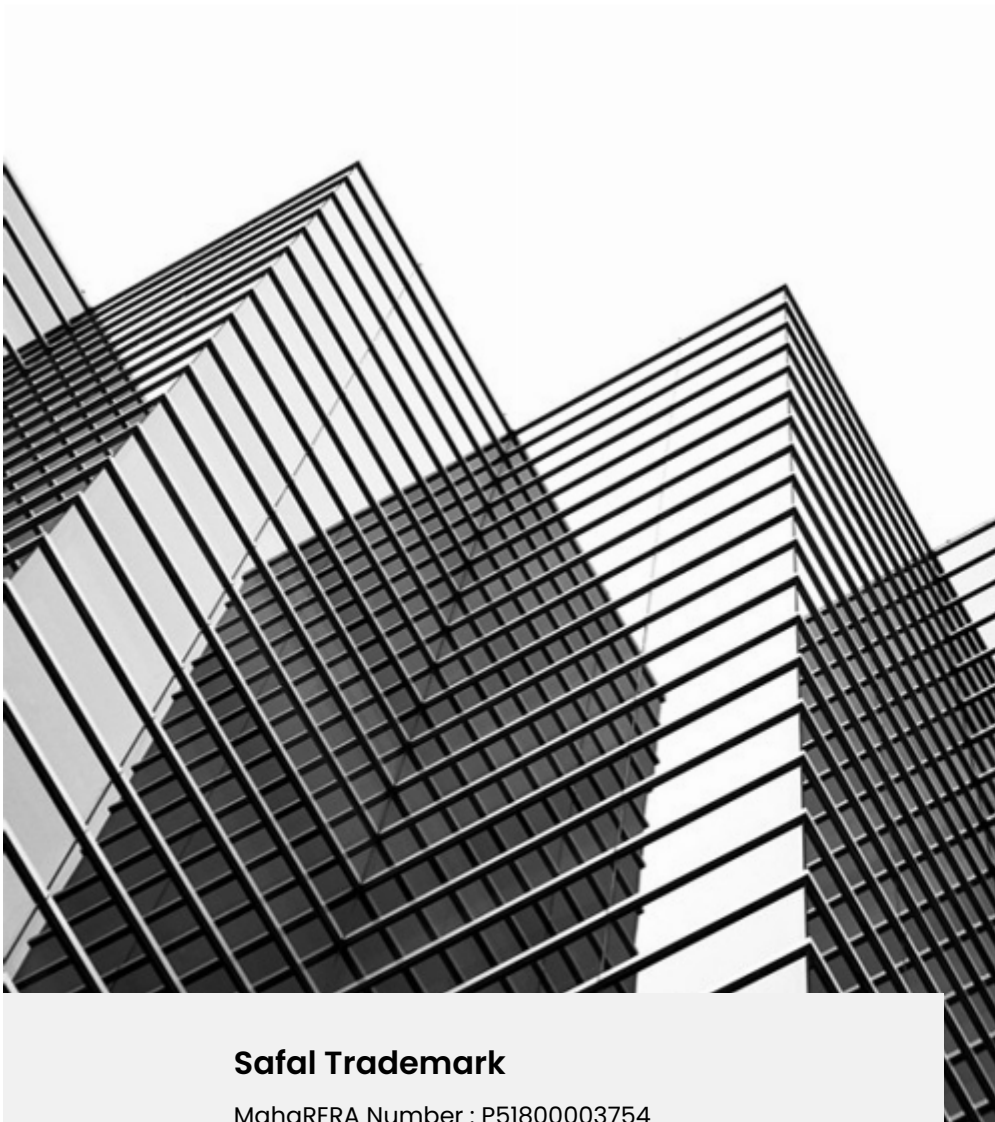


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PROP REPORT



Safal Trademark

MahaRERA Number : P51800003754



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
Sindhi Society	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 35 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East, Vile Parle, Mumbai, Maharashtra 400099 **11.1 Km**
- Chhatrapati Shivaji Maharaj International Airport **10.9 Km**
- Bhakti Bhawan, Hemu Kalani Marg, Sindhi Society, ?????, Mumbai, Maharashtra 400071 **650 Mtrs**
- Monorail Chembur Station **1.6 Km**
- Chembur Railway Station **2.2 Km**
- Eastern Express Hwy, Maharashtra **1 Km**
- Sushrut Hospital & Research Centre, 365, Sant Vershaw Kakkaya Marg, Swastik Park, Chembur, Mumbai, Maharashtra 400071 **550 Mtrs**
- Swami Vivekanand High School & Junior College **850 Mtrs**
- K Star Mall **1.5 Km**
- Laxmi General Stores **700 Mtrs**

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LAND & APPROVALS

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

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BUILDER & CONSULTANTS

The Safal Group of Companies which was established in 1995 is one of the most trusted names in the Real Estate industry. Over the past two decades they have added many gems to Mumbai’s shining skyline. Business expertise and dedication are the key reasons of our Group’s success. Every customer knows us for our best in class quality benchmarks that we strictly adhere to. Our team consists of experienced professionals who constantly strive to achieve higher standards in building trust, quality, transparency and customer satisfaction with all our projects.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	8146 Sqmt	1 BHK,2 BHK,3 BHK,4 BHK

Project Amenities

Sports	Tennis Court,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
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Leisure	Yoga Room / Zone,Sauna,Library / Reading Room,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Conference / Meeting Room,Visitor's Room,Clubhouse
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 1	3	16	4	2 BHK,3 BHK	64
Tower 2	2	16	4	2 BHK,4 BHK	64
Tower 3	2	16	3	2 BHK,3 BHK,4 BHK	48
Tower 4	2	16	4	2 BHK,4 BHK	64
First Habitable Floor				1st floor	

Services & Safety

- **Security** : Maintenance Staff,Intercom Facility,Security Staff,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	744 sqft
3 BHK	1041 – 1048 sqft
2 BHK	696 – 749 sqft
4 BHK	1445 sqft
2 BHK	696 – 749 sqft
3 BHK	991 sqft
4 BHK	1445 sqft

2 BHK	635 – 752 sqft
4 BHK	1277 – 1511 sqft

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

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	False Ceiling
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	Modular Kitchen

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COMMERCIALS



Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 32000	INR 20320000	INR 22382000 to 26500400
3 BHK	INR 32000	INR 31712000	INR 34913200 to 36919600
4 BHK	INR 32463.27	INR 41564000	INR 45750400 to 53987200

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

GST	Stamp Duty	Registration
1%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 700000	INR DEV. CHARGES – 480/- Per Sq.Ft.

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,IIFL Bank,Kotak Bank,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	48
Connectivity	83
Infrastructure	86
Local Environment	80

Land & Approvals	50
Project	69
People	46
Amenities	60
Building	78
Layout	68
Interiors	48
Pricing	40
Total	63/100

SAFAL TRADEMARK

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