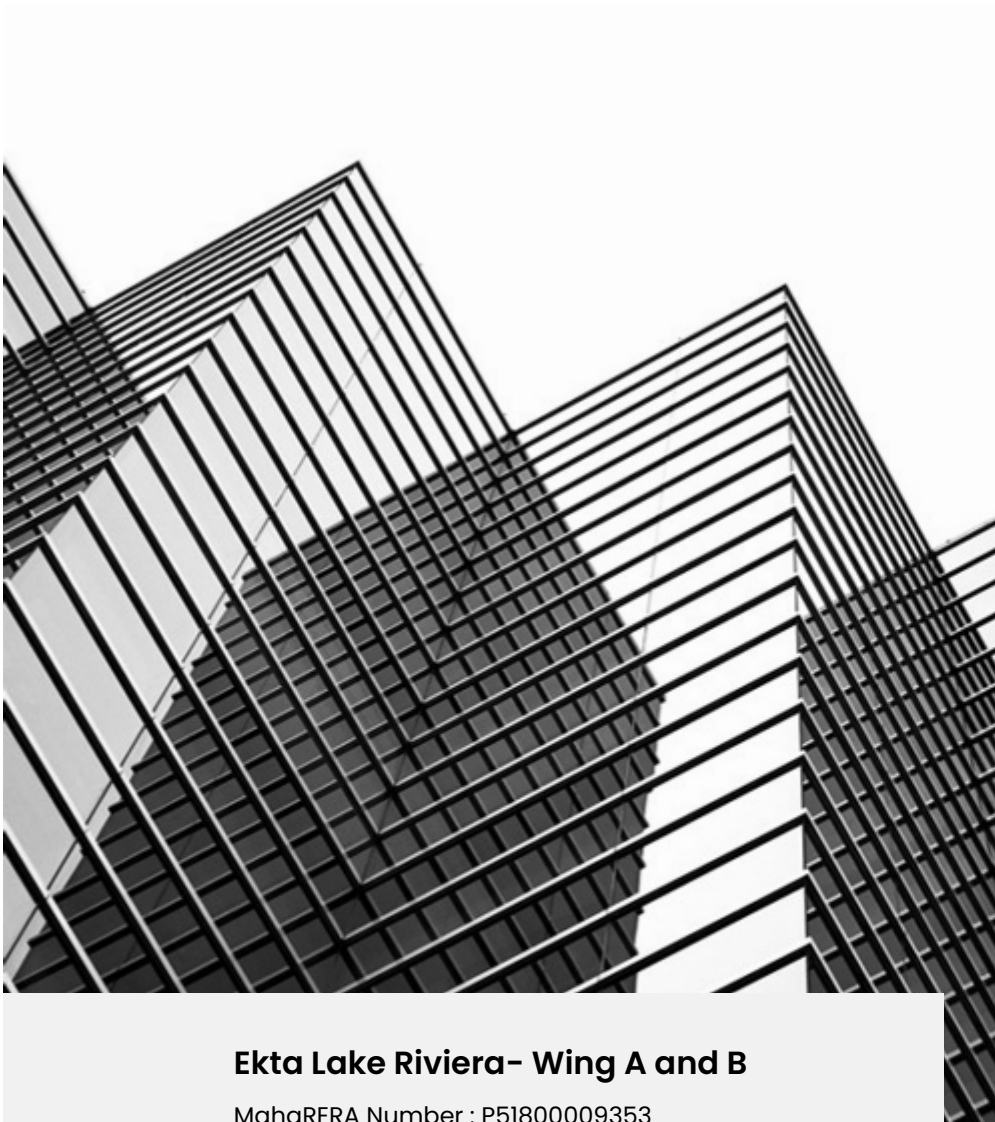


# PROP REPORT



**Ekta Lake Riviera- Wing A and B**

MahaRERA Number : P51800009353



## Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Powai. Powai is an upscale residential neighbourhood located in Mumbai situated on the banks of Powai lake. The Indian Institute of Technology, Bombay and currently the second oldest campus of the Indian Institutes of Technology as well as the National Institute of Industrial Engineering are both located here. Powai is also Mumbai's start-up hub. Powai houses countable number of schools, colleges and residential as well as industrial establishments.

