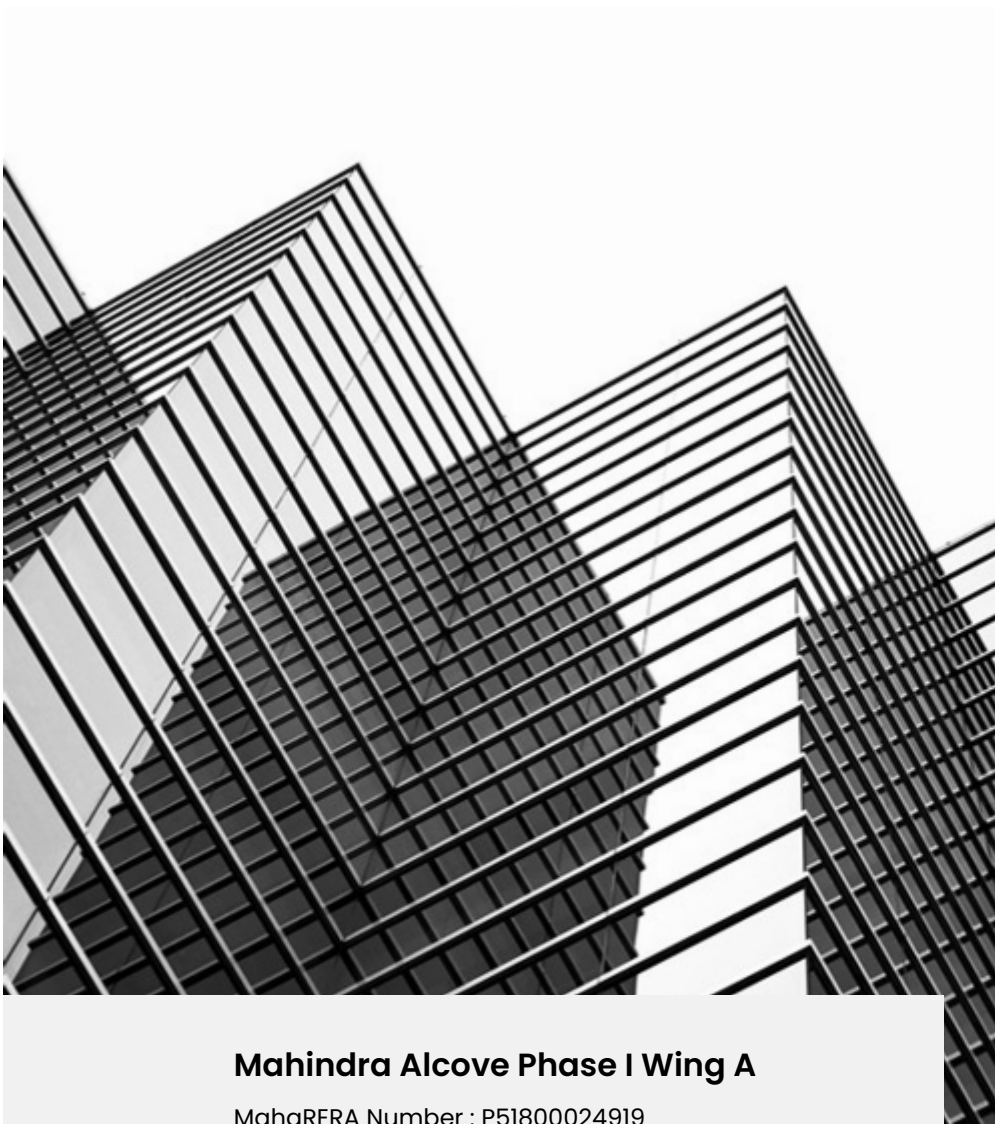


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# PROP REPORT



**Mahindra Alcove Phase I Wing A**

MahaRERA Number : P51800024919



## Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Chandivali. Chandivali is an upmarket residential neighbourhood located in Andheri East. Jogeshwari-Vikhroli Link Road (JVLR) is located at a distance of less than 1 km. It is bound on the north by the Powai lake, on the East by Powai/Hiranandani complex, on the south by Saki Naka and by Marol on the West. There is film studio, one of the oldest in Mumbai with the same name right at the heart of the locality. It has an Assembly constituency in its name and is one of the 288 Assembly constituency in the State of Maharashtra.

| Post Office | Police Station            | Municipal Ward |
|-------------|---------------------------|----------------|
| Vihar Road  | Chandivali Police Station | Ward L         |

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 191 AQI and the noise pollution is 0 to 50 dB.

