

Project Name	Kshitij	Serene Bay	Kohinoor Square/Altissimo
<b>Location</b>	Plot No. 230, opp. Karnataka Sangha Hall, VSNL Colony, Mahim, Mumbai, Maharashtra 400016, matunga west	Plot No. 46, Keluskar Road, opp. Aaji Ajoba Udyan, Dadar West, Shivaji Park, Mumbai, Maharashtra 400028	N.C.Kelkar Marg, R.G. Gadkari Chowk, Shivaji Park, Dadar, W, Maharashtra 400028
<b>Google maps</b>	<a href="https://goo.gl/maps/BUTM2CmKXtoX3m7d7">https://goo.gl/maps/BUTM2CmKXtoX3m7d7</a>	<a href="https://goo.gl/maps/Hdr4RqPQR8WVqssI8">https://goo.gl/maps/Hdr4RqPQR8WVqssI8</a>	<a href="https://goo.gl/maps/fnTMfU9fawzRwNKDA">https://goo.gl/maps/fnTMfU9fawzRwNKDA</a>
<b>Landmark</b>	old VSNL colony, opp. Karnataka Sangha Hall	opp. Aaji Ajoba Udyan, Dadar West, Shivaji Park	near shivsena bhavan
<b>Developer</b>	<b>Tridhatu realty</b>	<b>Shubhgruha</b>	<b>Kohinoor Group</b>
<b>Type of Land</b>	Freehold	Society Redevelopment	Freehold
<b>Land Size</b>	3436.77 sqr. mtr	519.24 sqr. mtr	5 acres
<b>Storey</b>	3 basements+ Double height stilt+33 storey- Wing A / 3	G+22	48 storey
<b>Towers</b>	2	1	2 towers
<b>Possession date (RERA)/ Builder</b>	Dec-24	Dec-26	Apr-22
<b>RERA Carpet Area sqft</b>	943 / 1514 / 1157 / 1945 / 2692	<b>1300</b>	<b>1467 sq ft   1895 sq ft</b>
<b>Types of Unit</b>	2bhk/ 3bhk / 4bhk / 4.5 bhk	<b>3bhk</b>	<b>3BHK &amp; 3.5 BHK</b>
<b>All in Pricing qoutation</b>	5.20 cr/ 8.99 cr. / 6.59cr./ 11.78 cr   18 cr	<b>9.70cr.</b>	<b>10.20 cr</b>
<b>All in closing</b>	<b>60000-63000</b>	<b>75000</b>	<b>58000</b>
<b>Psf of agreement value</b>	<b>51500</b>	<b>70000</b>	<b>50000</b>
<b>Construction stage</b>	33rd slab completed	Excavation WIP	32 storey
<b>Property Type- Resi./commercial</b>	Residential	Residential	Residential & Commercial
<b>% sold units</b>	65%	60%	80%
<b>Units per floor</b>	2 flats per floor- A wing/ 1 flat per floor-B wing	1 flat per floor	2 flats per floor
<b>Maintainence</b>	18-20 PSF	15-18 PSF	30 psft on carpet
<b>Merits/ Advantage</b>	non tenanted, non SRA, Private elevators for Tenants, saperate elevators for visitors, ultra spacious carpets, East-west vastu compliance flats, 2 flats per floor-A wing, 1 flat per floor-	servants toilet, flat with huge deck- 80 sqft	Excellent connectivity
<b>Demerits/ Disadvantage</b>	No view till 10th Floor, small balcony in living area, Highly priced, project ongoing since 5 years-22/08/2017,	local developer, less amenities	Congested area with vegetable vendors blocking the gates

