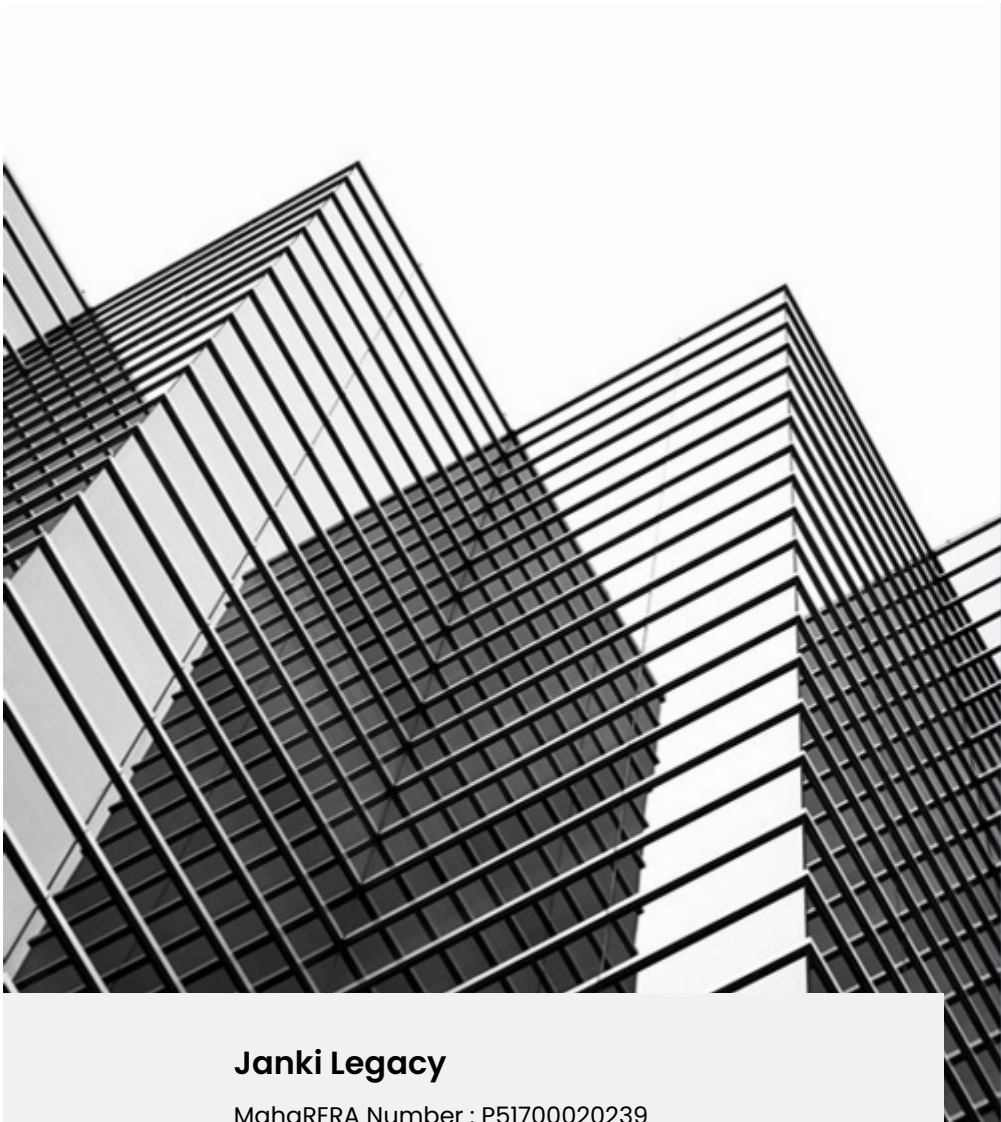


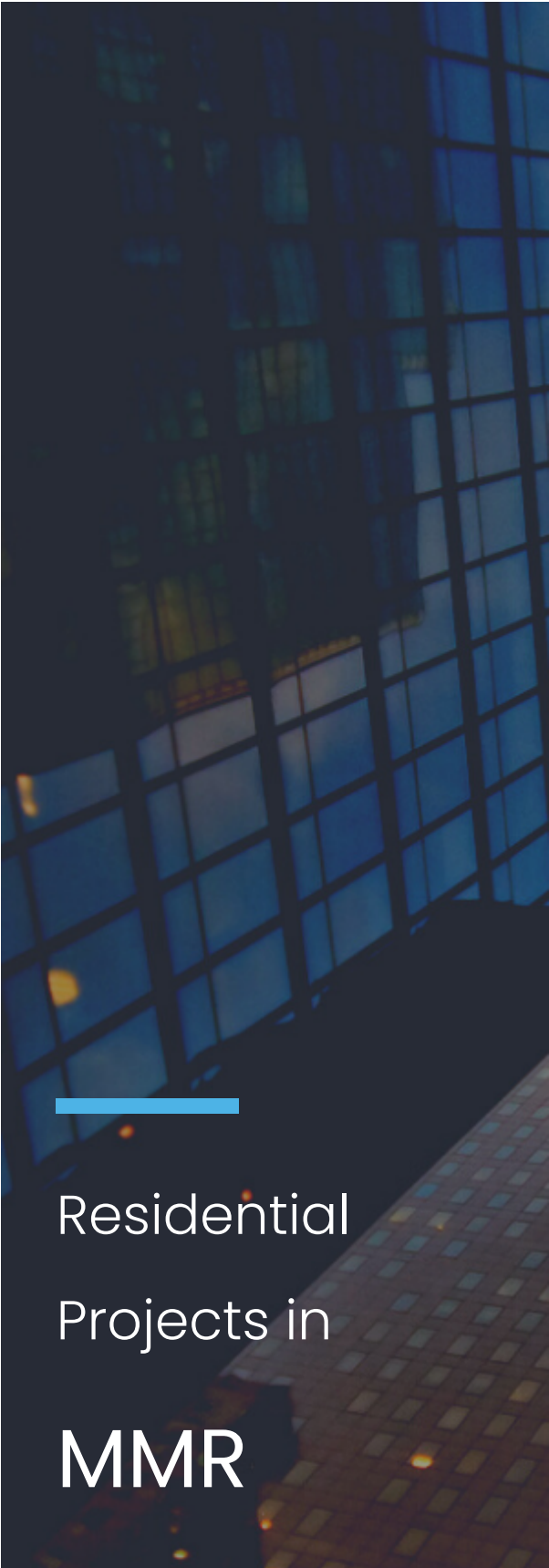
propscience.com

# PROP REPORT



**Janki Legacy**

MaharERA Number : P51700020239



## 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 Mira Road East. Mira Road West is a locality of the Mira-Bhayandar Municipal Corporation, that is a part of the Thane district of the state of Maharashtra. Its an undeveloped locality of Mira Bhayandar comprising of several government regulated Salt Pans, marshes, and mangroves. This locality does not have any residential or commercial developments. It is connected to the rest of the city and the city of Mumbai via the Mumbai Suburban district railway line.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| Mira Road   | Kanikya        | NA             |

## Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 130 AQI and the noise pollution is 0 to 50 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **25.8 Km**
- Indralok Bus Stop **150 Mtrs**
- Bhayandar Railway Station **2.8 Km**
- Mira Bhayandar Road **2.0 Km**
- Galaxy Hospital **600 Mtrs**
- Shree L R Tiwari College of Engineering **450 Mtrs**
- Maxus Mall **3.5 Km**
- D Mart **3.2 Km**

## LAND & APPROVALS

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

## BUILDER & CONSULTANTS

Since its inception in 1990, Veena Developers have successfully delivered Residential, Corporate and Industrial Spaces with the essence of modernisation. The persistent aim is to offer high-quality construction while also providing amenities for the convenience of customers and their luxurious lifestyle. With Leadership of more than 30 years in the Real Estate industry, it is believed that it is only the beginning for Veena Developers and that there are many more decades to demonstrate endeavour to provide hassle-free customer experience in the Sector. They firmly believe in the significance of high morals in business. It should not only be about profit, but also about giving back to Society. Devoted to incorporating this philosophy into all business decisions—it is the keystone and fundamental concept of all their endeavours. Prioritising customers' interest and focusing on building long-term relationships with the customers.

