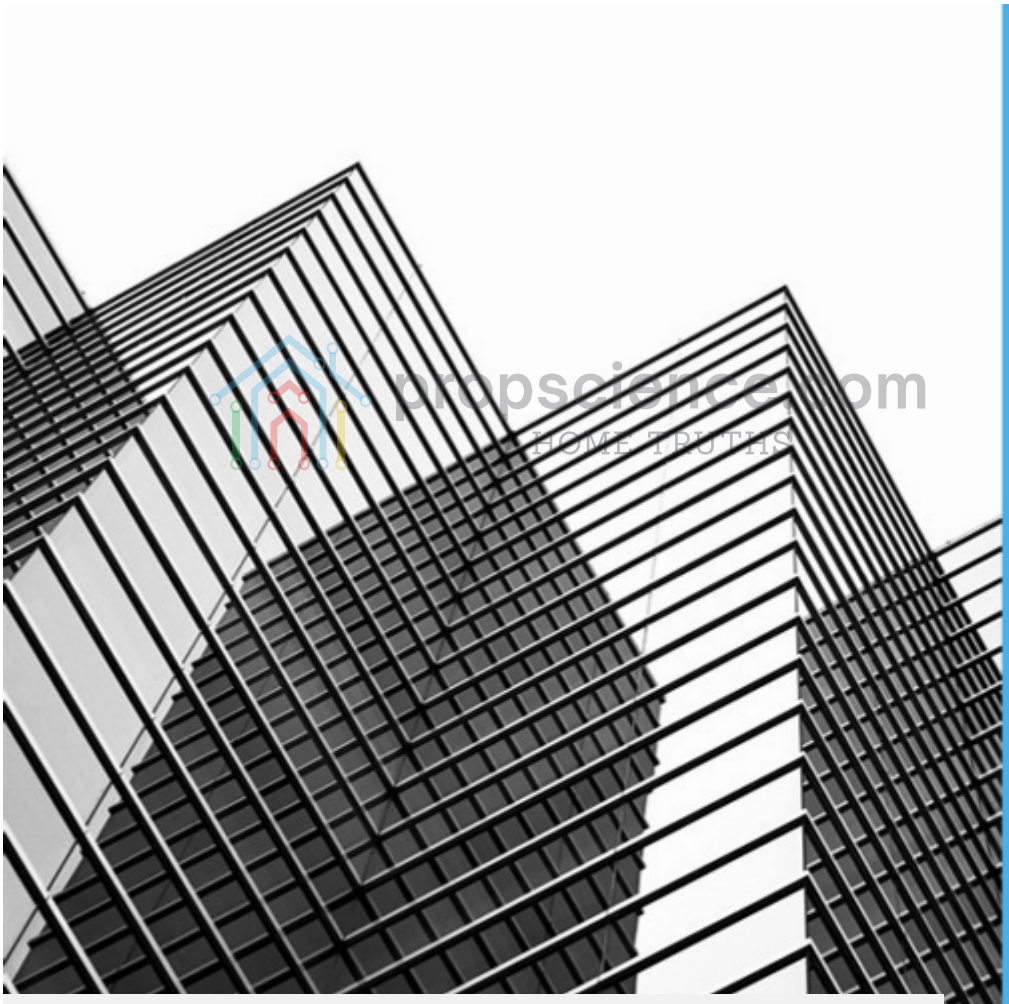
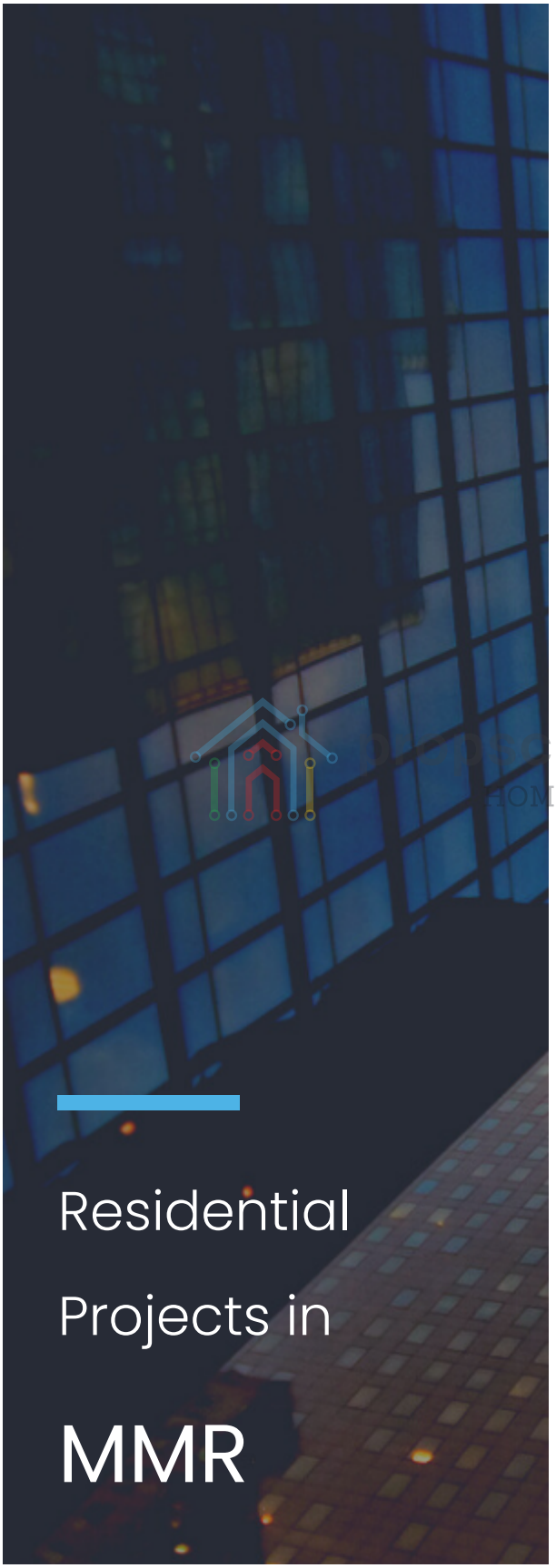
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PROP REPORT



