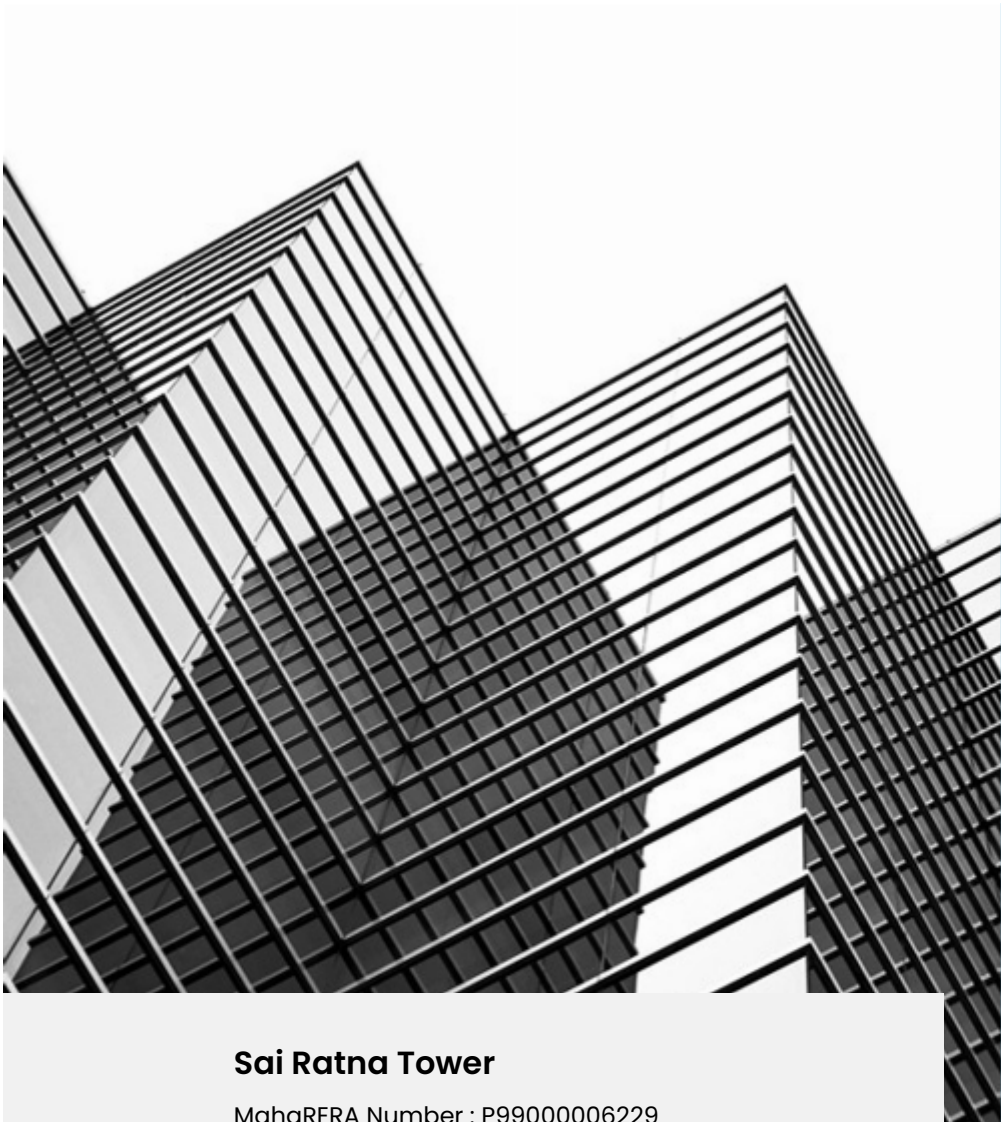


propscience.com

# PROP REPORT



**Sai Ratna Tower**

MahaRERA Number : P99000006229



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

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

- Virar Railway Station **1 Km**
- Sanjivani Hospital **1.1 Km**
- John XXIII School **1.9 Km**
- d **2 Km**

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
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NA	NA	NA
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SAI RATNA TOWER

## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

SAI RATNA TOWER

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2020	0.63 Acre	1 BHK

### Project Amenities

Sports	NA
Leisure	Pet Friendly

<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation

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## SAI RATNA TOWER

# BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 2	2	7	4	1 BHK	28
<b>First Habitable Floor</b>				NA	

## Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

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## SAI RATNA TOWER

# FLAT INTERIORS

<b>Configuration</b>	<b>RERA Carpet Range</b>
1 BHK	405 sqft

<b>Floor To Ceiling Height</b>	NA
<b>Views Available</b>	NA

<b>Flooring</b>	Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	NA
<b>Finishing</b>	NA
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

SAI RATNA TOWER

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 8888.89	--	INR 3600000

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

GST	Stamp Duty	Registration
0%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	NA

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	Axis Bank,HDFC Bank,ICICI Bank,IDBI Bank,PNB Housing Finance Ltd,SBI Bank

### Transaction History

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

SAI RATNA TOWER

# PROJECT PROPSCORE

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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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	45
<b>Connectivity</b>	33
<b>Infrastructure</b>	60
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	44
<b>Project</b>	65
<b>People</b>	39
<b>Amenities</b>	30



<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	30
<b>Pricing</b>	30
<b>Total</b>	<b>41/100</b>

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SAI RATNA TOWER

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