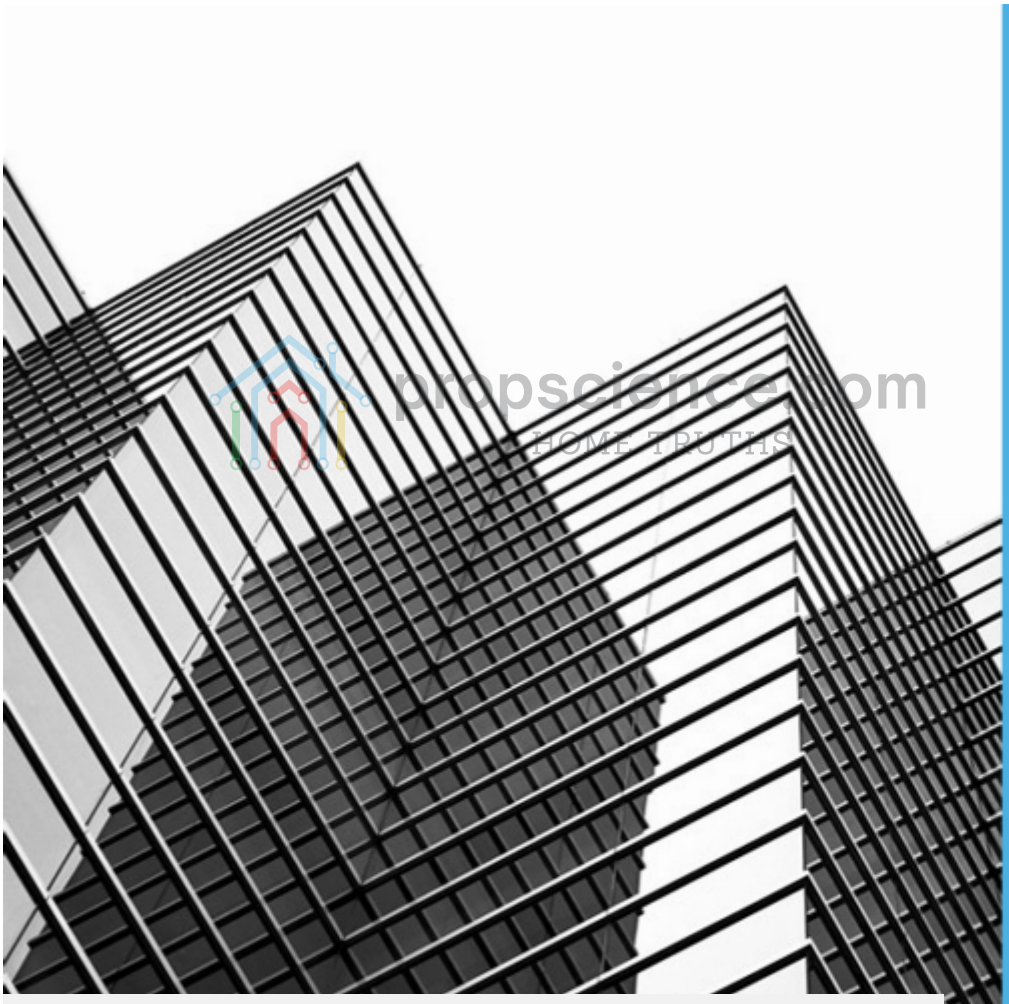
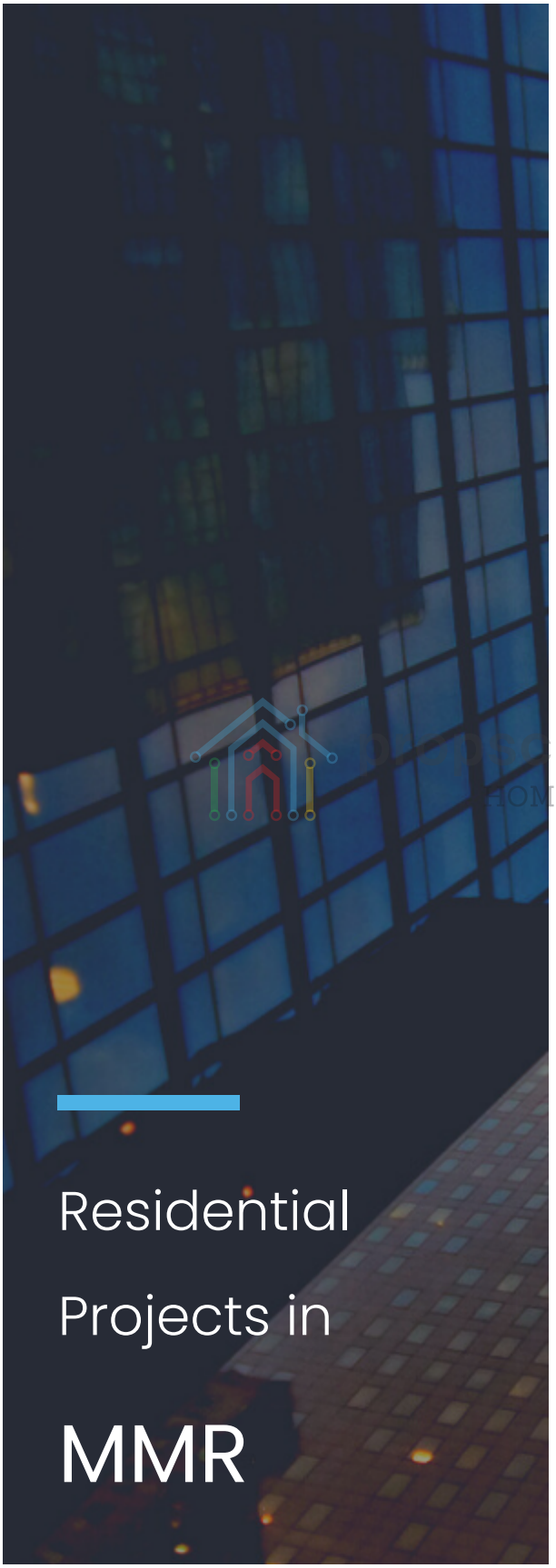
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PROP REPORT



