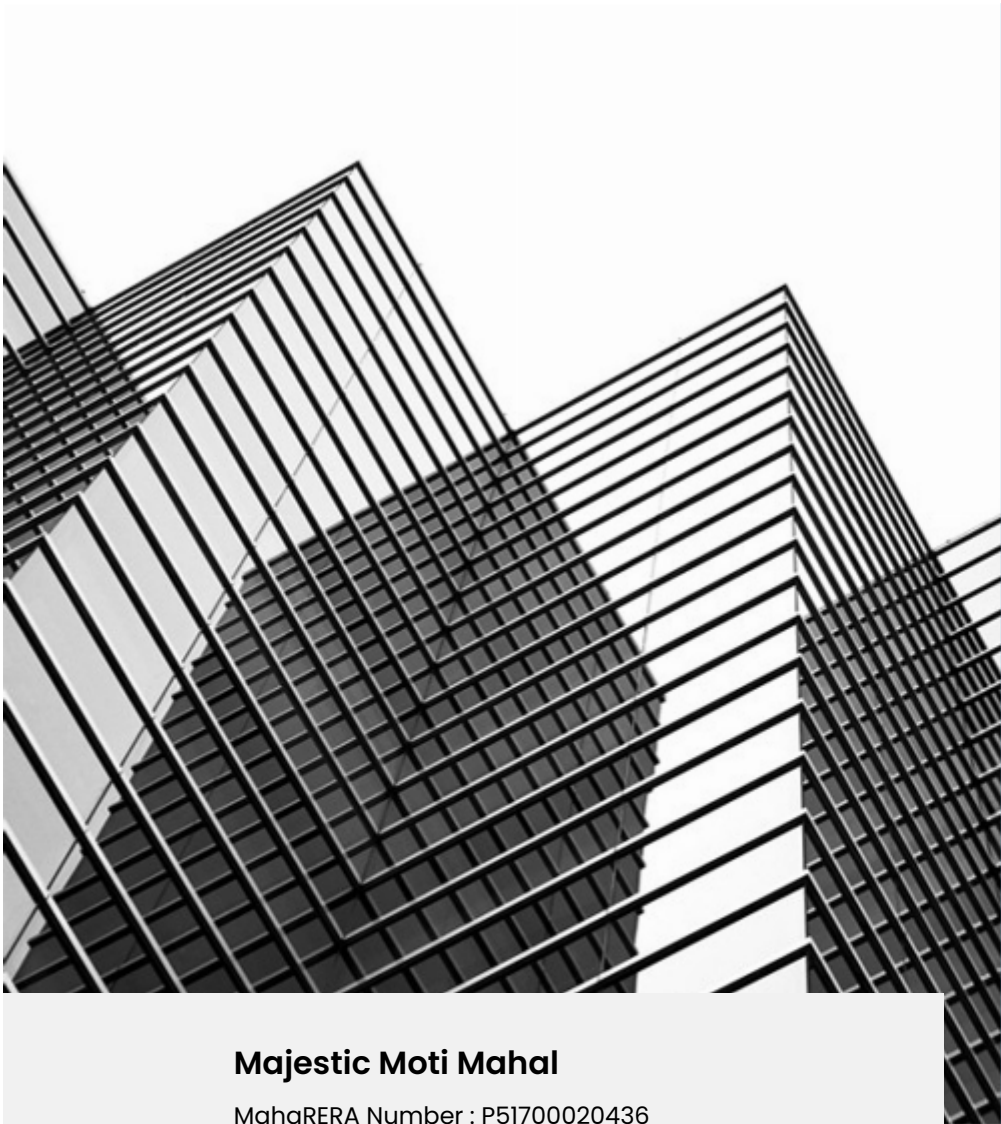


propscience.com

# PROP REPORT



**Majestic Moti Mahal**

MahaRERA Number : P51700020436



# 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 Bhiwandi -Thane Road. Bhiwandi is a city in the Thane district. It is located 20 km northeast of Mumbai and 15 km northeast of the city of Thane and is part of the Mumbai Metropolitan Region. Bhiwandi is a well-known centre of logistics and textile industries. Although mainly inhabited by ethnic minorities, the area has become a secular city due to the development of infrastructure and industries. Bhiwandi Nizampur City Municipal Corporation is a civic body founded in 2002 Maharashtra State Government to manage the industrial community of Bhiwandi. Many renowned real estate developers are entering the market, along with some individual local developers. It is the main commercial centre connecting Mumbai and the rest of India via the Mumbai-Agra Highway.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| NA          | NA             | NA             |

## Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

## Connectivity & Infrastructure

- International Airport **47.9 Km**
- Bhiwandi Road **4.7 Km**
- Dhange Hospital **600 Mtrs**
- Islamia Urdu School **200 Mtrs**

## LAND & APPROVALS

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

MAJESTIC MOTI MAHAL

## BUILDER & CONSULTANTS

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

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## PROJECT & AMENITIES

| Time Line                    | Size        | Typography |
|------------------------------|-------------|------------|
| Completed on 30th June, 2020 | 701.93 Sqmt | 1 BHK      |

Project Amenities

|                        |    |
|------------------------|----|
| Sports                 | NA |
| Leisure                | NA |
| Business & Hospitality | NA |
| Eco Friendly Features  | NA |

MAJESTIC MOTI MAHAL

BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Moti Mahal            | 1               | 7            | 4               | 1 BHK          | 28             |
| First Habitable Floor |                 |              |                 | 2nd            |                |

Services & Safety

- **Security** : Society Office,Security System / CCTV
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK         | 286 – 375 sqft    |

|                         |    |
|-------------------------|----|
| Floor To Ceiling Height | NA |
| Views Available         | NA |

|                              |                                                   |
|------------------------------|---------------------------------------------------|
| Flooring                     | Vitrified Tiles,Anti Skid Tiles                   |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform                |
| Finishing                    | Laminated flush doors,Double glazed glass windows |
| HVAC Service                 | NA                                                |
| Technology                   | NA                                                |
| White Goods                  | NA                                                |

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price              |
|---------------|---------------|-----------------|------------------------|
| 1 BHK         | --            | --              | INR 2145000 to 2812500 |

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

| GST        | Stamp Duty      | Registration  |
|------------|-----------------|---------------|
| 0%         | 3%              | INR 30000     |
| Floor Rise | Parking Charges | Other Charges |
| NA         | INR 0           | INR 0         |

|                     |                                                                 |
|---------------------|-----------------------------------------------------------------|
| Festive Offers      | The builder is not offering any festive offers at the moment.   |
| Payment Plan        | NA                                                              |
| Bank Approved Loans | 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.

MAJESTIC MOTI MAHAL

# 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      | 38    |
| Infrastructure    | 58    |
| Local Environment | 30    |
| Land & Approvals  | 44    |
| Project           | 65    |
| People            | 39    |

|                  |               |
|------------------|---------------|
| <b>Amenities</b> | 30            |
| <b>Building</b>  | 53            |
| <b>Layout</b>    | 38            |
| <b>Interiors</b> | 53            |
| <b>Pricing</b>   | 30            |
| <b>Total</b>     | <b>44/100</b> |

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MAJESTIC MOTI MAHAL

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