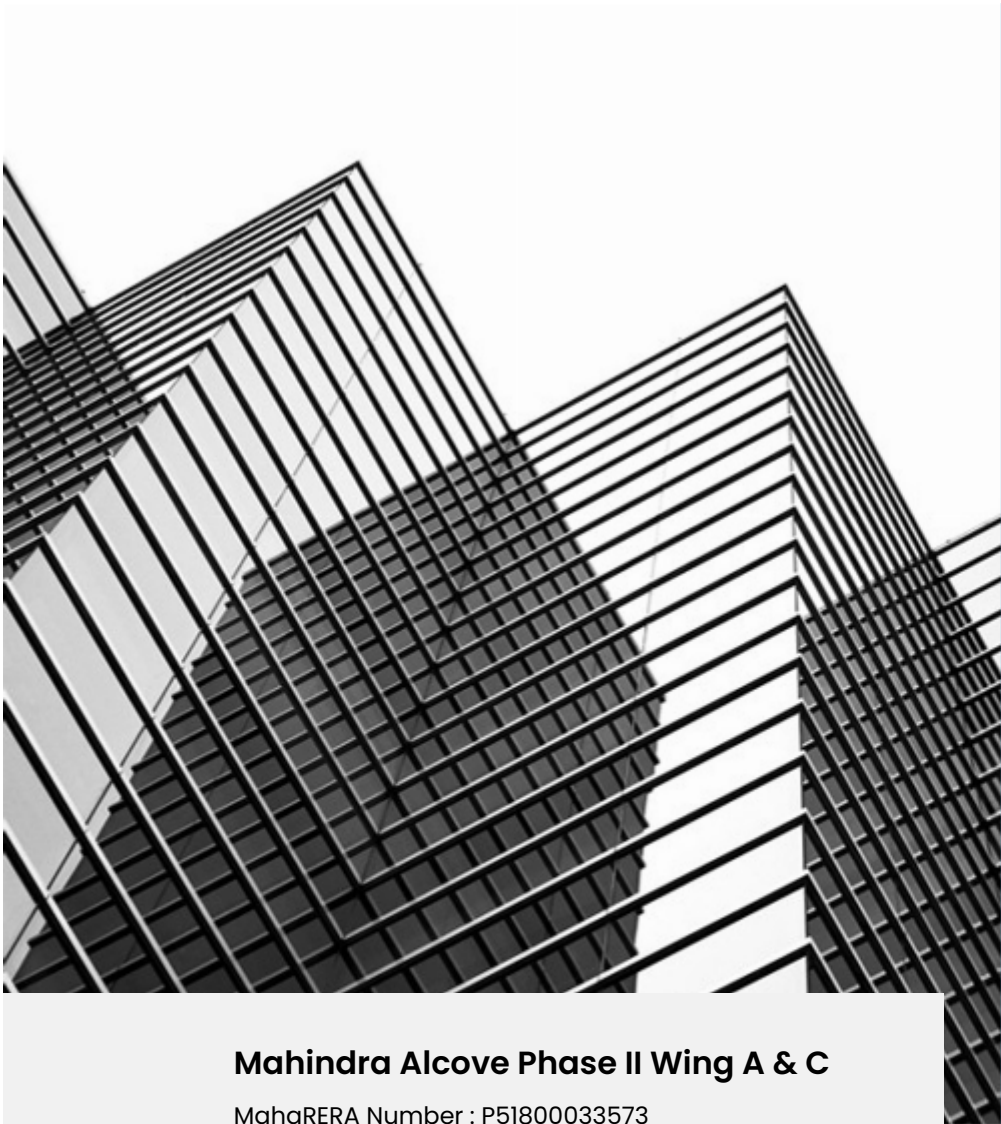


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PROP REPORT



Mahindra Alcove Phase II Wing A & C

MahaRERA Number : P51800033573



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 Chandivali. Chandivali is an upmarket residential neighbourhood located in Andheri East. Jogeshwari-Vikhroli Link Road (JVLR) is located at a distance of less than 1 km. It is bound on the north by the Powai lake, on the East by Powai/Hiranandani complex, on the south by Saki Naka and by Marol on the West. There is film studio, one of the oldest in Mumbai with the same name right at the heart of the locality. It has an Assembly constituency in its name and is one of the 288 Assembly constituency in the State of Maharashtra.

| Post Office | Police Station | Municipal Ward |
|-------------|---------------------------|----------------|
| Vihar Road | Chandivali Police Station | Ward L |

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 191 AQI and the noise pollution is 0 to 50 dB.

