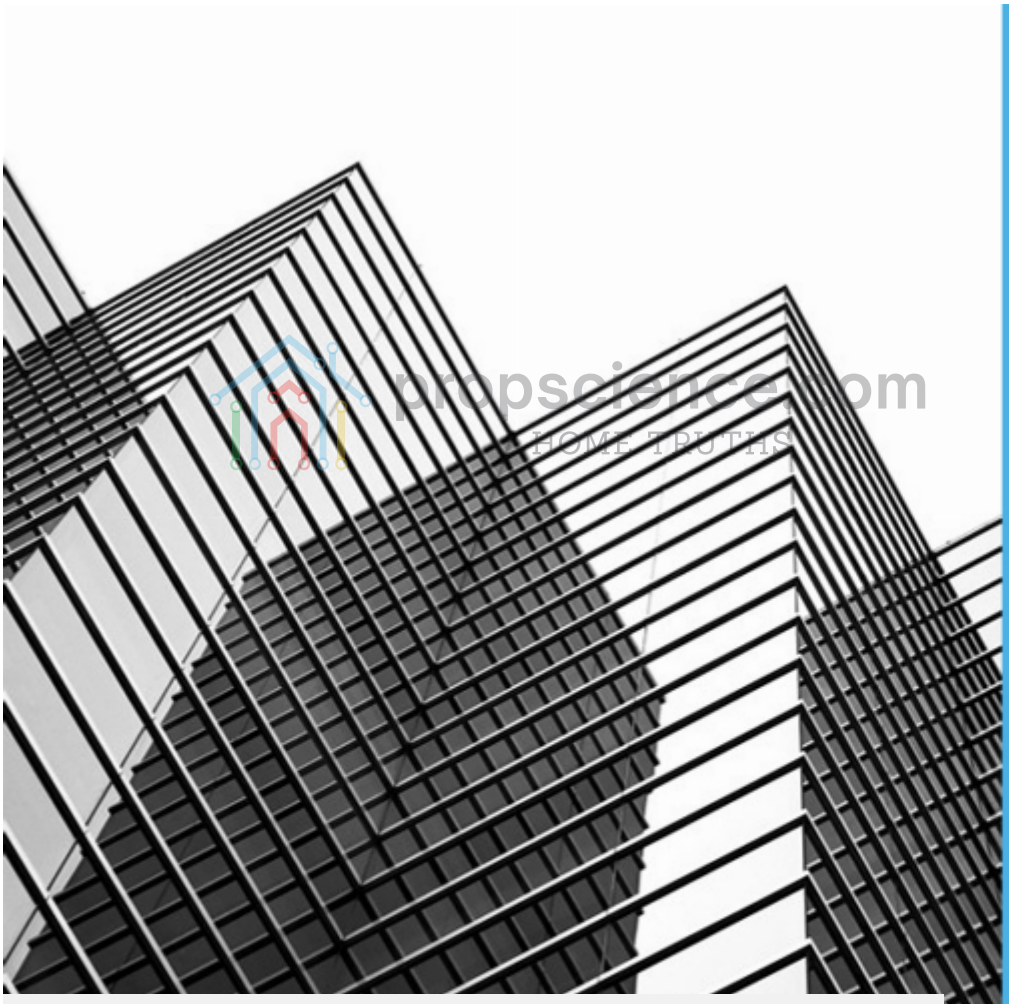
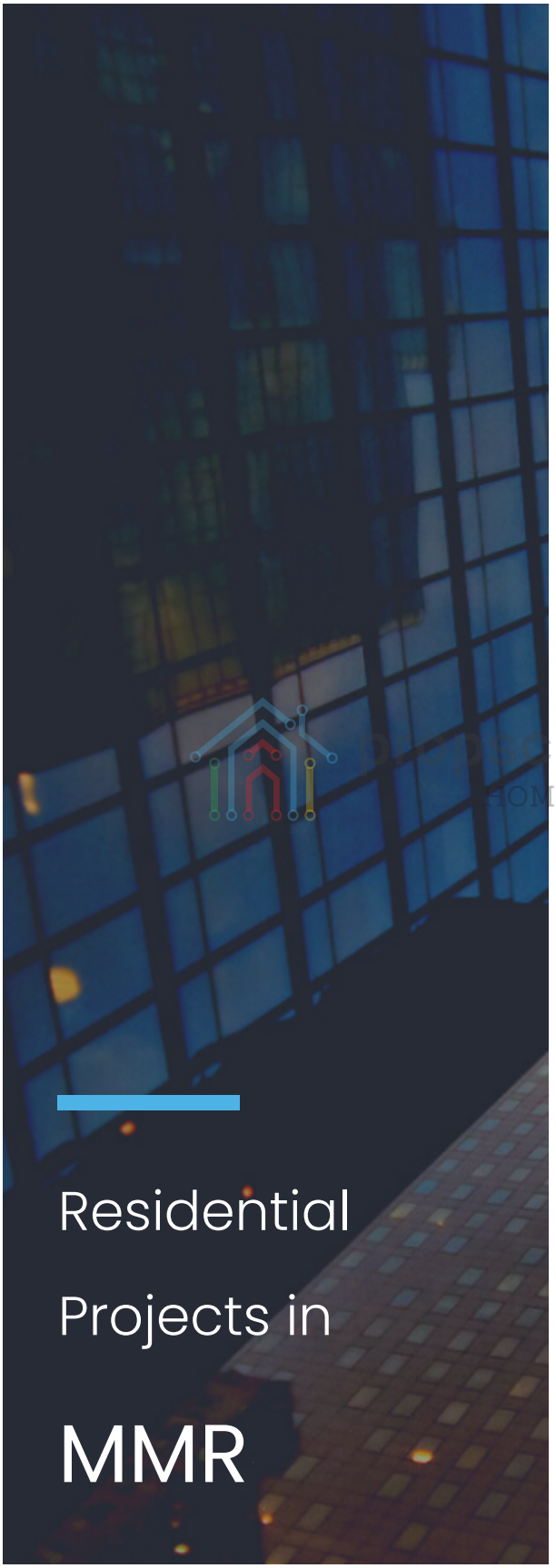
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# PROP REPORT




