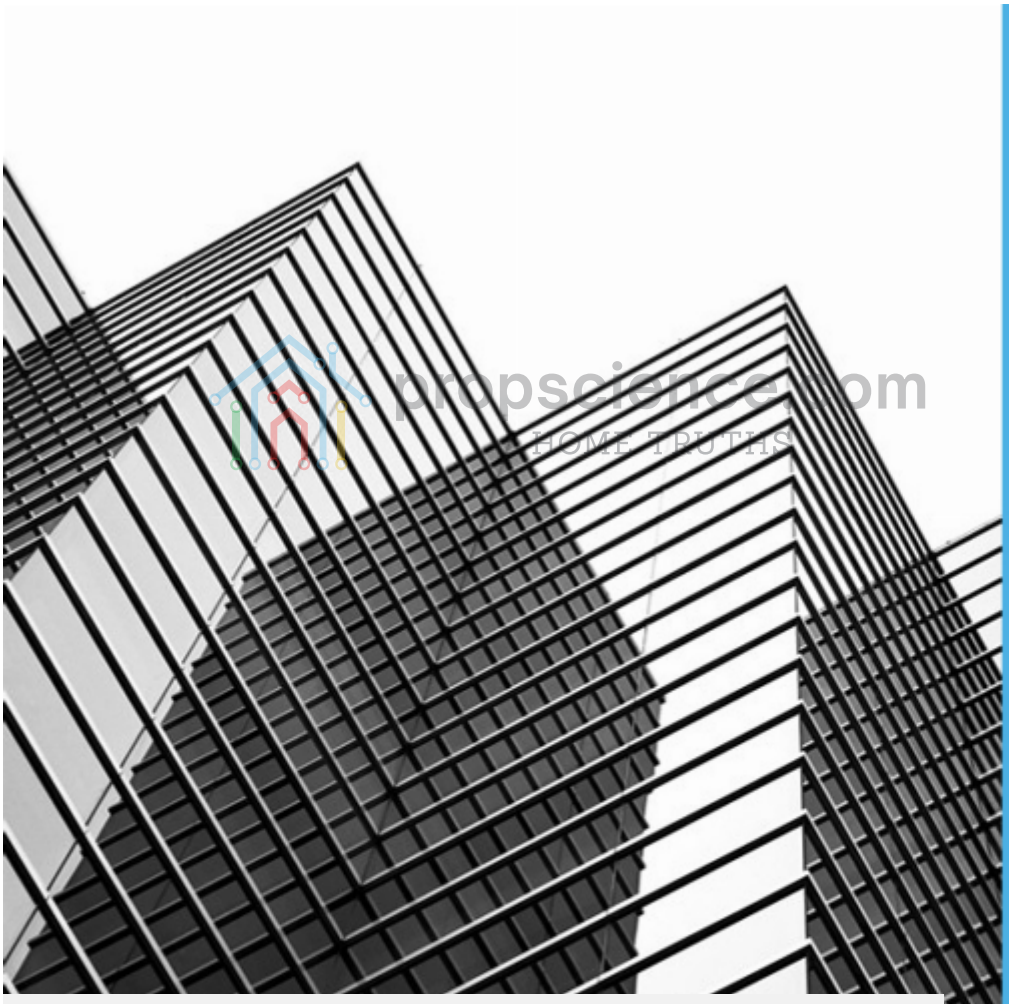
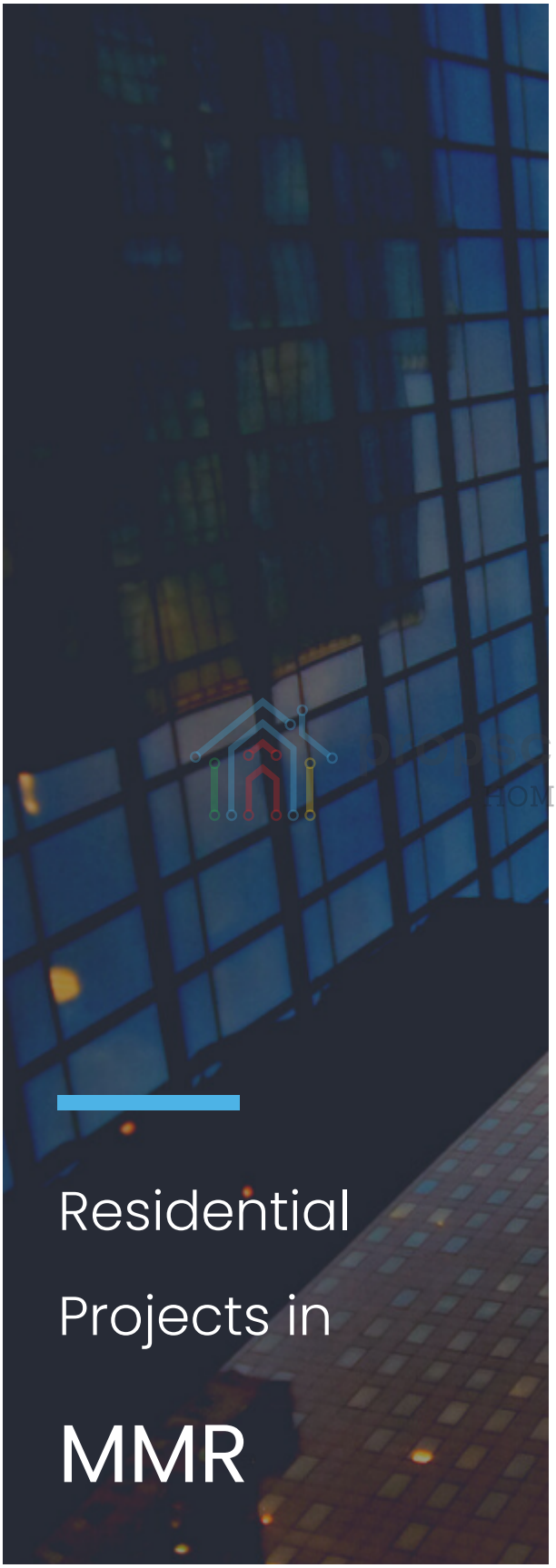
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PROP REPORT