Post Office	Police Station	Municipal Ward
Powai lit	NA	Ward S

## Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 182 AQI and the noise pollution is 51 to 85 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **5 Km**
- Shetty Mahavidyalaya Bus Stop **190 Mtrs**
- Kanjurmarg Railway Station **4 Km**
- Jogeshwari - Vikhroli Link Rd **1.6 Km**
- Hiranandani Hospital **1.7 Km**
- Hiranandani Foundation School **450 Mtrs**
- R City Mall **4.2 Km**
- Haiko Supermarket **900 Mtrs**

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2022	2	1

## BUILDER & CONSULTANTS

Ekta World are Mumbai based real estate developers established since 1987. The company, over its three decades in the business, has delivered over 4lac square feet of real estate in Mumbai, Virar, Pune, Nashik and other parts of Maharashtra. Apart from delivery high-quality construction, the group has consciously worked towards building eco-friendly and sustainable projects. Ekta world today has a strong reputation and goodwill amongst the discerning buyers and is considered to be one of the leading real estate firms in the country.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2023	1.55 Acre	2 BHK,3 BHK

### Project Amenities

<b>Sports</b>	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Amphitheatre,Yoga Room / Zone,Steam Room,Spa,Senior Citizen Zone,Sit-out Area,Reflexology Park
<b>Business &amp; Hospitality</b>	ATM / Bank Attached,Restaurant / Cafe,Clubhouse
<b>Eco Friendly Features</b>	Green Zone,Rain Water Harvesting,Landscaped Gardens

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing - A	3	20	4	2 BHK,3 BHK	80
Wing - B	3	20	4	2 BHK,3 BHK	80
First Habitable Floor				1st Floor	

## Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety** : Sprinkler System,CNG / LPG Gas Leak Detector
- **Sanitation** : There are slums settlements near the project
- **Vertical Transportation** : High Speed Elevators

EKTA LAKE RIVIERA- WING  
A AND B

# FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	805 – 855 sqft
3 BHK	1055 – 1090 sqft
2 BHK	705 – 855 sqft
3 BHK	1055 – 1090 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	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Chimney & Hob,Modular Kitchen

EKTA LAKE RIVIERA- WING

A AND B

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 29192.55	--	INR 21400000 to 25600000
3 BHK	INR 28815.17	--	INR 30400000 to 32400000

**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 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
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<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.

EKTA LAKE RIVIERA- WING  
A AND B

## ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
December 2021	1095	NA	INR 23628917	INR 21578.92
October 2021	1055	NA	INR 23991000	INR 22740.28
September 2021	1055	NA	INR 23515793	INR 22289.85
June 2021	1055	NA	INR 23610973	INR 22380.07
March 2021	1055	NA	INR 22114973	INR 20962.06

<b>March 2021</b>	995	NA	INR 20294500	INR 20396.48
<b>January 2021</b>	705	NA	INR 14920400	INR 21163.69
<b>January 2021</b>	735	NA	INR 16377000	INR 22281.63
<b>January 2021</b>	805	NA	INR 16989500	INR 21104.97
<b>December 2020</b>	735	NA	INR 15306750	INR 20825.51
<b>December 2020</b>	1055	NA	INR 22423500	INR 21254.5
<b>December 2020</b>	1090	NA	INR 21000000	INR 19266.06
<b>December 2020</b>	735	NA	INR 16509000	INR 22461.22
<b>November 2020</b>	1090	NA	INR 30348150	INR 27842.34
<b>October 2020</b>	995	NA	INR 23206064	INR 23322.68

<b>October 2020</b>	705	NA	INR 17240000	INR 24453.9
<b>October 2020</b>	705	NA	INR 16963311	INR 24061.43
<b>September 2020</b>	809	NA	INR 17765674	INR 21960.04
<b>July 2019</b>	880	NA	INR 20124025	INR 22868.21
<b>July 2019</b>	1199	NA	INR 27441281	INR 22886.81

EKTA LAKE RIVIERA- WING  
A AND B

## 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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	65

<b>Connectivity</b>	80
<b>Infrastructure</b>	78
<b>Local Environment</b>	60
<b>Land &amp; Approvals</b>	56
<b>Project</b>	76
<b>People</b>	56
<b>Amenities</b>	68
<b>Building</b>	57
<b>Layout</b>	53
<b>Interiors</b>	63
<b>Pricing</b>	40
<b>Total</b>	<b>63/100</b>

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EKTA LAKE RIVIERA- WING  
A AND B

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