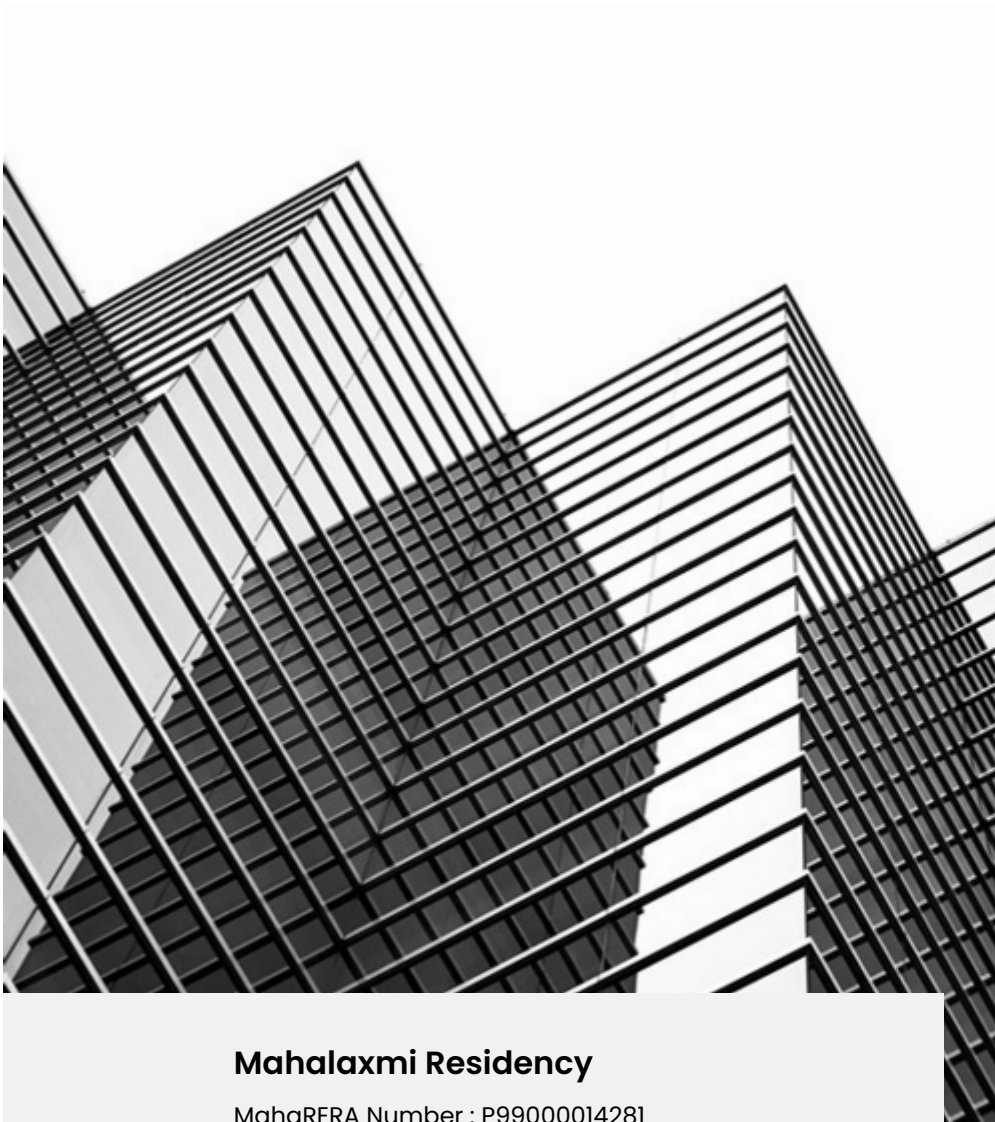


propscience.com

PROP REPORT



Mahalaxmi Residency

MahaRERA Number : P99000014281



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

Post Office	Police Station	Municipal Ward
Nallosapare E	Nalasopara Police Station	NA

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is prone to traffic jams at all hours. The air pollution levels are 146 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **51 Km**
- Moregoan **300 Mtrs**
- Nalasopara Railway Station **2 Km**
- Sativali Naka NH48 **11 Km**
- Ashirwad Nursing Home, Seema Complex'c' wing, Tulinj Rd, Nala Sopara, Maharashtra 401209 **1.6 Km**
- Nutan Vidyalaya **100 Mtrs**
- The Capital Mall **3.5 Km**
- D Mart, Virar East **3 Km**

LAND & APPROVALS

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

MAHALAXMI RESIDENCY

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

MAHALAXMI RESIDENCY

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2023	6200 Sqmt	1 BHK,2 BHK,Studio

Project Amenities

Sports	NA
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Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Water Storage

MAHALAXMI RESIDENCY

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Mahalaxmi Residency	1	7	4	1 BHK	28
Mahalaxmi Residency	1	7	4	2 BHK	28
Mahalaxmi Residency	1	7	4	Studio	28
First Habitable Floor				1st Floor	

Services & Safety

- **Security** : NA

- **Fire Safety** : NA
- **Sanitation** : There are slums settlements near the project
- **Vertical Transportation** : NA

MAHALAXMI RESIDENCY

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	410 sqft
2 BHK	598 sqft
Studio	221 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Vitrified Tiles
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Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint
HVAC Service	NA
Technology	NA
White Goods	NA

MAHALAXMI RESIDENCY

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 5131.22	INR 1134000	INR 1450000
1 BHK	INR 5304.88	INR 2175000	INR 2500000
2 BHK	INR 4550.17	INR 2721000	INR 3100000

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

GST	Stamp Duty	Registration
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2%	6%	INR 150000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 45000

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

MAHALAXMI RESIDENCY

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	53
Connectivity	65
Infrastructure	78
Local Environment	53
Land & Approvals	50
Project	59
People	39
Amenities	30
Building	53
Layout	45
Interiors	48
Pricing	50
Total	52/100

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