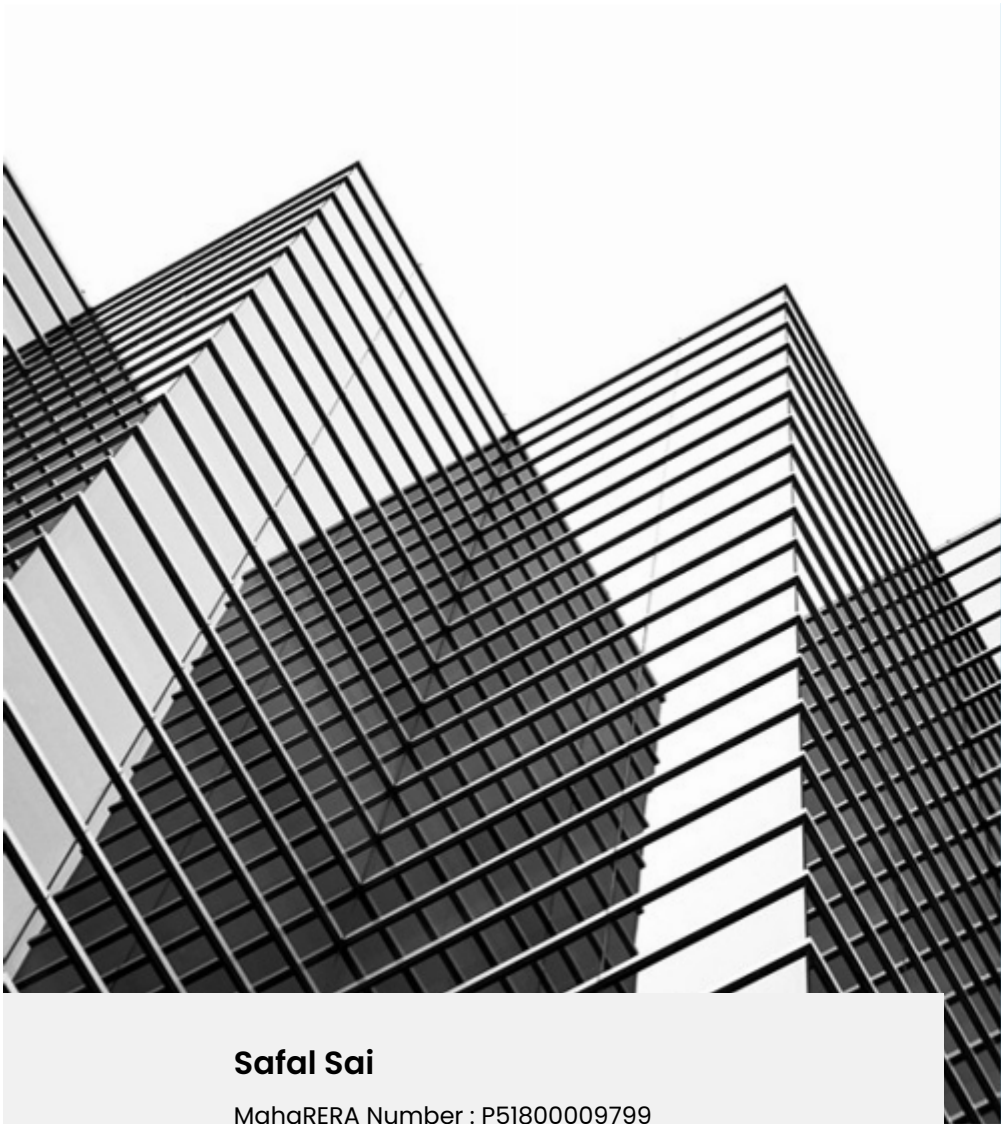


propscience.com

PROP REPORT



Safal Sai

MahaRERA Number : P51800009799



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 35 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East, Vile Parle, Mumbai, Maharashtra 400099 **12.4 Km**
- Chhatrapati Shivaji Maharaj International Airport **12.9 Km**
- Ghatla Village Gajanan Patil Marg, Nagesh Patilwadi, Chembur, Mumbai, Maharashtra 400071 **280 Mtrs**
- Monorail Chembur Station **2 Km**
- Govandi Railway Station **1.6 Km**
- Eastern Express Hwy, Maharashtra **2 Km**
- Zen Multi Speciality Hospital in Mumbai, Plot No 425, 10th Road Near Sandu Garden, Chembur Gaothan, Chembur, Mumbai, Maharashtra 400071 **1.5 Km**
- St. Anthony's Girls' High School, St Anthony's Rd, Chembur, Mumbai, Maharashtra 400071 **700 Mtrs**
- K Star Mall **700 Mtrs**
- Suraj kirana store **190 Mtrs**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
September 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	4214 Sqmt	1 BHK,2 BHK,3 BHK,Studio

Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
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Leisure	Yoga Room / Zone,Sauna,Spa,Senior Citizen Zone,Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	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
Wing A	2	12	4	1 BHK,2 BHK,3 BHK,Studio	48
Wing B	2	12	4	1 BHK,2 BHK,3 BHK,Studio	48
Wing C	2	12	4	1 BHK,2 BHK,3 BHK,Studio	48
First Habitable Floor				1st Floor	

Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,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

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	431 - 517 sqft
2 BHK	630 - 738 sqft
3 BHK	957 sqft
Studio	269 sqft
1 BHK	431 - 517 sqft
2 BHK	630 - 738 sqft
3 BHK	957 sqft

Studio	269 sqft
1 BHK	431 - 517 sqft
2 BHK	630 - 738 sqft
3 BHK	957 sqft
Studio	269 sqft

Floor To Ceiling Height	Greater than 10 feet
Views Available	Water Body / City Skyline

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

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 30000	INR 8070000	INR 8907000
1 BHK	INR 30000	INR 12930000	INR 14253000 to 17091000
2 BHK	INR 30000	INR 18900000	INR 20820000 to 24384000
3 BHK	INR 30522.47	INR 29210000	INR 32161000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 500000	INR DEV. CHARGES 400/- 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,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,Kotak Bank,PNB Housing Finance Ltd,SBI Bank,YES 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	70
Land & Approvals	44
Project	58
People	46
Amenities	62
Building	55
Layout	74
Interiors	48
Pricing	40
Total	59/100

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