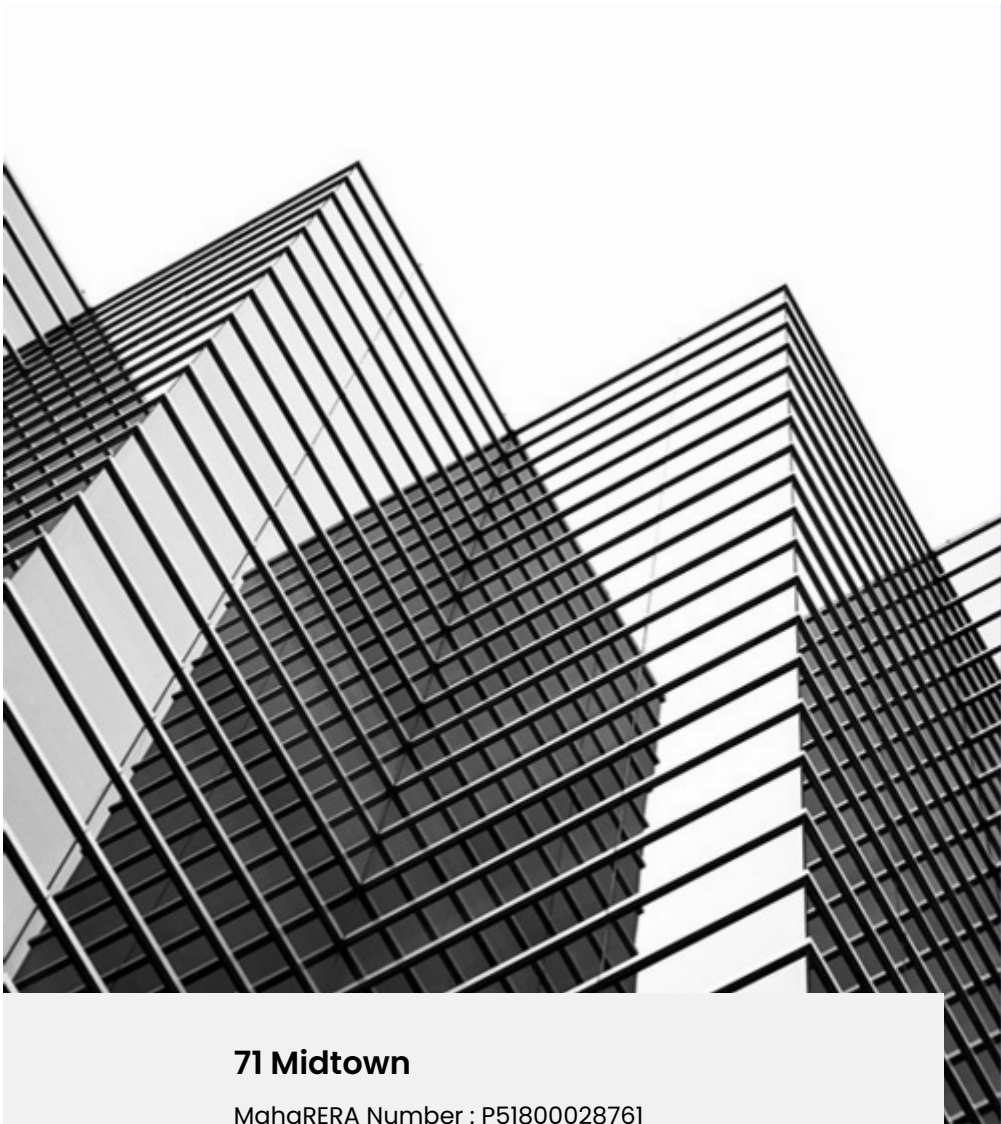


propscience.com

# PROP REPORT



**71 Midtown**

MahaRERA Number : P51800028761



# 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
Chembur	NA	Ward M East

### 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 27 AQI and the noise pollution is 51 to 85 dB.

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **10.8 Km**
- Bhakti Bhawan **450 Mtrs**
- VNP & RC Marg Junction **950 Mtrs**
- Chembur, Prakash Thorat Marg, Chembur West, Chembur Gaothan, Chembur, Mumbai, Maharashtra 400071 **2.5 Km**
- Kurla Highway Eastern Express Hwy, Maharashtra, Rajiv Gandhi Nagar, Kurla, Mumbai, Maharashtra 400071 **2 Km**
- Zen Multi Speciality Hospital **1.5 Km**
- St. Anthony's Girls' High School, St Anthony's Rd, Chembur, Mumbai, Maharashtra 400071 **2.2 Km**
- K Star Mall **1.8 Km**
- Gurukirpa General Store, 10-A/2 Sindhi Colony, Opp.D.S., High School,Sion west, India, Maharashtra 400022 **500 Mtrs**

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## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2025	4.5 Acre	1 BHK,2 BHK

## Project Amenities

Sports	Basketball Court,Cricket Pitch,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Outdoor Gym
Leisure	Amphitheatre,Mini Theatre,Yoga Room / Zone,Steam Room,Sauna,Spa,Library / Reading Room,Senior Citizen Zone,Deck Area,Sit-out Area,Reflexology Park,Pergola
Business & Hospitality	Visitor's Room,Party Lawn,Restaurant / Cafe,Community Hall
Eco Friendly Features	Eco Friendly Paint,Solar Pannel,STP Plant

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 1	3	23	5	1 BHK,2 BHK	115
Tower 2	3	23	5	1 BHK,2 BHK	115
Tower 3	3	23	5	1 BHK,2 BHK	115
First Habitable Floor				1st floor	

### Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,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

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	350 sqft
2 BHK	550 sqft
1 BHK	350 sqft
2 BHK	550 sqft
1 BHK	350 sqft
2 BHK	550 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Water Body / City Skyline

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink
Finishing	Dry Walls
HVAC Service	NA
Technology	Optic Fiber Cable

White Goods

Modular Kitchen

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 8300000
2 BHK	--	--	INR 13100000

**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.



<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL 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	48
Connectivity	83
Infrastructure	92
Local Environment	70

<b>Land &amp; Approvals</b>	50
<b>Project</b>	82
<b>People</b>	46
<b>Amenities</b>	76
<b>Building</b>	55
<b>Layout</b>	63
<b>Interiors</b>	45
<b>Pricing</b>	40
<b>Total</b>	<b>62/100</b>

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