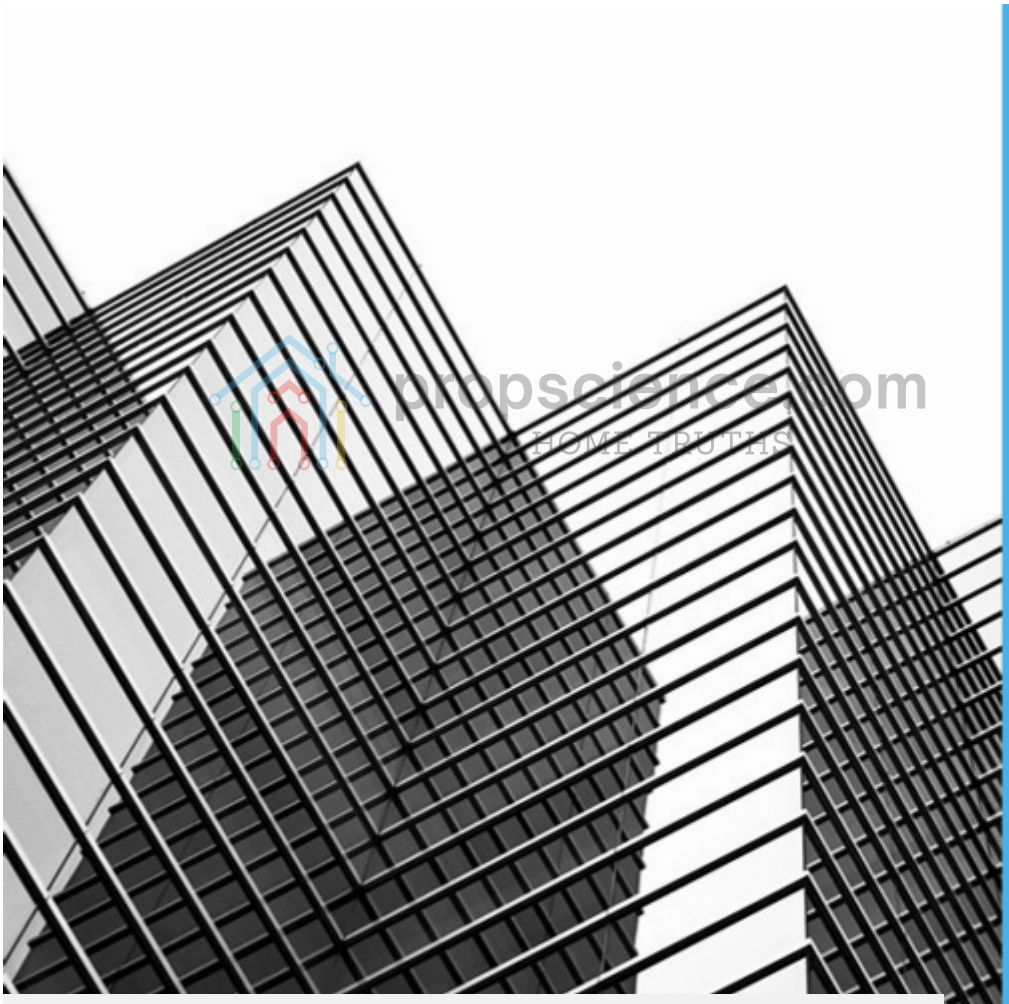
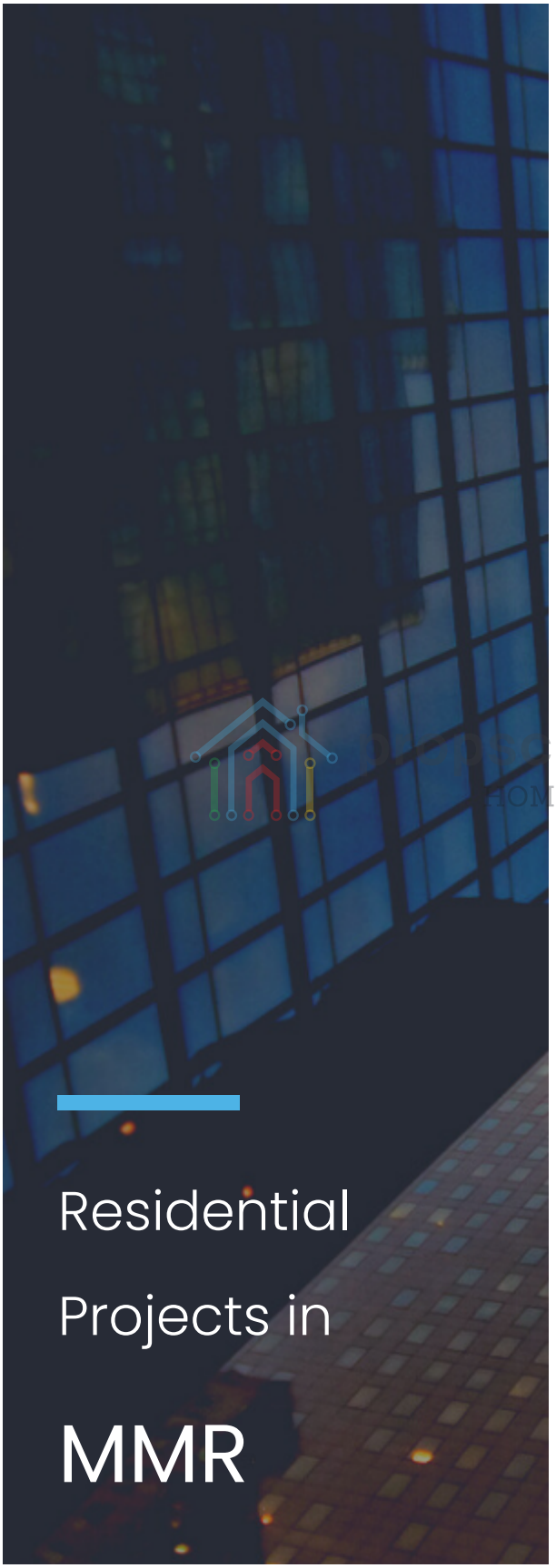
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PROP REPORT



