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# PROP REPORT



**Zee Swastik**

MahaRERA Number : P51800010732



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.

## LOCATION

The project is in Vile Parle (East). Vile Parle is a neighbourhood and also the name of the railway station in the Western suburb of Mumbai. Vile Parle has a significantly strong base of Marathi and Gujarati population. It serves as the location of the first Parle factory. Vile Parle has now become a second major education center after Churchgate to Charni Road area.

Post Office	Police Station	Municipal Ward
NA	NA	NA

### Neighborhood & Surroundings



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### Connectivity & Infrastructure

- Marol Naka Metro Station **3 Km**
- Phoenix Market city **4 Km**

## 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 31st December, 2020	2500 Sqmt	2 BHK,3 BHK,Studio

### Project Amenities

Sports	NA
Leisure	NA

<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Landscaped Gardens

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## BUILDING LAYOUT



Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Zee Swastik	2	12	3	2 BHK,3 BHK,Studio	36
<b>First Habitable Floor</b>					NA


### Services & Safety

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

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# FLAT INTERIORS

Configuration	RERA Carpet Range
Studio	316 sqft
2 BHK	667 - 699 sqft
3 BHK	1078 sqft

Floor To Ceiling Height	NA
 Views Available	NA

Flooring	NA
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	NA

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 47468.35	--	INR 15000000
2 BHK	INR 33583.21	--	INR 22400000 to 26600000
3 BHK	INR 39239.33	--	INR 42300000



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

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

Festive Offers	The builder is not offering any festive offers at the moment.
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<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	NA

### 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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	55
<b>Connectivity</b>	48
<b>Infrastructure</b>	30
<b>Local Environment</b>	30

<b>Land &amp; Approvals</b>	44
<b>Project</b>	55
<b>People</b>	30
<b>Amenities</b>	30
<b>Building</b>	53
<b>Layout</b>	43
<b>Interiors</b>	30
 <b>Pricing</b>	30
<b>Total</b>	<b>40/100</b>

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