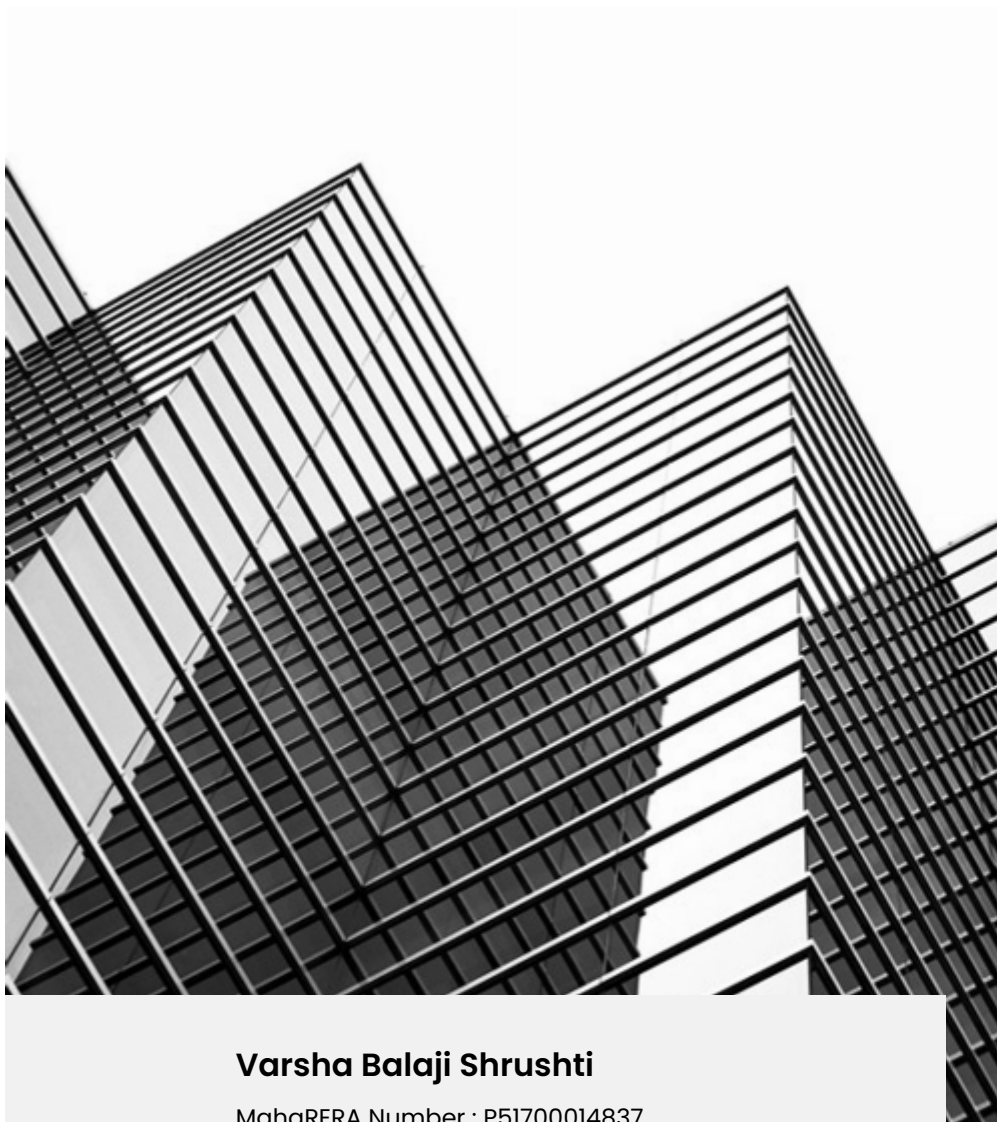


propscience.com

PROP REPORT



Varsha Balaji Shrushti

MahaRERA Number : P51700014837



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 Nerul. Nerul is a luxurious residential and commercial Locality of Navi Mumbai with over fifty sectors. It is better known as the 'Queen' of New Mumbai as a huge portion of the famous Palm Beach Road passes through Nerul. Palm Beach Road is connected to the Rajiv Gandhi Bridge in Nerul which is further connected to the Mumbai Pune Highway. Nerul station is present on the Harbour Line of the Mumbai suburban railways. It is the only town in Navi Mumbai to have two stations: Nerul Station and Seawoods - Darave Station. Nerul has some of the best schools in all of Navi Mumbai such as Ryan International and Delhi Public School. Nerul is also close to Vashi, Kharghar and other corporate areas in Navi Mumbai.

Post Office	Police Station	Municipal Ward
Nerul Node-II	NA	Nerul

Neighborhood & Surroundings

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

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **31.6 Km**
- Navi Mumbai International Airport **9.8 Km**
- Nerul Railway Station **1.3 Km**
- Dr Rajpal **600 Mtrs**
- Bharati Vidyapeeth Eng Medium School **350 Mtrs**
- Seawoods Grand Central Mall **3.6 Km**
- D-Mart **7 Km**

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LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
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2020 Ready to move

2000 Sqmt

2 BHK,3 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Gymnasium,Indoor Games Area
Leisure	Sit-out Area
Business & Hospitality	Laundromat
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

VARSHA BALAJI SHRUSHTI

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Balaji Shrushti	2	17	3	2 BHK,3 BHK	51
First Habitable Floor				4th	

Services & Safety

- **Security** : Maintenance Staff, Security System / CCTV, Intercom Facility
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	1340 sqft
3 BHK	1735 sqft
Floor To Ceiling Height	NA
Views Available	NA
Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings, Kitchen Platform

Finishing	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
2 BHK	INR 13835.82	INR 18540000	INR 20600000
3 BHK	INR 14835.73	INR 25740000	INR 28600000

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

GST	Stamp Duty	Registration
5%	4%	INR 30000
Floor Rise	Parking Charges	Other Charges

NA	INR 800000	INR 0
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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,HDFC 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	73

Connectivity	33
Infrastructure	64
Local Environment	30
Land & Approvals	36
Project	65
People	39
Amenities	48
Building	53
Layout	55
Interiors	45
Pricing	30
Total	48/100

VARSHA BALAJI SHRUSHTI

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