Jewel Crest	Vitalis	Park View	Legasea
F.P. No. 100, F.P. No. 11 Opposite Mahim Post Office, Lady Jamshedji Rd, Mahim West, Mumbai, Maharashtra 400016	Post Office, F.P. No. 107, Lady Jamshedji Rd, opp. Mahim, Mahim West, Mumbai, Maharashtra 400016	Anant Patil Marg, near Shivaji Park, Dadar West, Shivaji Park, Mumbai, Maharashtra 400028	Spenta Medius, Jamshedji Rd, Lokmánya Nagar, Joshi Vadi, Matunga West, Mumbai, Maharashtra 400016
<a href="https://goo.gl/maps/K32Sxd5Pg5tGXEmy7">https://goo.gl/maps/K32Sxd5Pg5tGXEmy7</a>	<a href="https://goo.gl/maps/11vhkMZBsDhgAizW7">https://goo.gl/maps/11vhkMZBsDhgAizW7</a>	<a href="https://goo.gl/maps/HGNYo25dGjRMXAKR8">https://goo.gl/maps/HGNYo25dGjRMXAKR8</a>	<a href="https://goo.gl/maps/2vilqiZNb6jiwv9A">https://goo.gl/maps/2vilqiZNb6jiwv9A</a>
Opposite kotak mahindra bank	Opposite kotak mahindra bank	Opp. old MTNL	near shobha hotel
<b>Jewel Crest Villas &amp; developers LLP</b>	<b>Suraj</b>	<b>Suraj</b>	<b>Spenta</b>
Freehold	Freehold	Freehold	Society Redevelopment
1490.82 sqr. mtr	2750 sqr. mtr	700 sqr. mtr	2414.98 sqr. mtr
38 storey	38 storey	27 storey	G+ 43 Storey
1 Tower	1	1	1
Jun-22	Mar-26	Dec-25	Dec-24
<b>3bhk 1450</b>	<b>442/692</b>	<b>370/434/539/</b>	<b>712/762/787/1140/1266</b>
<b>3bhk</b>	<b>1 &amp; 2 BHK</b>	<b>1 &amp; 2 BHK</b>	<b>2,3 &amp; 4 BHK</b>
<b>8.70 cr</b>	<b>2.16cr/3.13cr/3.43cr</b>	<b>1.82cr/2.10cr/2.33cr/2.62</b>	<b>3.35cr-4.85cr/5.75cr.- 6.60cr.</b>
<b>60000</b>	<b>42000</b>	<b>45000</b>	<b>52000-58000</b>
<b>54000</b>	<b>40000</b>	<b>42000</b>	<b>49000-5600</b>
26th slab in progress	Ground floor	filing	30th Slab done
Residential	Residential & Commercial	Residential	Residential
70%	80%	50%	75%
2 flats per floor	8 flats per floor	4 flats per floor	4 Flats per floor
	10 psft on carpet	10 psft on carpet	14 psft on carpet
Close to shivaji park, star city theatre	Ramp Car parking	Shivaji Park prime location	Sea facing apartment at lower price, 10 Ft Ceiling Height, all amenity project, 10 floor automated podium car parking
Parking issues, narrow entrance gates & congested	-	small lane	Crowded area, Fish market, Project ongoing since 7 years