**Project Funded By****Architect****Civil Contractor**

|    |    |    |
|----|----|----|
| NA | NA | NA |
|----|----|----|

JANKI LEGACY

# PROJECT & AMENITIES

| Time Line                     | Size         | Typography  |
|-------------------------------|--------------|-------------|
| Completed on 22nd April, 2026 | 7407.65 Sqmt | 1 BHK,2 BHK |

## Project Amenities

|                        |                                                                                                                                   |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Sports                 | Badminton Court,Cricket Pitch,Multipurpose Court,Putting Green,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area |
| Leisure                | Deck Area,Sit-out Area                                                                                                            |
| Business & Hospitality | Clubhouse                                                                                                                         |
| Eco Friendly Features  | Green Zone,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 |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Janki Legacy          | 4               | 17           | 12              | 1 BHK,2 BHK    | 204            |
| First Habitable Floor |                 |              |                 | 1st            |                |

## Services & Safety

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

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## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK         | 407 - 489 sqft    |
| 2 BHK         | 667 sqft          |

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

|                                         |                                                                                                                                                 |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Flooring</b>                         | Vitrified Tiles,Anti Skid Tiles                                                                                                                 |
| <b>Joinery, Fittings &amp; Fixtures</b> | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards |
| <b>Finishing</b>                        | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Double glazed glass windows                                                |
| <b>HVAC Service</b>                     | Split / Box A/C Provision                                                                                                                       |
| <b>Technology</b>                       | Home Automation                                                                                                                                 |
| <b>White Goods</b>                      | Modular Kitchen                                                                                                                                 |

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COMMERCIALS

|                      |                      |                        |                  |
|----------------------|----------------------|------------------------|------------------|
| <b>Configuration</b> | <b>Rate Per Sqft</b> | <b>Agreement Value</b> | <b>Box Price</b> |
|----------------------|----------------------|------------------------|------------------|

|       |                 |             |                           |
|-------|-----------------|-------------|---------------------------|
| 1 BHK | INR<br>13693.25 | INR 5745600 | INR 6594616 to<br>7649560 |
| 2 BHK | INR 13989.81    | INR 9331200 | INR 10574632              |

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

|                   |                        |                      |
|-------------------|------------------------|----------------------|
| <b>GST</b>        | <b>Stamp Duty</b>      | <b>Registration</b>  |
| 5%                | 6%                     | INR 30000            |
| <b>Floor Rise</b> | <b>Parking Charges</b> | <b>Other Charges</b> |
| NA                | INR 500000             | INR 150000           |

|                            |                                                                         |
|----------------------------|-------------------------------------------------------------------------|
| <b>Festive Offers</b>      | The builder is not offering any festive offers at the moment.           |
| <b>Payment Plan</b>        | Time Linked Payment                                                     |
| <b>Bank Approved Loans</b> | Axis Bank,Bank of India,HDFC Bank,ICICI Bank,PNB<br>Housing Finance Ltd |

### Transaction History

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



# 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             | 73    |
| Connectivity      | 73    |
| Infrastructure    | 70    |
| Local Environment | 90    |
| Land & Approvals  | 50    |
| Project           | 75    |
| People            | 56    |
| Amenities         | 64    |

|                  |               |
|------------------|---------------|
| <b>Building</b>  | 65            |
| <b>Layout</b>    | 56            |
| <b>Interiors</b> | 73            |
| <b>Pricing</b>   | 30            |
| <b>Total</b>     | <b>65/100</b> |

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JANKI LEGACY

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