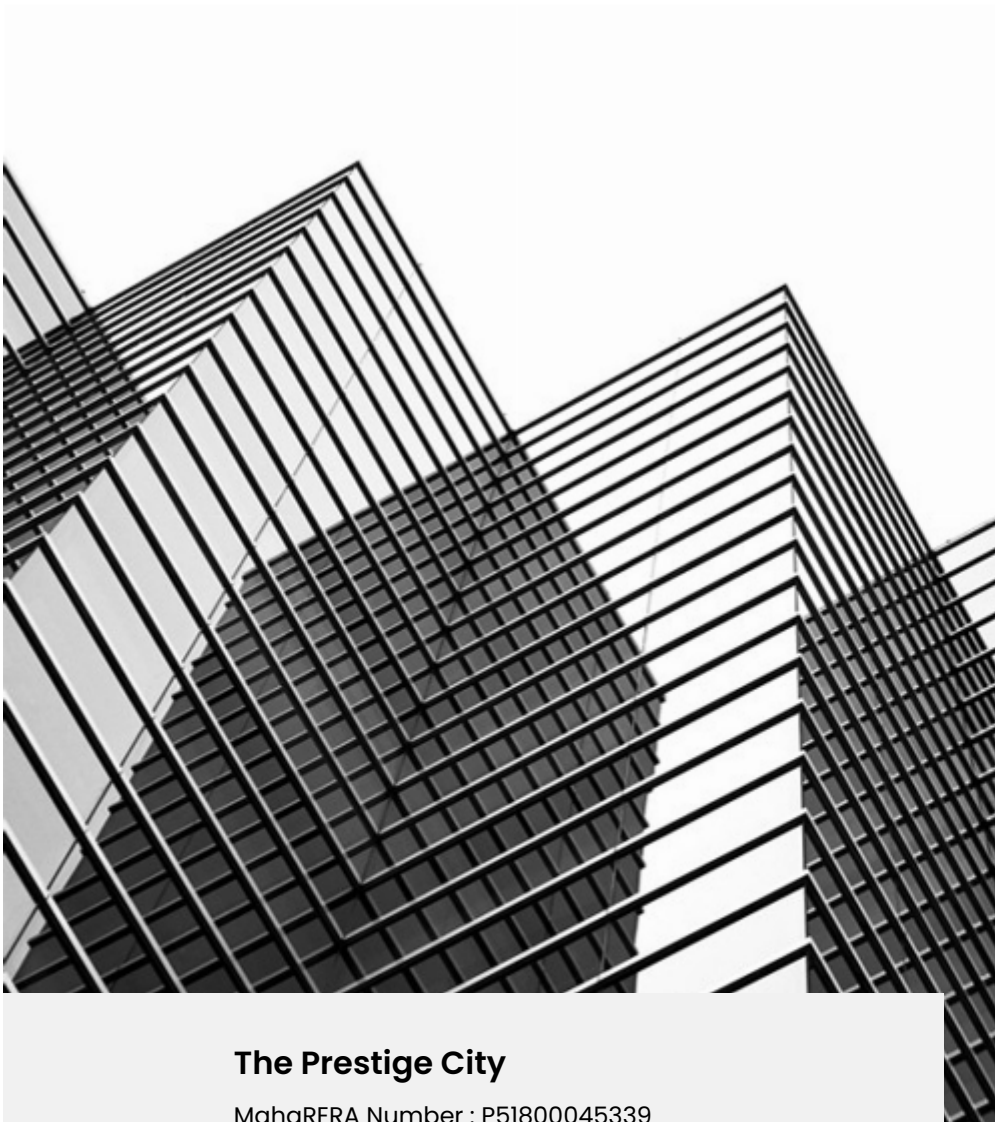


propscience.com

PROP REPORT



The Prestige City

MahaRERA Number : P51800045339



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 Mulund (West). Mulund is a suburb in the north-east of Mumbai. It is also a railway station on the Central Railway line of the Mumbai Suburban Railway. Mulund marks the end of Mumbai city. It is said to be the earliest planned neighborhood of Mumbai city. Mulund is home to a mix of a large number of industrial factories located along present day L.B.S. road. Mulund consists of numerous shopping marts, residential and industrial establishments.

Post Office	Police Station	Municipal Ward
Mulund West	NA	Ward T

Neighborhood & Surroundings

The air pollution levels are 35 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **16 Km**
- Swapna Nagari Bus Stop **450 Mtrs**
- Mulund Railway Station (W) **2.6 Km**
- Lal Bahadur Shastri Rd **1.8 Km**
- Apex Hospitals Mulund **900 Mtrs**
- St. George High School **900 Mtrs**
- R Mall **1.6 Km**
- Shree Balaji Supermarket **600 Mtrs**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
May 2022	3	1

THE PRESTIGE CITY

BUILDER & CONSULTANTS

Over the last decade, the Prestige Group has firmly established itself as one of the leading and most successful developers of real estate in India by imprinting its mark across all asset classes. It was founded in 1986, a leap that has been inspired by CMD Irfan Razack and marshalled by his brothers Rezwan Razack and Noaman Razack. With 205 landmark developments across the city, the company has extended its expertise to major cities across South India including Chennai, Hyderabad, Kochi, Mysore, Mangalore and Goa. Prestige Cyber Towers, Prestige Polygon and Prestige Palladium are three completed commercial developments, which have received an overwhelming response. The Forum Vijaya Mall, Chennai's largest mall was unveiled in 2013.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

THE PRESTIGE CITY

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2026	32.71 Acre	2 BHK,3 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Multipurpose Court,Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Banquet Hall,Conference / Meeting Room,Party Lawn,Restaurant / Cafe,Clubhouse
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Charging Ports – Electrical Cars

THE PRESTIGE CITY

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A Wing	4	54	8	2 BHK,3 BHK	432
B Wing	4	54	8	2 BHK,3 BHK	432
C Wing	4	54	8	2 BHK,3 BHK	432
First Habitable Floor				7th Floor	

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety :** Fire rated doors / walls,Fire Hose,Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

THE PRESTIGE CITY

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	758 – 781 sqft

3 BHK	898 – 1052 sqft
2 BHK	758 – 781 sqft
3 BHK	898 – 1052 sqft
2 BHK	758 – 781 sqft
3 BHK	898 – 1052 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,False Ceiling
HVAC Service	Split / Box A/C Provision
Technology	Home Automation
White Goods	Modular Kitchen,Water Purifier

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 20976.25	INR 15900000	INR 16550000 to 19015848
3 BHK	INR 21826.28	INR 19600000	INR 19600000 to 27360682

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

GST	Stamp Duty	Registration
5%	0%	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,Bank of India,DHFL Bank,HDFC Bank,ICICI
Bank,IDBI Bank,Kotak Bank,SBI Bank,YES Bank

Transaction History

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

THE PRESTIGE CITY

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	83
Land & Approvals	64

Project	77
People	46
Amenities	68
Building	59
Layout	60
Interiors	70
Pricing	40
Total	66/100

THE PRESTIGE CITY

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.