KSHITIJ	ARIHANT SKYLINE	KALAYA TOWER	EON ONE
DADAR WEST	DADAR WEST	Kalaya Tower, Dadar West, Prabhadevi, Mumbai, Maharashtra 400025	2R9J+3QP, SK Bole Marg, near Shree Siddhivinayak Temple, Prabhadevi, Mumbai, Maharashtra 400028
		<a href="https://www.google.com/search?gs_ssp=elzi4tVP1zc0LEozSC4qzEozYLRNagwTko1T04zS">https://www.google.com/search?gs_ssp=elzi4tVP1zc0LEozSC4qzEozYLRNagwTko1T04zS</a>	<a href="https://goo.gl/maps/DqnD3cHgLKXxAxSL9">https://goo.gl/maps/DqnD3cHgLKXxAxSL9</a>
	opposite BATA showroom	opposit to antariksha tower	Siddhi vinayak temple lane, near china spice
<b>RICHA HOUSING PVT LTD</b>	<b>ARIHANT DEVELOPERS 1ST PROJ</b>	<b>AKRUTI DEVELOPERS</b>	<b>SIDDHART GROUP</b>
Society Redevelopment	Society Redevelopment	Society Redevelopment	Society Redevelopment
1925.59SQMTR	ALMOST 1 ACRE	NO IDEA FROM SALES	3043 sqr. mtr.
46 STOREY	25 STOREY	19 STOREY	34 STOREY
1	1	1	2(1 TENANT /1SALE)
Dec-23	Jun-23	Dec-23	Dec-25
<b>929/1157/2745</b>	<b>419/417/585/640</b>	<b>1040-1140</b>	<b>858/1304/1325</b>
<b>2/3BHK/ 4.5 bhk</b>	<b>1/2BHK</b>	<b>2/3BHK</b>	<b>2/3BHK</b>
<b>4.5CR/ 6.59CR./19CR *</b>	<b>2.25CR-3.10CR</b>	<b>6/6.5CR ++</b>	<b>4.21/6.3/6.5CR - 7.58cr.</b>
<b>51000</b>	<b>48000</b>	<b>55000</b>	<b>50000-55000</b>
<b>48000</b>	<b>46000</b>	<b>52000</b>	<b>48000</b>
INTERNAL WORK GOING ON	INTERNAL WORK GOING ON	INTERNAL WORK	5TH SLAB PODIUM PARK
Residential	Residential	Residential	RESIDENTIAL WITH COMMERCIAL
65%	80%	80%	20%
2 flats per floor	3	1	3
-	-	-	-
connectivity	MARKET NEAR,STATION NEAR,SEA VIEW	MARWADI COMMUNITY AND IS ROAD TOUCH/ SPACIOUS ROOMS	PROJECT IS ROAD TOUCH AND BEAUTIFUL STRUCTURE NEAR TO MIDDLE OF CONNECTING ROAD
chawls around crowded area	BLDG IS INSIDE SURROUNDED WITH BLDGS ONLY CITY VIEW SEA VIEW FOR UPPER 2 FLOOR ONLY	NO BROKERAGE FOR CP	NON VASTU COMPLIANT SOUTH ENTRY

<b>RATAN ADDRESS</b>	<b>Palette</b>	<b>140 shivaji park</b>	<b>Royal Arch</b>
Ratan Address, SK Bole Marg, Prabhadevi, Mumbai, Maharashtra 400028	SK Bole Marg, Chandrakant Dhuru Wadi, Dadar, Mumbai, Maharashtra 400028	Plot No. 158, junction of L J B Raut Marg, Dadar West, Shivaji Park, Mumbai,	Plot No. 158, junction of L J Road and Shivaji Park Road No. 2 Shivaji Park Road Number 2, Dadar (W, Shivaji Park, Mumbai, Maharashtra
<a href="https://goo.gl/maps/gDWDdWbyksjdpDRr7">https://goo.gl/maps/gDWDdWbyksjdpDRr7</a>	<a href="https://goo.gl/maps/ifxjCq7gPNVBwaFu7">https://goo.gl/maps/ifxjCq7gPNVBwaFu7</a>	<a href="https://goo.gl/maps/sUcdYiCDz7d8gY3YA">https://goo.gl/maps/sUcdYiCDz7d8gY3YA</a>	<a href="https://goo.gl/maps/TFTYw7u3cPSr3RPF8">https://goo.gl/maps/TFTYw7u3cPSr3RPF8</a>
Siddhi vinayak temple lane, near china spice	near.CCIL Bhavan, SK bole road	near Cafe Trofima, shivaji park rd no.2	near Cafe Trofima, shivaji park rd no.2
<b>RATHOD REALTY</b>	<b>Suraj</b>	<b>Urbania Realty LLP</b>	<b>Dipti developer</b>
Society Redevelopment	FREE HOLD	Society Redevelopment	Society Redevelopment
0.4 ACRE	3255 sqr mtr.	1386 sqr. mtr	647.16 Sqr.mtr
21 STOREY	G+43	G+36	G+21
1	1	1	1
Apr-24	June-24	June-23	Dec-24
<b>665/683/948/960/988/999</b>	<b>905/ 1105/1466</b>	<b>1679/3356</b>	<b>690/790/1110</b>
<b>2/3/4BHK</b>	<b>2/3 bhk</b>	<b>3/5 bhk</b>	<b>2/3 bhk</b>
<b>3.11CR-6.30cr</b>	<b>5.70 cr/ 7.05cr-9.15 cr</b>	<b>10.20cr/ 18cr.</b>	<b>4.25cr/5.35cr/7.26cr.-7.65</b>
<b>46000</b>	<b>57000</b>	<b>62000</b>	<b>62000</b>
<b>42000</b>	<b>54000</b>	<b>57000</b>	<b>55500-61500</b>
12TH SLAB COMPLETE	32nd slab complete	all slab completed	all slab completed
RESIDENTIAL WITH COMMERCIAL	Residential	Residential	Residential
65%	60%	80%	69%
4	3	2	2
13-15 PSF	20 PSF	18-22 PSF	16-18
SIDDHIVINAYAK NEAR BY, METRO STN NEAR, MARKET NEAR,GOOD CONNECTIVITY SPACIOUS ROOMS	12.66 floor to ceiling height, flats with balcony, sea view	Close to shivaji park, SP gymkhana, sea facing flats, ultra Spacious flat size	Close to shivaji park, SP gymkhana, sea facing flats, Spacious flat size, rooftop pool
AVERAGE BROKERAGE NOT VERY CONVINCING SALES TEAM ONLY 1 MANAGE NON VASTU COMPLIANT SOUTH FACING ENTRY	delayed possession,Construction quality poor, lack of funds for construction	No balcony, Delayed possession, View blockage by upcoming sugee's anand bharti and saraswati niwas	project ongoing since 2017-