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **8.6 Km**
- Chhatrapati Shivaji Maharaj International Airport **6.0 Km**
- Jama Masjid, Chandivali, Powai **600 Mtrs**
- Sakinaka Metro Station **3.3 Km**
- Kanjurmarg Railway Station **6 Km**
- Jogeshwari – Vikhroli Link Rd **4.3 Km**
- Dr. L.H.Hiranandani Hospital Powai **2.7 Km**
- Nahar International School **900 Mtrs**
- R City Mall **4.8 Km**
- DMart **1.2 Km**

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## LAND & APPROVALS

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| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| February 2021                        | NA                   | 1                          |

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# BUILDER & CONSULTANTS

Mahindra Lifespace Developers Ltd. is an Indian real estate and infrastructure development company headquartered in Mumbai and founded by Mr. Arvind Subramanian in 1994. The group has a total of 43 residential projects under its wing, with 18.05 million Sqft completed residential developments and 9.30 million Sqft ongoing and forthcoming residential developments. The company has its projects in Mumbai, Chennai, Pune, Gurgaon, Nagpur, Bengaluru, and Alibaug. They have bagged numerous awards such as CII National Safety Practice Awards – Gold Award in the Service Sector/ 4th National safety practice competition- CII- For excellence in workplace safety – MWC Jaipur and CIDC Vishwakarma Award for the year 20-21 – Award for Corona Warriors – Mahindra Lifespaces (MLDL)

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

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# PROJECT & AMENITIES

| Time Line                    | Size      | Typography  |
|------------------------------|-----------|-------------|
| Completed on 30th June, 2024 | 2.39 Acre | 1 BHK,2 BHK |

## Project Amenities

|                        |                                                                                               |
|------------------------|-----------------------------------------------------------------------------------------------|
| Sports                 | Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Outdoor Gym,Indoor Games Area  |
| Leisure                | Yoga Room / Zone,Spa,Library / Reading Room,Senior Citizen Zone,Sit-out Area,Reflexology Park |
| Business & Hospitality | Banquet Hall,Party Lawn,Clubhouse                                                             |
| Eco Friendly Features  | Green Zone,Rain Water Harvesting,Landscaped Gardens                                           |

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# BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Wing A                | 3               | 16           | 6               | 1 BHK,2 BHK    | 96             |
| First Habitable Floor |                 |              |                 | 2nd Floor      |                |

## Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety** : Sprinkler System,CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

|                                                                   |  |
|-------------------------------------------------------------------|--|
| <div> <div>MAHINDRA ALCOVE PHASE</div> <div>I WING A</div> </div> |  |
|-------------------------------------------------------------------|--|

## FLAT INTERIORS

| Configuration           | RERA Carpet Range                            |
|-------------------------|----------------------------------------------|
| 1 BHK                   | 453 – 454 sqft                               |
| 2 BHK                   | 725 – 728 sqft                               |
| Floor To Ceiling Height | Between 9 and 10 feet                        |
| Views Available         | Open Grounds / Landscape / Project Amenities |
| Flooring                | Marble Flooring,Vitrified Tiles              |

|                                         |                                                                                                           |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <b>Joinery, Fittings &amp; Fixtures</b> | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards |
| <b>Finishing</b>                        | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Double glazed glass windows                    |
| <b>HVAC Service</b>                     | Split / Box A/C Provision                                                                                 |
| <b>Technology</b>                       | Optic Fiber Cable                                                                                         |
| <b>White Goods</b>                      | Chimney & Hob,Modular Kitchen                                                                             |

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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 1 BHK         | --            | --              | INR 19200000 to 19224300 |
| 2 BHK         | --            | --              | INR 30700000 to 30900000 |

**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 0                  | INR 0                |

|                            |                                                                                                |
|----------------------------|------------------------------------------------------------------------------------------------|
| <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,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,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             | 55    |
| Connectivity      | 63    |
| Infrastructure    | 78    |
| Local Environment | 80    |
| Land & Approvals  | 50    |
| Project           | 76    |
| People            | 56    |
| Amenities         | 76    |
| Building          | 57    |
| Layout            | 56    |
| Interiors         | 70    |
| Pricing           | 40    |

**Total**

**63/100**

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