**Swastik Epitome**

MahaRERA Number : P99000006718



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

| Post Office | Police Station | Municipal Ward |
|---|---|---|
| NA | NA | NA |

## Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area.

## Connectivity & Infrastructure

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- Virar Railway Station **0.8 Km**
- Sanjivani Hospital **1 Km**
- Rustomjee Cambridge International School **4.8 Km**
- D Mart **2 Km**

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# LAND & APPROVALS

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

| | | |
|---|---|---|
| NA | NA | NA |

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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 |
|---|---|---|
| Completed on 30th June, 2020 | 0.84 Acre | 1 BHK,2 BHK,3 BHK |

## Project Amenities

| | |
|---|---|
| **Sports** | Multipurpose Court,Jogging Track,Kids Play Area,Gymnasium |
| **Leisure** | Amphitheatre,Senior Citizen Zone,Pet Friendly |

| | |
|---|---|
| **Business & Hospitality** | NA |
| **Eco Friendly Features** | Waste Segregation,Landscaped Gardens |

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# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| Wing C | 3 | 22 | 4 | 1 BHK | 88 |
| WIng D | 3 | 22 | 4 | 1 BHK | 88 |
| Wing E | 3 | 22 | 4 | 1 BHK | 88 |
| Wing F | 3 | 22 | 4 | 1 BHK | 88 |
| Wing G | 3 | 22 | 4 | 1 BHK | 88 |
| **First Habitable Floor** | | | | NA | |

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## Services & Safety

- **Security :** NA
- **Fire Safety :** NA

- **Sanitation :** NA
- **Vertical Transportation :** NA

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# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---|---|
| 1 BHK | 409 - 496 sqft |
| 1 BHK | 409 - 496 sqft |
| 1 BHK | 409 - 496 sqft |
| 1 BHK | 409 - 496 sqft |
| 1 BHK | 409 - 496 sqft |

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| | |
|---|---|
| **Floor To Ceiling Height** | NA |
| **Views Available** | NA |

| | |
|---|---|
| **Flooring** | Vitrified Tiles |
| **Joinery, Fittings & Fixtures** | NA |
| **Finishing** | False Ceiling |
| **HVAC Service** | NA |
| **Technology** | NA |
| **White Goods** | Modular Kitchen |

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## COMMERCIALS

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| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 1 BHK | INR 11002.44 | -- | INR 4500000 to 5500000 |

**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 |

| | |
|---|---|
| **Festive Offers** | The builder is not offering any festive offers at the moment. |
| **Payment Plan** | NA |
| **Bank Approved Loans** | HDFC 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** | 45 |
| **Connectivity** | 33 |
| **Infrastructure** | 52 |
| **Local Environment** | 30 |
| **Land & Approvals** | 50 |
| **Project** | 60 |
| **People** | 39 |
| **Amenities** | 42 |
| **Building** | 53 |
| **Layout** | 43 |
| **Interiors** | 30 |
| **Pricing** | 30 |
| **Total** | **42/100** |

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