<b>Manomay</b>	<b>shree udyan</b>	<b>vibrant 1891 Ekkam Park</b>	<b>Zarion</b>
Plot 111, dadasaheb rege marg, shivaji park road no.3, abutting bramhan sahyak sangh, dadar west-28	DR M B RAUT MARG	lady jamshedji road, opp. shiv sena bhavan, dadar west/ Plot No. 1891 At G Shivaji Park, Dadar West	N C. Kelkar Marg, Dadar West, Dadar, Mumbai, Maharashtra 400028
<a href="https://goo.gl/maps/dpKSnrhcaaKLU8Vs5">https://goo.gl/maps/dpKSnrhcaaKLU8Vs5</a>	-	Project Not available on google maps	<a href="https://goo.gl/maps/ouPfrGfSVdYiGuT8">https://goo.gl/maps/ouPfrGfSVdYiGuT8</a>
Dadasaheb Rege Marg, shivaji park road no.3,	on DR M B RAUT MARG	Plot No. 1891	Dadar west, near kohinoor square
<b>Siddhivinayak Habitats</b>	<b>Square nine group</b>	<b>Nascent Developer</b>	<b>AYG homes</b>
Society Redevelopment	Society Redevelopment	Society Redevelopment	Society Redevelopment
512 Sqr.mtr	482.44 Sqr.mtr	478.36 Sqr.mtr	550 Sqr.mtr
G+22	G+19	G+23	G+28
1	1	1	1
Dec-25	Dec-24	Dec-26	May-25
<b>515/717/1288</b>	<b>1274</b>	<b>451/573/1039</b>	<b>416/426/676</b>
<b>1/2/3 bhk</b>	<b>3 bhk</b>	<b>2/3 bhk</b>	<b>1-2 bhk/ 1+1 jodi-3 bhk</b>
<b>2.75 cr./4cr. 7cr.</b>	<b>6,90 cr.</b>	<b>2.65cr.2.75cr./4.09cr.</b>	<b>2.10cr 3.30cr./ 4.20cr.</b>
<b>47500</b>	<b>58000</b>	<b>60000</b>	<b>50000</b>
<b>53000</b>	<b>55000</b>	<b>57000</b>	<b>45000</b>
10 slab	piling WIP	9 slab	10 slab
Residential	Residential	Residential	Residential and commercial
75%	45%	50%	65%
2	9	4	2
13-15	13-15	16-18	14-15
fitness centre, car parking tower, yoga centre	basic amenities	Rooftop pool, Sea view,	Connectivity, low price
narrow road, local developer	narrow road	No balcony	local developer

