

propscience.com

# PROP REPORT



**Kabra Prarthna**

MahaRERA Number : P51800000499



# 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 Andheri (West). Andheri is a locality in the western part of the city of Mumbai in India. Andheri is the major Bollywood Industry hub and it is the talent enclave of Mumbai, be it those from production houses, animation, the entertainment industry, and corporate. For administrative purposes, the area is separated into Andheri West and Andheri East. Andheri East comes under the K/E ward of BMC. Andheri West is a big and developed residential and commercial suburb.

| Post Office | Police Station         | Municipal Ward |
|-------------|------------------------|----------------|
| Juhu PO     | Andheri Police Station | Ward K West    |

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 147 Moderate AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East, Vile Parle, **4.40 Km**
- Chhatrapati Shivaji Maharaj International Airport **4.80 Km**
- Linking Road Bus stop **360 Mtrs**
- Vile Parle Station, Swami Vivekananda Rd, Gautam Ashish Society, Kesar Kunj, Vile Parle West, **1.70 Km**
- Western Express Highway **3.40 Km**
- Cooper Hospital, JVPD Scheme, Vile Parle West, Mumbai, Maharashtra 400056 **800 Mtrs**
- Mithibai College, No. 1, Gulmohar Road, MHADA Colony, Vile Parle West **350 Mtrs**
- Shoppers Stop, 211 D, S V Road, Andheri West, **1.30 Km**
- Alfa stores, Shop No 5/6, Dadi House, Irla Rd, Vile Parle West, Mumbai, Maharashtra 400056 **900 Mtrs**

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## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS

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

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

# PROJECT & AMENITIES

| Time Line                        | Size      | Typography        |
|----------------------------------|-----------|-------------------|
| Completed on 31st December, 2019 | 0.25 Acre | 2 BHK,3 BHK,4 BHK |

## Project Amenities

|                        |                         |
|------------------------|-------------------------|
| Sports                 | Swimming Pool,Gymnasium |
| Leisure                | Yoga Room / Zone        |
| Business & Hospitality | NA                      |
| Eco Friendly Features  | Landscaped Gardens      |

# BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations    | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|-------------------|----------------|
| Kabra Prarthna        | 2               | 14           | 2               | 2 BHK,3 BHK,4 BHK | 28             |
| First Habitable Floor |                 |              |                 | 3 rd floor        |                |

## Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : NA

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## FLAT INTERIORS

| Configuration           | RERA Carpet Range     |
|-------------------------|-----------------------|
| 4 BHK                   | 2000 sqft             |
| Floor To Ceiling Height | Between 9 and 10 feet |

|                 |                     |
|-----------------|---------------------|
| Views Available | Road View / No View |
|-----------------|---------------------|

|                              |                                                                                                    |
|------------------------------|----------------------------------------------------------------------------------------------------|
| Flooring                     | Vitrified Tiles,Anti Skid Tiles                                                                    |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings,Concealed copper wiring                          |
| Finishing                    | Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows |
| HVAC Service                 | NA                                                                                                 |
| Technology                   | NA                                                                                                 |
| White Goods                  | NA                                                                                                 |

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# COMMERCIALS

|               |               |                 |               |
|---------------|---------------|-----------------|---------------|
| Configuration | Rate Per Sqft | Agreement Value | Box Price     |
| 4 BHK         | INR 55000     | --              | INR 110000000 |

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

|                   |                        |                      |
|-------------------|------------------------|----------------------|
| <b>GST</b>        | <b>Stamp Duty</b>      | <b>Registration</b>  |
| 0%                | 1%                     | INR 6                |
| <b>Floor Rise</b> | <b>Parking Charges</b> | <b>Other Charges</b> |
| NA                | INR 1500000            | NA                   |

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

### Transaction History

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

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## 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             | 65    |
| Connectivity      | 80    |
| Infrastructure    | 92    |
| Local Environment | 90    |
| Land & Approvals  | 44    |
| Project           | 73    |
| People            | 39    |
| Amenities         | 30    |
| Building          | 77    |
| Layout            | 66    |
| Interiors         | 73    |
| Pricing           | 30    |

**Total**

**63/100**

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