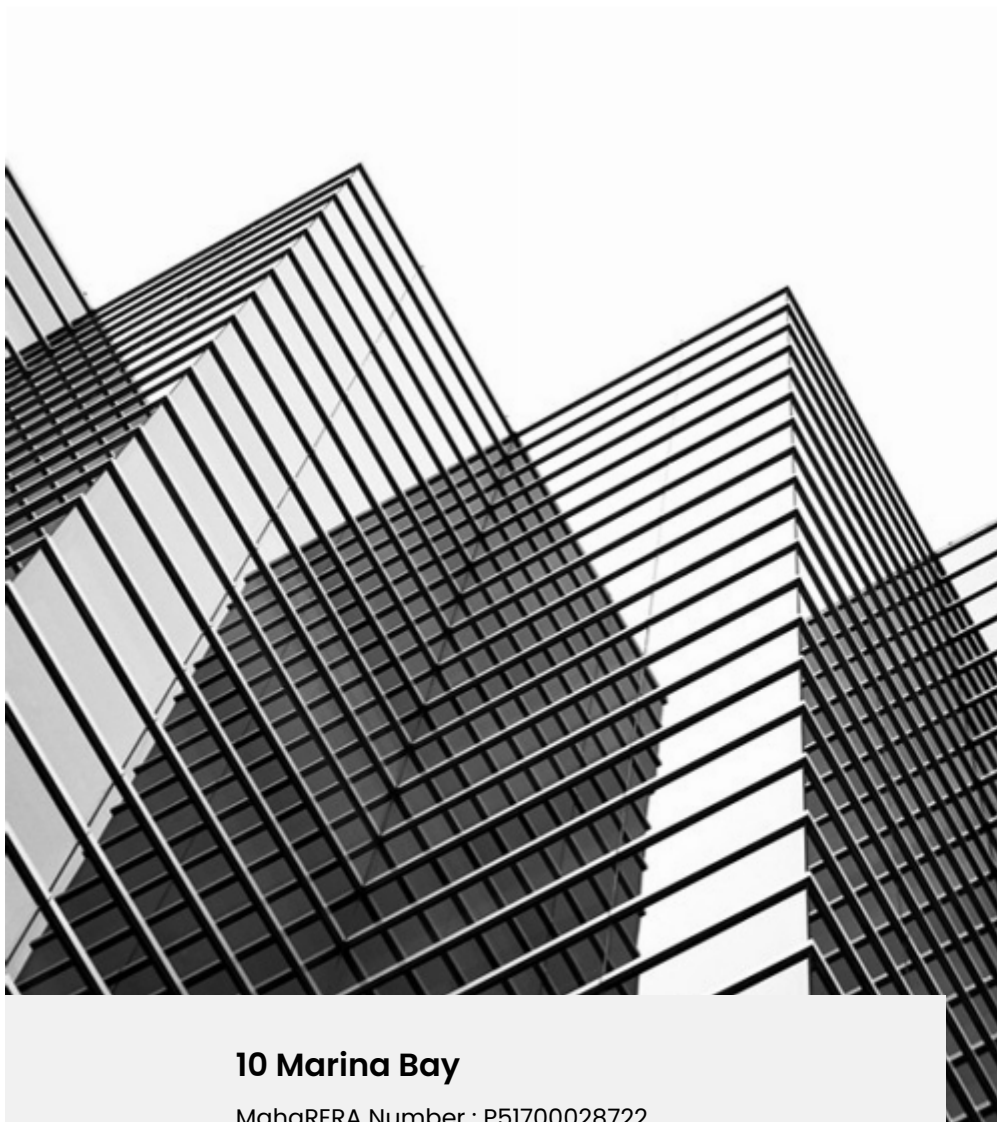


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PROP REPORT



10 Marina Bay

MahaRERA Number : P51700028722



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 Vashi. Vashi is often known as one of the two gateways to Navi Mumbai. Vashi runs on the Harbour Line of the Mumbai Suburban Railway and is well connected to different parts of Mumbai and Navi Mumbai. The area is regarded as one of the most expensive and well-developed localities in Navi Mumbai. It has ample social infrastructure with plenty of schools, hospitals, banks, hotels, and malls in the vicinity. Various companies including IT/ITeS, BPO, banks and industrial manufacturing have offices in Vashi, thus, making it an ideal choice of residence for employees and working professionals.

Post Office	Police Station	Municipal Ward
Vashi	Vashi Police Station	Vashi

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 99 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **30.3 Km**
- Navi Mumbai International Airport **16.9 Km**
- Vashi Sector 10/15 bus Stop **130 Mtrs**
- Vashi Railway Station **3.5 Km**
- NH 48 **2.3 Km**
- Fortis Hospital **500 Mtrs**
- St. Mary's Multipurpose High School **550 Mtrs**
- Inorbit Mall **3.5 Km**
- D-Mart **2.3 Km**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
January 2023	NA	1

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2027	2.5 Acre	2 BHK,3 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Pet Friendly,Deck Area,Sit-out Area
Business & Hospitality	Banquet Hall,Barbeque Pit,Party Lawn
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Building B	8	27	10	2 BHK,3 BHK	270
First Habitable Floor				6th	

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretchers Lift

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	600 sqft
3 BHK	740 – 1372 sqft

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

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 26108.33	INR 15665000	INR 17600000

3 BHK	INR 25256.76	INR 18690000	INR 21000000 to 41300000
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Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
5%	7%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Bajaj Finance Ltd,Bank of Baroda,Bank of India,HDFC Bank,ICICI Bank,SBI Bank

Transaction History

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

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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	73
Connectivity	73
Infrastructure	92
Local Environment	90
Land & Approvals	50
Project	78
People	39
Amenities	68
Building	65
Layout	63

Interiors	63
Pricing	40
Total	66/100

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Disclaimer

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