Baya Midtown	Sai Aradhya	SHRUSHUTI SEAVIEW	VIPIN RESIDENCY
JK Sawant Marg, Dadar West, Central, Mumbai, Maharashtra 400028	Janki niwas, prem bhuvan, DL vaidya road, near swami samarth mandir, dadar west	40, Siddhesh Temple Road, nr. Bombay Scottish School, Mahim, New Mangal Wadi, Mahim West, Mahim, Mumbai, Maharashtra 400036	OPP TOO JANKHADEVI TEMPLE,SOUTH GOKHALE ROAD,DADAR WEST / NDW Vipin Residency, Plot 414, Opposite Lakhadasi Temple
<a href="https://goo.gl/maps/UZKzvi9yzEcBVOzQ7">https://goo.gl/maps/UZKzvi9yzEcBVOzQ7</a>		<a href="https://goo.gl/maps/2nUgrhNwZix7Afi36">https://goo.gl/maps/2nUgrhNwZix7Afi36</a>	<a href="https://goo.gl/maps/4qktgpYcCocAqwiSj9">https://goo.gl/maps/4qktgpYcCocAqwiSj9</a>
next to plaza cinema	Dadar west, near swami samarth math	hinduja hospital, KAPDE BAZAR DADAR WEST RIGHT AFTER HINDUJA HOSPITAL	Bhavani Shankar Rd, Near ashish industrial estate
The baya Group	Mangalmurti	SHRISTI INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.	NASIR DUDHWALA
Society Redevelopment	Lease Hold/Society Redevelopment	Society Redevelopment	Society Redevelopment
2726.24 Sqr.mtr	590 sqr mrt.	1 acre	
G+21	G+21/ G+2 is commercial	G+42	G+21
2 towers	1	1	1
Dec-26	Dec-24	Dec 23	Dec 23
<b>2bhk-588,3bhk-1018,1192, 4bhk-11</b>	<b>built up areas- 1 bhk- 515/ 2bhk- 680-752/ 3 bhk-1211</b>	<b>1482 3BHK</b>	<b>958 , 1018, 1333</b>
<b>2/3/4bhk</b>	<b>1/2/3 bhk</b>	<b>3/4 bhk</b>	<b>2,2.5,3BHK</b>
<b>3.30/5.70/6cr.</b>	<b>all in but Exclusive of car park- 1 bhk-2.92cr./2bhk- 3.78cr.-4.16cr.</b>	<b>9.21CR</b>	<b>6.28CR,7.02CR,8.74CR</b>
<b>58000</b>	<b>57000</b>	<b>62000-65000</b>	
<b>47000</b>	<b>50000</b>	<b>60000 UPPER FLOOR 55 FOR LOWER FLOORS</b>	
8th slab	19th slab completed	32ND SLAB COMPLETE	TRADITIONAL
REDEVELOPMENT	RESIDENTIAL WITH COMMERCIAL	RESIDENTIAL	REDEVELOPMENT
35%	70%	80%	75%
6	3	2	4
15-17	15 PSF	14-16	-
connectivity,	Flats with balconies, sea view, connectivity,	FLATS WITH BALCONY IN EVERY ROOM + UNOBSTRUCTED SEA VIEW+SPACIOUS ROOMS, unique vertical garden, façade covering the Car Park Floors	Flats with city view and balcony and is a main road touch project
no balcony	Access road is narrow, High density project	UPPER FLOORS GET A BEARSHELL APARTMENT WHILE LOWER GETS BUILDER FINISH, DEVELOPER IS NOT FROM MUMBAI HE IS FROM	project has been delayed many times and construction is goin on from 7+ yrs