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **8.6 Km**
- Chhatrapati Shivaji Maharaj International Airport **6 Km**
- Jama Masjid Bus Stop **600 Mtrs**
- Sakinaka Metro Station **3.3 Km**
- Kanjurmarg Railway Station **6 Km**
- Jogeshwari – Vikhroli Link Rd **4.3 Km**
- Dr. L.H.Hiranandani Hospital **2.7 Km**
- Nahar International School **900 Mtrs**
- R City Mall **4.8 Km**
- DMart **1.2 Km**

MAHINDRA ALCOVE PHASE
II WING A & C

LAND & APPROVALS

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

MAHINDRA ALCOVE PHASE
II WING A & C

BUILDER & CONSULTANTS

Mahindra Lifespace Developers Ltd. is an Indian real estate and infrastructure development company headquartered in Mumbai and founded by Mr. Arvind Subramanian in 1994. The group has a total of 43 residential projects under its wing, with 18.05 million Sqft completed residential developments and 9.30 million Sqft ongoing and forthcoming residential developments. The company has its projects in Mumbai, Chennai, Pune, Gurgaon, Nagpur, Bengaluru, and Alibaug. They have bagged numerous awards such as CII National Safety Practice Awards – Gold Award in the Service Sector/ 4th National safety practice competition- CII- For excellence in workplace safety – MWC Jaipur and CIDC Vishwakarma Award for the year 20-21 – Award for Corona Warriors – Mahindra Lifespaces (MLDL)

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

MAHINDRA ALCOVE PHASE
II WING A & C

PROJECT & AMENITIES

| Time Line | Size | Typography |
|------------------------------|-----------|-------------|
| Completed on 30th June, 2026 | 2.39 Acre | 2 BHK,3 BHK |

Project Amenities

| | |
|-----------------------------------|--|
| Sports | Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Outdoor Gym,Indoor Games Area |
| Leisure | Yoga Room / Zone,Spa,Senior Citizen Zone,Sit-out Area,Reflexology Park |
| Business & Hospitality | Party Lawn,Community Hall |
| Eco Friendly Features | Green Zone,Rain Water Harvesting,Landscaped Gardens |

MAHINDRA ALCOVE PHASE
II WING A & C

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Wing A | 2 | 16 | 4 | 2 BHK,3 BHK | 64 |
| Wing C | 2 | 16 | 4 | 2 BHK,3 BHK | 64 |
| First Habitable Floor | | | | 2nd Floor | |

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone
- **Fire Safety :** Sprinkler System,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

MAHINDRA ALCOVE PHASE
II WING A & C

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 2 BHK | 778 - 781 sqft |
| 3 BHK | 884 - 1043 sqft |
| 2 BHK | 692 - 736 sqft |
| 3 BHK | 984 - 1104 sqft |

| | |
|-------------------------|--|
| Floor To Ceiling Height | Between 9 and 10 feet |
| Views Available | Open Grounds / Landscape / Project Amenities |

| | |
|---|--|
| Flooring | Marble Flooring,Vitrified Tiles |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink |
| Finishing | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Double glazed glass windows |
| HVAC Service | Split / Box A/C Provision |
| Technology | NA |
| White Goods | Chimney & Hob,Modular Kitchen |

MAHINDRA ALCOVE PHASE
II WING A & C

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------------------|
| 2 BHK | -- | -- | INR 17900000 to 22400000 |
| 3 BHK | -- | -- | INR 23900000 to 31700000 |

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 | 0% Stamp Duty Limited Period Offers Valid Till 31st Mar'22 Only |
| Payment Plan | Construction Linked Payment |
| Bank Approved Loans | Axis Bank,Bank of India,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,LIC Housing Finance Ltd,SBI Bank |

Transaction History

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

MAHINDRA ALCOVE PHASE
II WING A & C

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 | 55 |
| Connectivity | 63 |
| Infrastructure | 78 |
| Local Environment | 80 |
| Land & Approvals | 50 |
| Project | 71 |
| People | 56 |
| Amenities | 62 |
| Building | 57 |
| Layout | 60 |
| Interiors | 70 |
| Pricing | 40 |

Total

62/100

MAHINDRA ALCOVE PHASE

II WING A & C

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