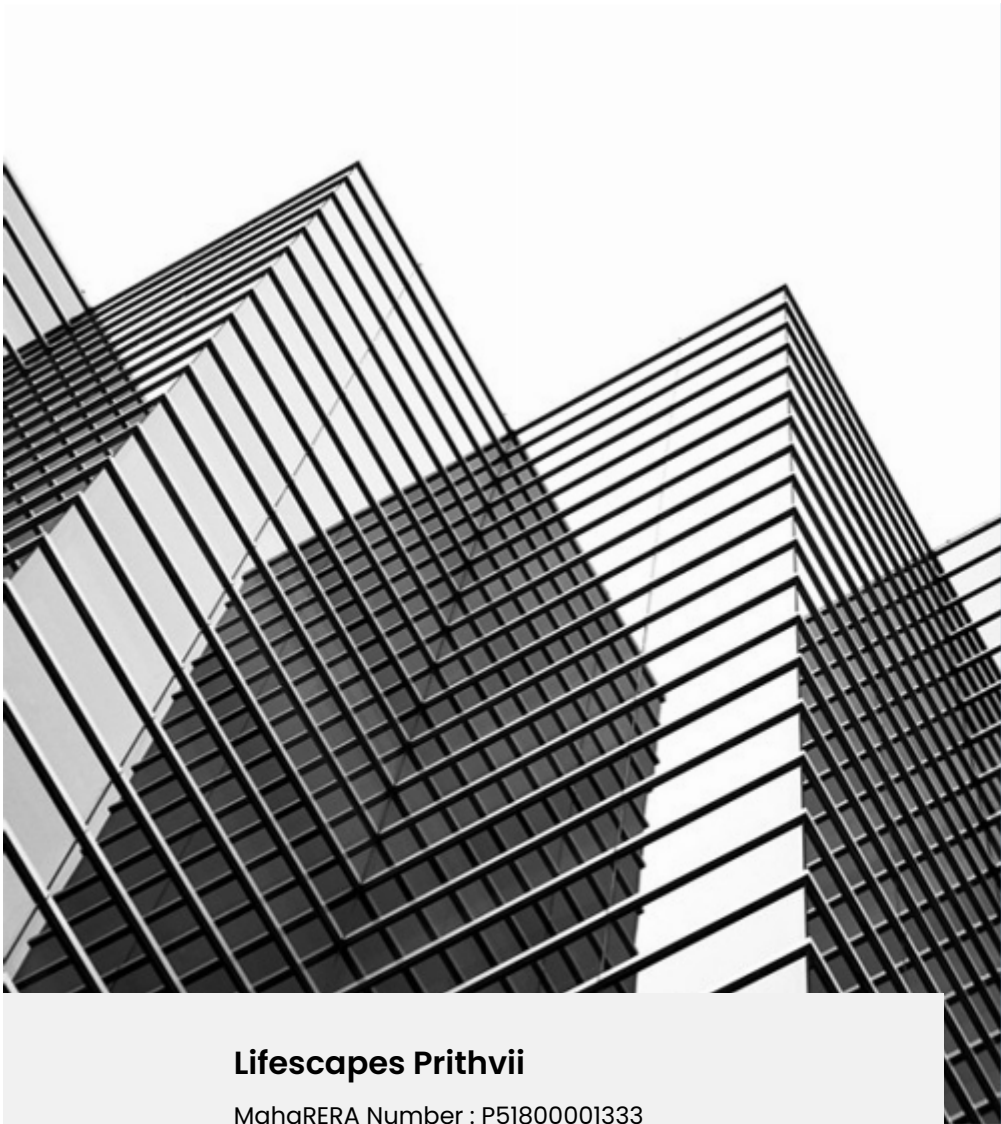


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# PROP REPORT



**Lifescapes Prithvii**

MahaRERA Number : P51800001333



# 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 Ghatkopar (West). Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. Ghatkopar West is a prominent residential locality in the eastern suburbs. The locality is dominated by multi- storey apartments. Residential demand in this area is driven by proximity to various employment centres, along with sound connectivity to other areas. It is located in vicinity to major residential and commercial locations of eastern Mumbai.

| Post Office    | Police Station           | Municipal Ward |
|----------------|--------------------------|----------------|
| Ghatkopar West | Ghatkopar Police Station | Ward N         |

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 26 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **5.2 Km**
- Maneklal Bus Stop **1.1 Km**
- VIVO Ghatkopar Metro Station **1.1 Km**
- Ghatkopar Railway station **800 Mtrs**
- LBS Marg **1.1 Km**
- Samartha Maternity & Multispeciality Hospital **1.7 Km**
- Ramniranjan Jhunjhunwala College **1.1 Km**
- R odeon Mall **1.8 Km**
- Apna Bazaar **1.8 Km**