<b>CREST DADAR</b>	<b>Blue waves</b>	<b>PRISTINE</b>	<b>NISHIGANDH</b>
Near Ashish Industrial Estate, Bhavani Shankar Rd, Dadar West, Mumbai, Maharashtra 400028	168A, Plot No, Bluewaves by Bluestone, 157, Pandurang Naik Marg, Mumbai, Maharashtra 400028	Matunga west, Near Ruparel College	Bal Govind Das Rd, Mahim Bal Govindas Road, Near Aashray Hotel, Dadar, Central Mumbai Suburbs, Mumbai
<a href="https://goo.gl/maps/gsd5THzXhAFmfqNv9">https://goo.gl/maps/gsd5THzXhAFmfqNv9</a>	<a href="https://goo.gl/maps/zxpsDj5mvJaaXg8RA">https://goo.gl/maps/zxpsDj5mvJaaXg8RA</a>	<a href="https://www.google.com/search?q=pristine+wadhwa&amp;ei=iUUDZNCiE46XseMPtuefuAY&amp;gs">https://www.google.com/search?q=pristine+wadhwa&amp;ei=iUUDZNCiE46XseMPtuefuAY&amp;gs</a>	
Bhavani Shankar Rd, Near ashish industrial estate	Pandurang Naik Marg	Ruparel College	Bal Govind Das Rd
<b>NASIR DUDHWALA</b>	<b>Blue Stone</b>	<b>Wadhwa</b>	<b>Chaitanya Developers</b>
Society Redevelopment	Society Redevelopment	Freehold	Redevelopment
	0.5 Acre	680 Sqr. Mtr	450 sqr.mtr
G+22	G+22	G+38	G+17
1	1	1	1
Dec 23	Dec24/Dec 23	OC Received	Dec-24 , Dec-23
<b>799SQFT, 1081SQFT</b>	<b>736 SQFT,</b>	<b>780SQFT, 1243SQFT</b>	<b>503SQFT,805SQFT</b>
<b>2,3BHK</b>	<b>2&amp;jodi</b>	<b>2,3 BHK</b>	<b>2,3 BHK</b>
<b>3.76CR, 5.30CR</b>	<b>4.10 Cr-4.89</b>	<b>3.89 Cr , 6.99 Cr</b>	<b>2.70Cr, 4.30 Cr</b>
<b>47000</b>	<b>52K-57K</b>	<b>50k For 2bhk &amp; 56k for 3bhk</b>	<b>54000</b>
<b>41000</b>	<b>46K-51K</b>	<b>47K for 1 bed , 52.5 for 2 bed</b>	<b>48K</b>
TRADITIONAL	RCC	OC RECEIVED	70%
REDEVELOPMENT	REDEVELOPMENT	NEW	Redevelopment
95%	55%	90%	60%
4	4	4	2
-	15PSF	15 PSF	12PSF
Flats with city view and balcony and is a main road touch project,	Layout & Views	RTMI, Layout, Construction Quality, Views	Price
project has been delayed many times and construction is goin on from 7+ yrs	Construction quality	No Amenities	Layout & location

