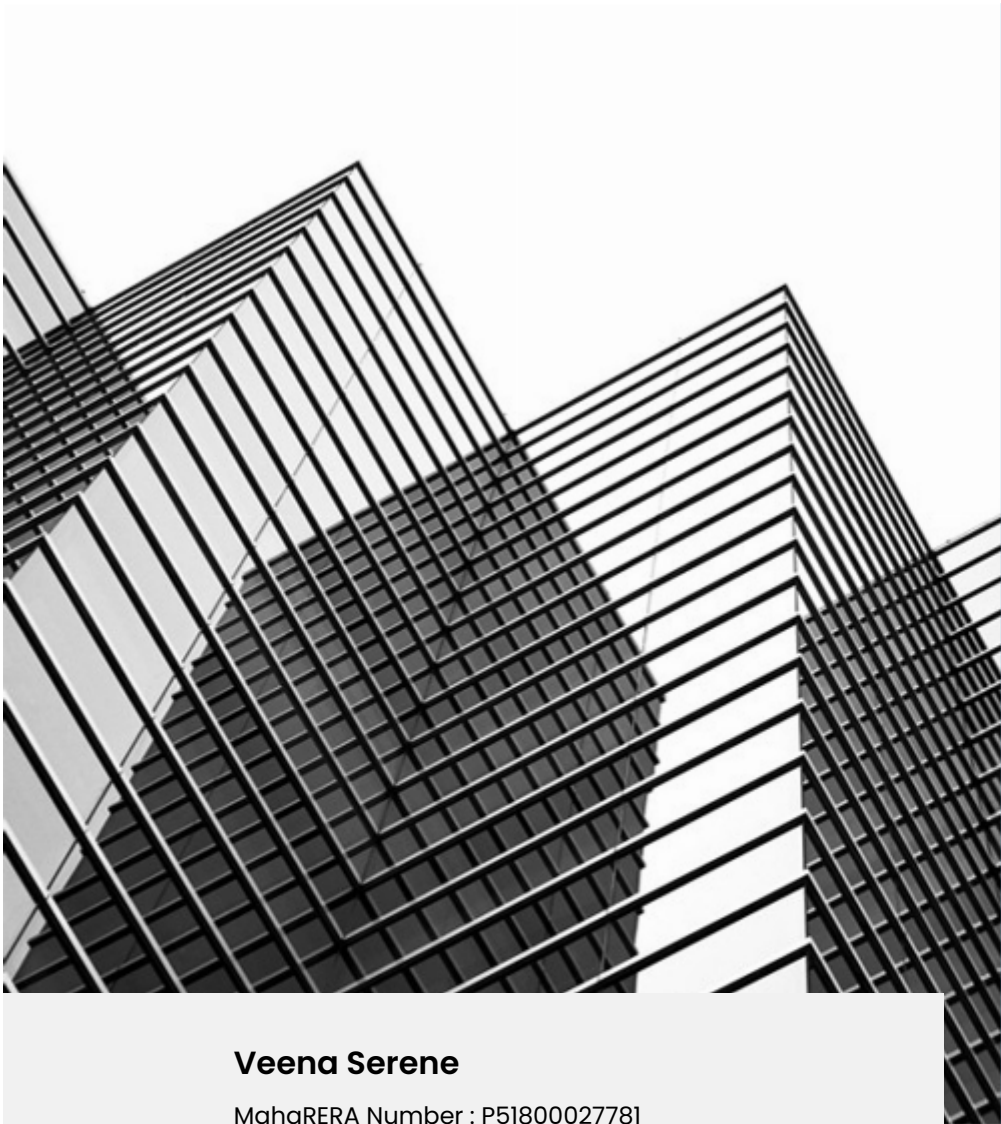


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PROP REPORT



Veena Serene

MahaRERA Number : P51800027781



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 Rs | Tilak Nagar Police Station | 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 92 AQI and the noise pollution is 51 to 85 dB.

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **10.8 Km**
- Sahakar Nagar, Thakkar Bappa Colony Rd, Sai Baba Nagar, Kurla, Mumbai, Maharashtra 400071 **500 Mtrs**
- Chembur Monorail Station, Chembur Monorail Station, Ramakrishna Chemburkar Marg, Postal Colony, Kurla, Chembur, Mumbai, Maharashtra 400071 **1.2 Km**
- Chembur Railway Station, Narayan Gajanan Acharya Marg, Chembur Gaothan, Chembur, Mumbai, Maharashtra 400071 **1.8 Km**
- Chembur Flyover **500 Mtrs**
- Sushrut Hospital & Research Centre, 365, Sant Vershaw Kakkaya Marg, Swastik Park, Chembur, Mumbai, Maharashtra 400071 **1.5 Km**
- Swami Vivekanand Junior College, Swami Vivekanand Jr College Rd, Sindhi Society, Chembur, Mumbai, Maharashtra 400071 **2.1 Km**
- Cubic Mall, CG Rd, Opposite opp Borla Society, Chembur East, Vasant Vihar Complex, Chembur, Mumbai, Maharashtra 400074 **3.8 Km**
- Krishna Retail Marketing, Shop No. E/18-A Nanda Deep, Everest Society, Shell Colony, Chembur, Mumbai, Maharashtra 400071 **190 Mtrs**

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LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Since its inception in 1990, Veena Developers have successfully delivered Residential, Corporate and Industrial Spaces with the essence of modernisation. The persistent aim is to offer high-quality construction while also providing amenities for the convenience of customers and their luxurious lifestyle. With Leadership of more than 30 years in the Real Estate industry, it is believed that it is only the beginning for Veena Developers and that there are many more decades to demonstrate endeavour to provide hassle-free customer experience in the Sector. They firmly believe in the significance of high morals in business. It should not only be about profit, but also about giving back to Society. Devoted to incorporating this philosophy into all business decisions—it is the keystone and fundamental concept of all their endeavours. Prioritising customers' interest and focusing on building long-term relationships with the customers.

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA | NA | NA |

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PROJECT & AMENITIES

| Time Line | Size | Typography |
|------------------------------|-----------|------------|
| Completed on 30th June, 2025 | 0.25 Acre | 2 BHK |

Project Amenities

| | |
|------------------------|----------------------------------|
| Sports | Kids Play Area,Gymnasium |
| Leisure | Senior Citizen Zone,Sit-out Area |
| Business & Hospitality | Clubhouse |
| Eco Friendly Features | Green Zone |

VEENA SERENE

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| A Wing | 2 | 16 | 3 | 2 BHK | 48 |
| B Wing | 2 | 16 | 4 | 2 BHK | 64 |
| First Habitable Floor | | | | 1st Floor | |

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,MyGate / Security Apps
- **Fire Safety :** 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 |
|---------------|-------------------|
| 2 BHK | 578 - 581 sqft |
| 2 BHK | 578 - 581 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 | NA |
| HVAC Service | NA |
| Technology | Optic Fiber Cable |
| White Goods | NA |

VEENA SERENE

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------------------|
| 2 BHK | -- | -- | INR 13430400 to 13500000 |

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,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,SBI Bank |

Transaction History

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

VEENA SERENE

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 | 78 |
| Local Environment | 70 |
| Land & Approvals | 44 |
| Project | 76 |
| People | 56 |
| Amenities | 36 |
| Building | 53 |
| Layout | 63 |
| Interiors | 45 |
| Pricing | 40 |
| Total | 58/100 |

VEENA SERENE

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