## LAND & APPROVALS

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

## BUILDER & CONSULTANTS

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

## PROJECT & AMENITIES

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| Time Line | Size | Typography |
|-----------|------|------------|
|-----------|------|------------|

Completed on 31st December, 2021

2 Acre

1 BHK,2 BHK,3 BHK

## Project Amenities

|                                   |                                                                                                     |
|-----------------------------------|-----------------------------------------------------------------------------------------------------|
| <b>Sports</b>                     | Badminton Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| <b>Leisure</b>                    | Amphitheatre,Yoga Room / Zone,Senior Citizen Zone,Sit-out Area                                      |
| <b>Business &amp; Hospitality</b> | Banquet Hall,Clubhouse,Multipurpose Hall                                                            |
| <b>Eco Friendly Features</b>      | Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage                            |

LIFESCAPES PRITHVII

## BUILDING LAYOUT

| Tower Name                  | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------------|-----------------|--------------|-----------------|----------------|----------------|
| Lifescapes Prithvii- Wing A | 3               | 12           | 4               | 2 BHK          | 48             |

|                                   |   |    |   |           |    |
|-----------------------------------|---|----|---|-----------|----|
| Lifescapes<br>Prithvii-<br>Wing A | 3 | 12 | 4 | 3 BHK     | 48 |
| Lifescapes<br>Prithvii-<br>Wing B | 3 | 12 | 4 | 2 BHK     | 48 |
| Lifescapes<br>Prithvii-<br>Wing B | 3 | 12 | 4 | 3 BHK     | 48 |
| Lifescapes<br>Prithvii-<br>Wing C | 3 | 12 | 4 | 2 BHK     | 48 |
| Lifescapes<br>Prithvii-<br>Wing C | 3 | 12 | 4 | 3 BHK     | 48 |
| Lifescapes<br>Prithvii-<br>Wing D | 3 | 12 | 4 | 2 BHK     | 48 |
| Lifescapes<br>Prithvii-<br>Wing D | 3 | 12 | 4 | 1 BHK     | 48 |
| First Habitable Floor             |   |    |   | 1st floor |    |

## Services & Safety

- **Security** : Security System / CCTV,Intercom Facility
- **Fire Safety** : Fire Hose,Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

LIFESCAPES PRITHVI

## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 2 BHK         | 849 sqft          |
| 3 BHK         | 1312 - 1318 sqft  |
| 2 BHK         | 849 - 858 sqft    |
| 3 BHK         | 1313 sqft         |
| 2 BHK         | 846 sqft          |
| 3 BHK         | 1247 - 1318 sqft  |
| 2 BHK         | 598 - 709 sqft    |

|       |                |
|-------|----------------|
| 1 BHK | 463 - 574 sqft |
|-------|----------------|

|                         |                      |
|-------------------------|----------------------|
| Floor To Ceiling Height | Greater than 10 feet |
| Views Available         | Road View / No View  |

|                              |                                                                                                                    |
|------------------------------|--------------------------------------------------------------------------------------------------------------------|
| Flooring                     | Vitrified Tiles                                                                                                    |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards |
| Finishing                    | Luster Finish Paint                                                                                                |
| HVAC Service                 | Split / Box A/C Provision                                                                                          |
| Technology                   | NA                                                                                                                 |
| White Goods                  | NA                                                                                                                 |

LIFESCAPES PRITHVII

# COMMERCIALS

|               |               |                 |           |
|---------------|---------------|-----------------|-----------|
| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|-----------|

|       |           |              |                             |
|-------|-----------|--------------|-----------------------------|
| 1 BHK | INR 27000 | INR 12501000 | INR 14189100 to<br>17485800 |
| 2 BHK | INR 25000 | INR 16146000 | INR 18198600 to<br>25653300 |
| 3 BHK | INR 25000 | INR 31175000 | INR 34322500 to<br>39582600 |

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

|                   |                        |                      |
|-------------------|------------------------|----------------------|
| <b>GST</b>        | <b>Stamp Duty</b>      | <b>Registration</b>  |
| 5%                | 5%                     | INR 30000            |
| <b>Floor Rise</b> | <b>Parking Charges</b> | <b>Other Charges</b> |
| NA                | INR 1000000            | INR 4080000          |

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

### 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             | 55    |
| Connectivity      | 83    |
| Infrastructure    | 86    |
| Local Environment | 80    |
| Land & Approvals  | 50    |
| Project           | 64    |
| People            | 39    |
| Amenities         | 62    |

|                  |               |
|------------------|---------------|
| <b>Building</b>  | 67            |
| <b>Layout</b>    | 61            |
| <b>Interiors</b> | 48            |
| <b>Pricing</b>   | 50            |
| <b>Total</b>     | <b>62/100</b> |

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LIFESCAPES PRITHVII

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