<b>ARIHANT TOWER</b>	<b>Millennia</b>	<b>Opulence</b>	<b>Emmanuel</b>
Sk bole road Kabutarkhana	Next to Mahatma phule college, Bhoiwada Patel East	Lady jamshedji road, mahim west, shivaji park, mum-16	F. P. No. 752, Kirti College Marg, near BUILDING MTNL, Dadar West, Mumbai, Maharashtra 400028
		<a href="https://goo.gl/maps/xtHqqi1PBUyyjW49A">https://goo.gl/maps/xtHqqi1PBUyyjW49A</a>	<a href="https://goo.gl/maps/rXbPQMxqxwFDQpib6">https://goo.gl/maps/rXbPQMxqxwFDQpib6</a>
jain hospital	Mahatma phule college	khot galli, besides suvidha hospital	near MTNL office
<b>MEHTA DEVELOPERS</b>	<b>Ruparel</b>	<b>Moraj</b>	<b>suraj</b>
REDEVELOPMENT	Redevelopment	Redevelopment	Redevelopment
950SQMT		0.6 acre	0.16 Acres
G+22	G+45	G+42	G+20
1	2	1	1
DEC 2026/ DEC 2025	Dec-25, Dec-24	Dec-26	Jun, 2025
<b>440-650-750 SQFT</b>	<b>410 SQFT, 520 SQFT</b>	<b>1077. 1442</b>	442.00 sq.ft. - 649.00
<b>1,2,3BHK</b>	<b>1,2 BHK</b>	<b>3 bhk</b>	<b>1/2 bhk</b>
<b>2CR, 2.96CR,3.42CR</b>	<b>1.48Cr , 2.15Cr</b>	<b>5.50cr/ 7.87cr</b>	<b>2.35 cr - 4.cr</b>
<b>45,000</b>	<b>3600</b>	<b>52000</b>	<b>50000-56000</b>
<b>40000</b>	<b>32000</b>	<b>44000-47000</b>	<b>45000-50000</b>
9th slab completed	2ND Floor	demolition done	3 rd slab
redevelopment	Redevelopment	Residential	Residential
40%	60%	30%	35%
3	6	2	4
-	12PSF	12-15	12-16
builder has many completed projects like mehta tower in khetwadi, giving ammenities	Price	12 ft. ceiling height, Duplex, Triplex flats, all amenity project, flats with balconies, good quality construction	connectivity, double height entrance lobby, 10 ft floor to ceiling height
Traditional construction technology not usin Mivan, Traffic Area.	No View	first project in mumbai-developer based in navi mumbai,	construction quality, basic amenities

pearl bay view- Pushpanjali	Park mist	Mish & Mau	
SVS Rd, Chandrakant Dhuru Wadi, Dadar West, Mumbai, Maharashtra 400028	Park Mist, P.F. NO. 144, Mahim division Francis Fernandes Wadi, DL Vaidya Rd, Dadar West, Mumbai, Maharashtra 400028		
<a href="https://goo.gl/maps/MM8BpbuGQz4mngPAA">https://goo.gl/maps/MM8BpbuGQz4mngPAA</a>	<a href="https://goo.gl/maps/POPcF2y1wRjVfjgv7">https://goo.gl/maps/POPcF2y1wRjVfjgv7</a>		
besides naturals ice cream parlour, opp amigo hotel	opp. vithhal mandir		
<b>Pearl Concept Group</b>	<b>Richa developer</b>		
Redevelopment	Redevelopment		
434.33 Sqr.mtr	1925.59 Sqr.mtr		
G+22	G+46	G+22	
1	1	1	
Dec-26	30/12/2024	Dec-24	
<b>799 Sq. Ft./812 Sq. Ft./1071 Sq. Ft.</b>	<b>930.98 sq.ft/1412 sq.ft</b>	<b>1100 Sqft</b>	
<b>2/3bhk</b>	<b>2.5 BHK &amp; 3 BHK's</b>	<b>3 bhk</b>	
<b>3.50cr-7.89cr.</b>	<b>5.50-7.58/ 10.50cr++</b>		
<b>62000-66000</b>	<b>70000-75000</b>		
<b>58000-60000</b>	<b>65000-70000</b>	<b>55000</b>	
excavation WIP	nearing completion	4th slab	
Residential	Residential	Residential	
30%	65%		
3	2		
16-18	15-19		
Centrally located 2 Apartments per floor Luxury 2BHK and 3BHK Jodi flats available Apartments with Sea view Balcony Apartments, flats with balcony	10.3 floor to ceiling height, wifi enabled homes, Modular kitchen , Seperate servant washroom on every midlanding of floors,fully automated homes controlled by tabs		
-	project ongoing from last 5 years		



