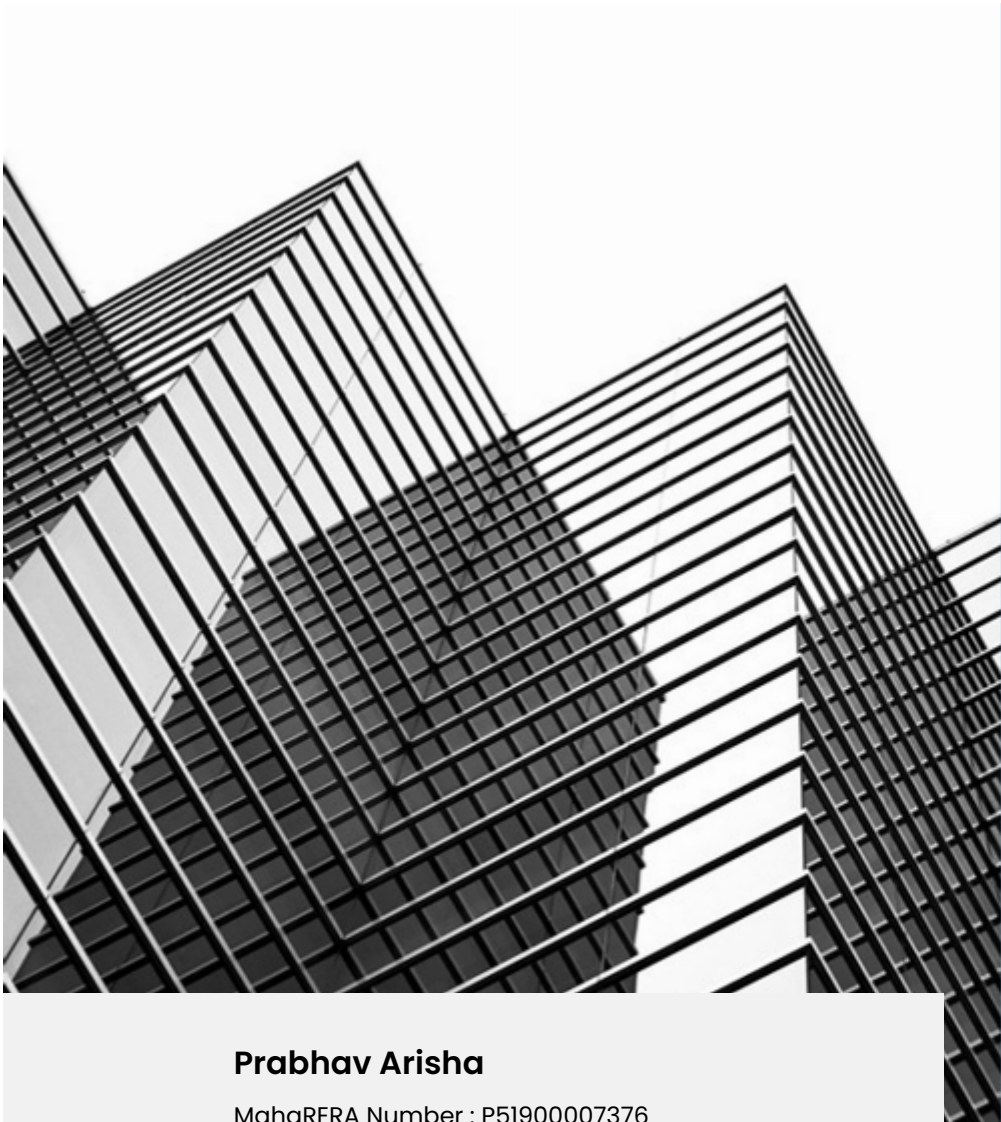


propscience.com

PROP REPORT



Prabhav Arisha

MahaRERA Number : P51900007376



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 (West). 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. Vidyanagar , Neelkanth Vihar , Vidya Vihar East , Neelkhanth Valley , Chittranjan Nagar are the neighboring localities of Chembur. 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
Tilak Nagar	Tilak Nagar Police Station	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 126 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **7.5 Km**
- Amar Mahal Bus Stop **600 Mtrs**
- Chembur Monorail Station **1.2 Km**
- Vivo Ghatkopar, Metro Station **2.3 Km**
- Chembur Railway Station **2 Km**
- Amar Mahal Junction Flyover **750 Mtrs**
- Zen Multi Speciality Hospital in Mumbai, Plot No, 425, 10th Rd, near Sandu Garden, Jai Ambe Nagar, Chembur Gaothan, Chembur, Mumbai, Maharashtra 400071 **1.9 Km**
- Universal High School Chembur **1 Km**
- R City Mall **5 Km**
- Sitla Prasad General Store **200 Mtrs**

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LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
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NA

NA

NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th April, 2022	0.26 Acre	2 BHK,3 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium
Leisure	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Barbeque Pit,Clubhouse,Multipurpose Hall
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Prabhav Arisha	2	15	2	2 BHK,3 BHK	30
First Habitable Floor				2 nd Floor	

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone
- **Fire Safety :** NA
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	580 sqft
3 BHK	776 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,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	Double glazed glass windows
HVAC Service	NA
Technology	WIFI enabled
White Goods	Chimney & Hob,Modular Kitchen,Air Conditioners

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 16800000

3 BHK	--	--	INR 22500000
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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	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,Kotak Bank,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	83
Infrastructure	78
Local Environment	70
Land & Approvals	44
Project	69
People	39
Amenities	54
Building	57
Layout	49

Interiors	63
Pricing	40
Total	58/100

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