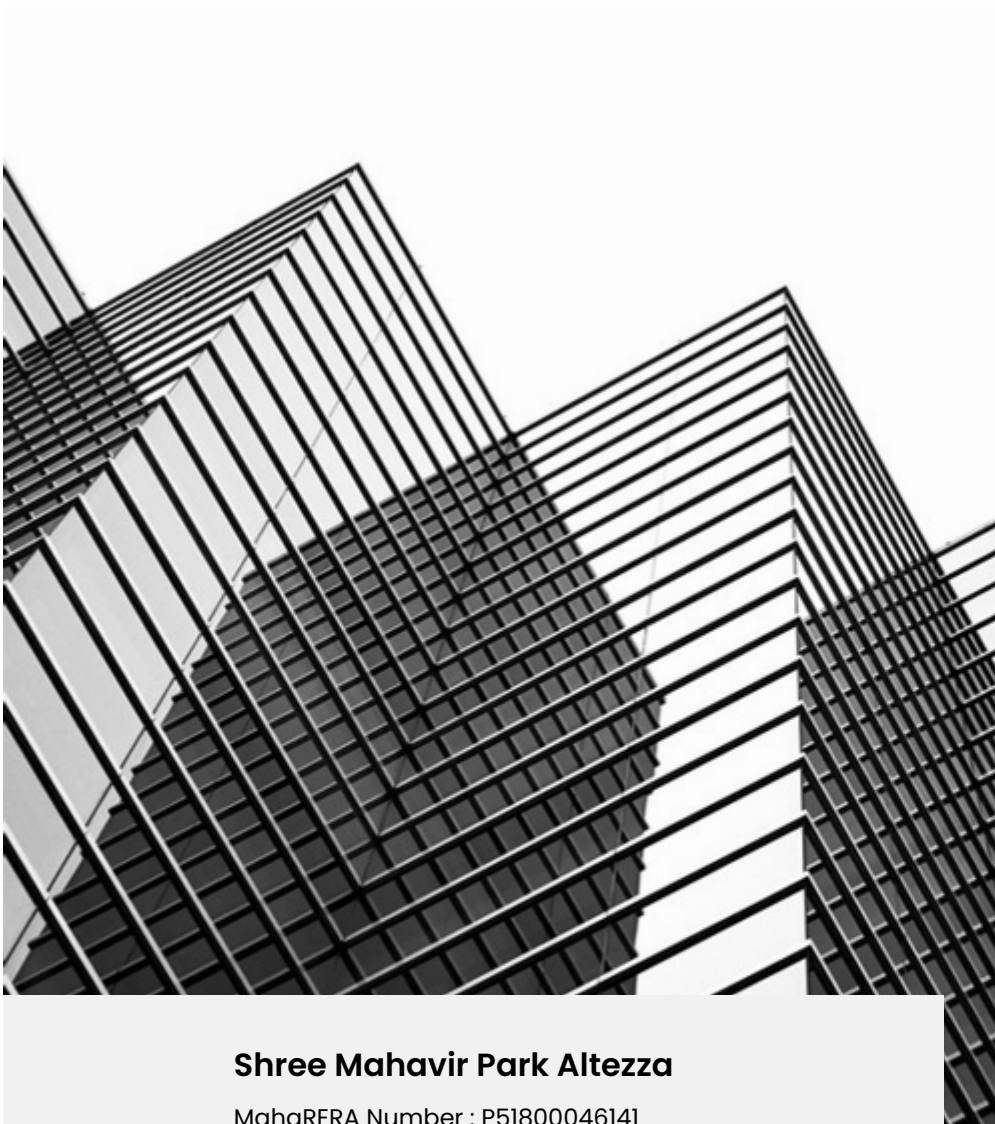


propscience.com

# PROP REPORT



**Shree Mahavir Park Altezza**

MahaRERA Number : P51800046141



# 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.

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## 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 |
|-------------|-------------------------|----------------|
| Andheri     | DN Nagar Police Station | Ward K West    |

## Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 500 Severe AQI and the noise pollution is 0 to 50 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **7.40 Km**
- D N Nagar, YMCA bus stop **260 Mtrs**
- Andheri Station (W), **2.90 Km**
- Western Express Highway **4.90 Km**
- Kokilaben Dhirubhai Ambani Hospital and Medical Research Institute, **1.20 Km**
- A. H. Wadia High School, **2.10 Km**
- Infiniti Mall, New Link Road, **2.20 Km**
- Apna Bazar Building, **950 Mtrs**

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## LAND & APPROVALS

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Last updated on the MahaRERA website

On-Going  
Litigations

RERA Registered  
Complaints

July 2022

NA

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## BUILDER & CONSULTANTS

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Project Funded By

Architect

Civil Contractor

Tata Capital

NA

NA

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## PROJECT & AMENITIES

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| Time Line                        | Size      | Typography |
|----------------------------------|-----------|------------|
| Completed on 31st December, 2025 | 0.60 Acre | 3 BHK      |

Project Amenities

|                        |                                                         |
|------------------------|---------------------------------------------------------|
| Sports                 | Cricket Pitch,Swimming Pool,Gymnasium,Indoor Games Area |
| Leisure                | Yoga Room / Zone,Pergola                                |
| Business & Hospitality | Barbeque Pit,Party Lawn                                 |
| Eco Friendly Features  | Waste Segregation                                       |

|                               |
|-------------------------------|
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|-------------------------------|

BUILDING LAYOUT

| Tower Name                      | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---------------------------------|-----------------|--------------|-----------------|----------------|----------------|
| Park Altezza<br>Wing A, B and C | 2               | 18           | 8               | 3 BHK          | 144            |

|                       |           |
|-----------------------|-----------|
| First Habitable Floor | 2nd Floor |
|-----------------------|-----------|

### Services & Safety

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

|                               |  |
|-------------------------------|--|
| SHREE MAHAVIR PARK<br>ALTEZZA |  |
|-------------------------------|--|

## FLAT INTERIORS

|                              |                                                                                               |
|------------------------------|-----------------------------------------------------------------------------------------------|
| Configuration                | RERA Carpet Range                                                                             |
| 3 BHK                        | 1100 sqft                                                                                     |
| Floor To Ceiling Height      | Between 9 and 10 feet                                                                         |
| Views Available              | Road View / No View                                                                           |
| Flooring                     | Marble Flooring,Vitrified Tiles,Anti Skid Tiles                                               |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Concealed copper wiring,Electrical Sockets / Switch Boards |

|              |                                             |
|--------------|---------------------------------------------|
| Finishing    | Luster Finish Paint,Dry Walls,False Ceiling |
| HVAC Service | NA                                          |
| Technology   | NA                                          |
| White Goods  | NA                                          |

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# COMMERCIALS

|               |               |                 |              |
|---------------|---------------|-----------------|--------------|
| Configuration | Rate Per Sqft | Agreement Value | Box Price    |
| 3 BHK         | INR 40000     | INR 44000000    | INR 44000000 |

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

|            |                 |               |
|------------|-----------------|---------------|
| GST        | Stamp Duty      | Registration  |
| 5%         | 6%              | INR 30000     |
| Floor Rise | Parking Charges | Other Charges |
| NA         | NA              | NA            |

|                            |                                                                                       |
|----------------------------|---------------------------------------------------------------------------------------|
| <b>Festive Offers</b>      | Current booking is with 30% of amount                                                 |
| <b>Payment Plan</b>        | Construction Linked Payment                                                           |
| <b>Bank Approved Loans</b> | Axis Bank,Bank of India,Canara Bank,HDFC Bank,ICICI Bank,Kotak Bank,SBI Bank,YES 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 | 73    |

|                             |               |
|-----------------------------|---------------|
| <b>Infrastructure</b>       | 92            |
| <b>Local Environment</b>    | 83            |
| <b>Land &amp; Approvals</b> | 50            |
| <b>Project</b>              | 78            |
| <b>People</b>               | 48            |
| <b>Amenities</b>            | 36            |
| <b>Building</b>             | 53            |
| <b>Layout</b>               | 53            |
| <b>Interiors</b>            | 63            |
| <b>Pricing</b>              | 40            |
| <b>Total</b>                | <b>61/100</b> |

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