Meera Avenue

MahaRERA Number : P99000003602



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

Connectivity & Infrastructure

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- Vasai Railway Station **2.5 Km**
- Platinum Hospital **1 Km**
- Rajiv Gandhi Hindi High School **2.5 Km**
- Dattaray Shopping Centre **2.9 Km**

MEERA AVENUE

LAND & APPROVALS

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

April 2022	NA	1

MEERA AVENUE

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

MEERA AVENUE

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st May, 2020	0.44 Acre	1 BHK,2 BHK,Studio

Project Amenities

Sports	NA
Leisure	Pet Friendly
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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HOME TRUTHS

MEERA AVENUE

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	2	15	5	1 BHK,2 BHK,Studio	75
Wing B	2	15	5	1 BHK,2 BHK,Studio	75

First Habitable Floor	NA

Services & Safety

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

MEERA AVENUE

FLAT INTERIORS

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Configuration	RERA Carpet Range

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

MEERA AVENUE

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price

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

GST	Stamp Duty	Registration
0%	0%	0

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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	NA

Transaction History

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

MEERA AVENUE

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
March 2022	423	4	INR 2710000	INR 6406.62
June 2021	381	1	INR 2835000	INR 7440.94
June 2021	404	11	INR 2797861	INR 6925.4
April 2021	381	7	INR 2835000	INR 7440.94
March 2021	357	3	INR 2655000	INR 7436.97
March 2021	381	9	INR 2100000	INR 5511.81
February 2021	423	13	INR 3020795	INR 7141.36

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February 2021	548	6	INR 4072500	INR 7431.57
January 2021	617	5	INR 4045500	INR 6556.73
January 2021	423	10	INR 2724750	INR 6441.49
January 2020	404	14	INR 2724750	INR 6744.43
January 2020	423	5	INR 2583000	INR 6106.38
December 2019	617	1	INR 3766500	INR 6104.54
December 2019	410	11	INR 2409500	INR 5876.83
November 2019	423	11	INR 2300000	INR 5437.35
November 2019	39	3	INR 2432000	INR 62358.97
October 2019	459	1	INR 2250000	INR 4901.96

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October 2019	404	10	INR 2150000	INR 5321.78
September 2019	423	10	INR 1925000	INR 4550.83
September 2019	423	3	INR 2394000	INR 5659.57

MEERA AVENUE

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.

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Category	Score
Place	55
Connectivity	48
Infrastructure	66

Local Environment	30
Land & Approvals	50
Project	58
People	38
Amenities	36
Building	53
Layout	33
Interiors	30
Pricing	30
Total	**44/100**

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