Shree Vaishnavi Heights

MahaRERA Number : P51700006741



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 Moghar Pada-Kasarvadavali. Kasarvadavali is an area in Thane Ghodbunder Road, located between the Waghbil and Bhainderpada areas. It is well connected by state buses. Thane Railway Station is approximately 9 kilometres from the location and Mumbai International Airport is approximately 34 km. The planned Kasarvadavali Metro Station of Wadala-Mulund-Kasarvadavali metro line is under construction. There are many famous schools, colleges, hospitals, and shopping centres in the area. It is home to one of the famous temples from 600 AD. This temple is called Ram Temple and it is surrounded by a beautiful pond.

Post Office	Police Station	Municipal Ward
NA	NA	NA

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HOME TRUTHS

Neighborhood & Surroundings

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

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **30.0 Km**
- Thane Railway Station **11.0 Km**
- Vedant Hospital **650 Mtrs**
- Arya Cambridge International School **15.2 Km**
- Viviana Mall **8.8 Mtrs**

LAND & APPROVALS

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

SHREE VAISHNAVI HEIGHTS

BUILDER & CONSULTANTS

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REAL TRUTHS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

SHREE VAISHNAVI HEIGHTS

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2022	0.26 Acre	1 BHK

Project Amenities

Sports	Kids Play Area
Leisure	Pet Friendly
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting

SHREE VAISHNAVI HEIGHTS

BUILDING LAYOUT

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HOME TRUTHS

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Shree Vaishnavi Heights	2	8	5	1 BHK	40

First Habitable Floor	1st

Services & Safety

- **Security :** Society Office,Security System / CCTV
- **Fire Safety :** NA
- **Sanitation :** NA

- **Vertical Transportation :** NA

SHREE VAISHNAVI HEIGHTS

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	306.8 - 307.09 sqft

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Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA

Technology	NA
White Goods	NA

SHREE VAISHNAVI HEIGHTS

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 14993.48	--	INR 4600000 to 4700000

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HOME TRUTHS

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	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.

Payment Plan	NA
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,IIFL Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd

Transaction History

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

SHREE VAISHNAVI HEIGHTS

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.

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Category	Score
Place	73
Connectivity	30
Infrastructure	58
Local Environment	30

Land & Approvals	44
Project	65
People	39
Amenities	30
Building	53
Layout	38
Interiors	53
Pricing	30
Total	**45/100**

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HOME TRUTHS

SHREE VAISHNAVI HEIGHTS

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