Sonam Indraprasth Wing C

MahaRERA Number : P51700002491



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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SONAM INDRAPRASTH

WING C

LOCATION

The project is in Bhayander East. Bhayandar East is an industrial locality of the city of Mira Bhayandar. It falls under the Thane district of the State of Maharashtra. It is surrounded by the localities of Uttan, Mira Road and Sanjay Gandhi National Park. Bhayandar East is separated from the West by the Mumbai Suburban Railway line which connects it to Mumbai city. This locality does not have any residential or commercial developments.

Post Office	Police Station	Municipal Ward
Navghar	navgaon	NA

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Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is prone to traffic jams during rush hour. The air pollution levels are 64 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **25.2 Km**
- Golden Nest Bus Stop **1.0 Km**
- Bhayandar Railway Station **2.7 Km**
- Western Express Highway **4.3 Km**
- Thunga Hospital **0.7 Km**
- Santhome Public School **2.3 Km**
- Maxus Mall **1.5 Km**
- D Mart **3.4 Km**

SONAM INDRAPRASTH
WING C

LAND & APPROVALS

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

SONAM INDRAPRASTH
WING C

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BUILDER & CONSULTANTS

Established in 1992 by Shri Mithalal Jain and Shri Bharat Jain, the organization has brought over 270 projects and has earned its reputation as a notable constructor. Known for his or her customer satisfaction, innovative architectural designs, timely delivery & good business ethics. The organization has brought a couple of projects. in Mira-Road and Bhayander.

Project Funded By	Architect	Civil Contractor
PNB Housing Finance Ltd	NA	NA

SONAM INDRAPRASTH
WING C

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th September, 2020	11116 Sqmt	2 BHK,3 BHK

Project Amenities

Sports	Badminton Court,Cricket Pitch,Swimming Pool,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Pet Friendly,Temple,Sit-out Area
Business & Hospitality	Party Lawn
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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SONAM INDRAPRASTH
WING C

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing C	4	21	8	2 BHK,3 BHK	168

First Habitable Floor	1st

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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SONAM INDRAPRASTH
WING C

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	775 - 853 sqft
3 BHK	1039 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Chimney & Hob,Modular Kitchen

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WING C

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price

2 BHK	--	--	INR 14725000 to 16207000
3 BHK	--	--	INR 19741000

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 0	INR 0

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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

SONAM INDRAPRASTH
WING C

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	63
Connectivity	73
Infrastructure	92
Local Environment	80
Land & Approvals	50
Project	88
People	43
Amenities	62

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Building	67
Layout	60
Interiors	70
Pricing	40
Total	**65/100**

SONAM INDRAPRASTH
WING C

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