<b>Project Amenities</b>	Cricket pitch, library, jogging tracks, cycling track, multi sports zone, fitness studio, sky garden, Ganesha Temple, Yoga zone, Sit-out areas, Childrend play area	basic amenities -gym	35000 sq.ft club house , 10000 sq.ft indoor games
<b>Sample Flat status</b>	2bhk & 3bhk sample flats available	no	3.5 bhk   4bhk sample flats available
<b>Rera No</b>	P51900009306	P51900047047	P51900012308
<b>Other Remarks if any</b>	-	local developer, less amenities	soft possession given

Gym, pool,	Cycling & Jogging Track, Children's Play Area,Mini Theatre, gym	open Gym,Small garden,basic amenities	Gym, Swimming Pool, Banquet hall, Terrace Lounge, kids play area / sky Garden deck, Barbeque corner, star gazing deck
3bhk flat available	No	No	Available
P51900003955	P51900031447	P51900047891	P51900006152
possession is on april 2024 but developer is giving early possession.	Ground floor will be complete this month	Just Filling work started	Only 1( 787Crapet )2BHK available & giving early possession by March2024

sky lounge café sky gym yoga & meditation centre	NONE	GYM,KIDS AREA,OPEN CAFETERIA,GARDEN	GYM,CLUB HOUSE, KIDS AREA,SKY RECRATIONAL AREA
available	AVAILABLE	AVAILABLE	AVAILABLE
	P51900029610	P51900034579	P51900011726
will give possession by dec 2023	WILL GIVE POSSESION BY JUNE 2023	WILL GIVE POSSESION BY JULY BUT BAD PART IS NO CP BENEFIT	PROJECT IS NOT SELLING MUCH

GYM,CLUB HOUSE, KIDS AREA,GARDEN, RECREATIONAL AREA	swimming pool, landscoape garden, gym, club hous, indoor games'	Multi purposes lounge, k=sky lounge, gym, yoga deck, indoor games, kids zone, party lawn, gazebo	gym,swimming pool, jacuzzi, car parking tower, gazebo and sitting area, rainwater harvesting,video door phone-intercom
AVAILABLE	AVAILABLE	AVAILABLE	yes
P51900032985	P51900008207	P51800012248	P51900034863 /P51900012757
NON VASTU		Part Oc received	

ss centre, car parking tower, yoga centre	basic amenities	Swimming pool and all major amenities	gym, rooftop garden, intercom, society office, generator back up, car parking tower-17th floor
no	no	No balcony	No balcony
P51900007465	P51900034045	P51900046004	P51900031858

all meyor amenities except swimming pool	Gym, sit-out area,childrens play area	MINI THEATRE, SWIMMING POOL, GYM, SKY lounge and GARDEN	
	NO	YES	NO
P51900035023	P51900023477	P51900002867	P51900006333
	Local developer	DEVELOPER IS NOT TRUSTWORTHY AND IT HAS BEEN UNDERCONSTRUCTION FROM 10YRS	OLD DEVELOPER GOT BANKRUPT SO NOW DUDHWALA IS HANDELING

zen sky garden, gym, recreational area	Children's Play Area , Gym	Rooftop Terrace, Gym, Sitout area , lobby	Gym, Terrace Garden,
yes	Ready	READY	Ready
P51900007311	P51900021267	P51900018891	P51900034202
	Construction completed only internal finishing work is Remaining	Good Projects , Completed On time	local Developer

meditation room,gym,children play area,senior citizen park.	All Luxury Amenities	infinity pool, astro deck, childrens play area, jogging track, thretre, ev charging, gym, sky bar, senior setizon area, zen garden, spa, car parking tower	Gymnasium Main entrance lobby at ground floor Car parking 24-hour security Firefighting equipment RO water system Rainwater harvesting system Power back-up facility
no	Demolished	no	no
		P51900032370	P51900028729
	Maximum projects of Ruparel developer are stuck	Has completed many projects in navi mumbai	

Fitness Centre, High Speed Elevators, Double Height Entrance Lobby, Kids Play Area, Mechanized Car Parking, Video Door Phone/Intercom Facility, Electric Vehicle Charging Point	Gym, Sky Lounge, Yoga Room, Library		
no	yes		
P51900047085	P51900012129		