A H Sapphire

MahaRERA Number : P51700026430



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 Mira Road East. Mira Road West is a locality of the Mira-Bhayandar Municipal Corporation, that is a part of the Thane district of the state of Maharashtra. Its an undeveloped locality of Mira Bhayandar compromising of several government regulated Salt Pans, marshes, and mangroves. This locality does not have any residential or commercial developments. It is connected to the rest of the city and the city of Mumbai via the Mumbai Suburban district railway line.

Post Office	Police Station	Municipal Ward
NA	NA	NA

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Neighborhood & Surroundings

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

Connectivity & Infrastructure

- Dahisar Railway Station **0.7 Km**
- Bhaktivedanta Hospital & Research Institute **1.8 Km**
- St.Xaviers High School **3.1 Km**
- Thakur Mall **1.5 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

Shantee Group's journey began in 2005, and since then, they have established themselves as one of the premier real estate development companies in the city of Mumbai Suburb Vasai- Virar Sub Region. The firm has a distinction in developing commercial projects and residential complexes which are deemed to be outstanding works of perfection. All of which is accomplished under the supervision of high quality test, professional management and timely completion of projects. Shantee Group deliver top-class structures with its continuous innovative construction strategies to achieve new milestones, leading it to surge ahead with its presence felt in the sector. Over the years, Shantee Group has giving its clients the best of both worlds – sovereign lifestyle at economical rates. With a clear and bright future and a defined principle.

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	0.72 Acre	1 BHK,2 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium
Leisure	Senior Citizen Zone,Pet Friendly
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A H Sapphire	2	10	8	1 BHK	80

A H Sapphire	2	10	8	2 BHK	80

First Habitable Floor	NA

Services & Safety

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

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FLAT INTERIORS

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Configuration	RERA Carpet Range
1 BHK	322 sqft
2 BHK	495 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	NA
Finishing	NA
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 18503.11	--	INR 5958000
2 BHK	INR 18498.99	--	INR 9157000

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	INR 500000	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,ICICI Bank,IDBI Bank,PNB Housing Finance Ltd

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	55
Connectivity	48
Infrastructure	58
Local Environment	30
Land & Approvals	44
Project	65
People	46
Amenities	42
Building	53
Layout	38
Interiors	30
Pricing	30
Total	**45/100**

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