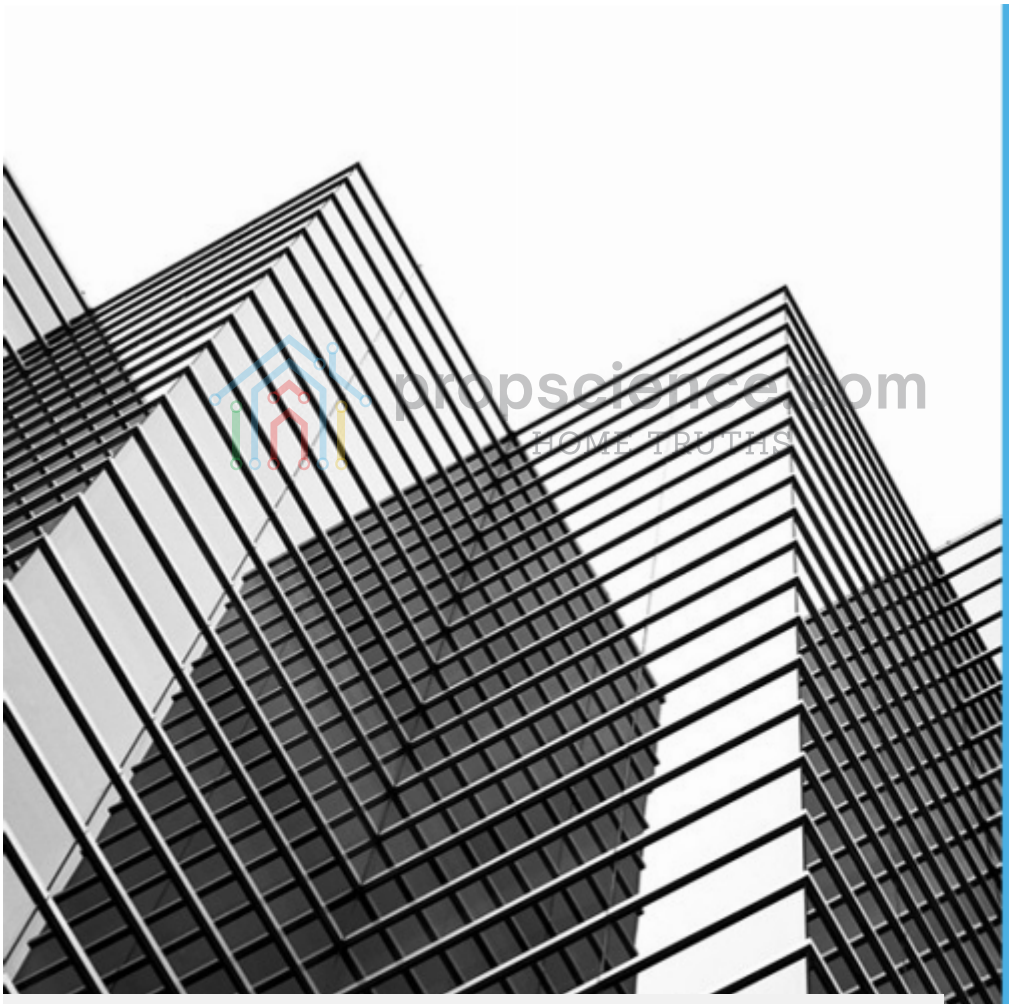
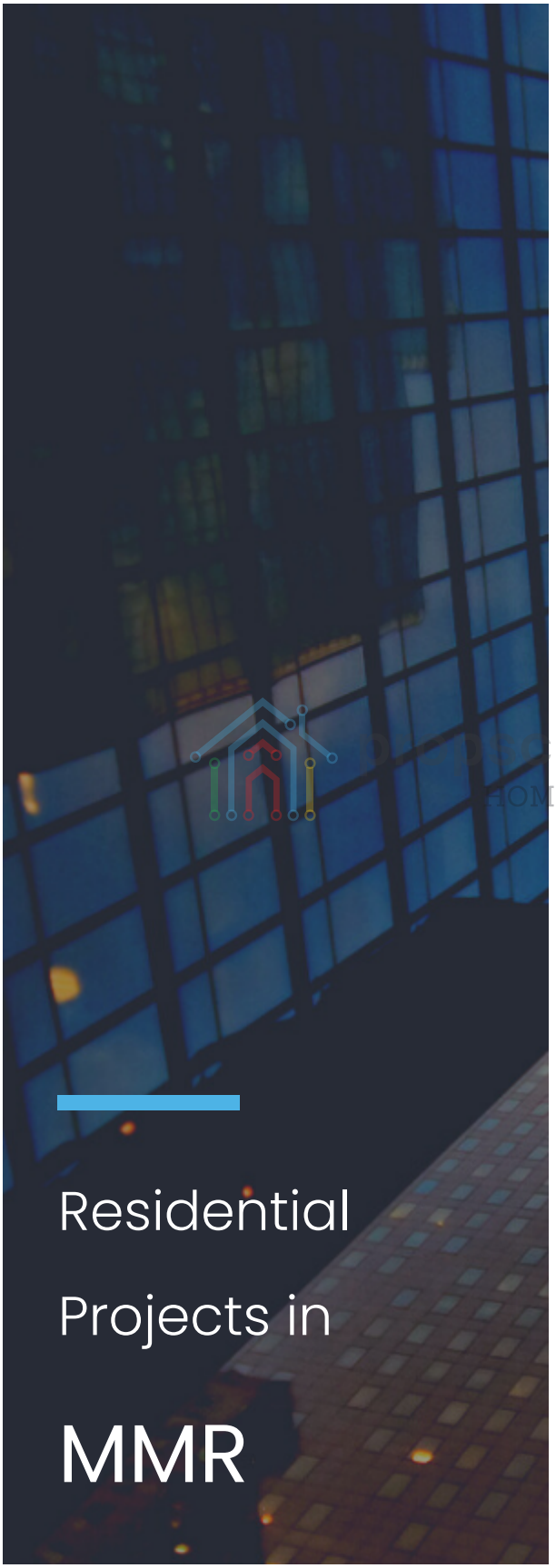
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# PROP REPORT




**Shree Siddhivinayak Tower**

MahaRERA Number : P51700012381



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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SHREE SIDDHIVINAYAK TOWER

# LOCATION

The project is in Vartak Nagar. Vartak Nagar is a locality in the city of Thane. Pokhran No. 1 passes through the area and joins Pokhran No. 2 at Lake Upvan. A large part of Vartak Nagar is covered by 63 acres of MHADA colonial buildings. These buildings are occupied by industrial workers employed by manufacturing units in and around Thane. Some well-known companies, such as Raymond, Kores, Voltas, NRB Bearing, Blue Star, etc., have branches in Vartak Nagar and the neighbouring areas. The famous landmark in the area is the Sai Baba Temple. Schools in the area include Sulochana Devi Singhania High School, Little Flower High School, Brahman Vidyalaya, Smt Savitri Devi Thirani School, and College. Due to remodelling and new real estate development, the area is gradually transforming. The locality is well connected by roads as the Eastern Expressway is very near and the nearest railway station is Thane.

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| Post Office | Police Station | Municipal Ward |
|---|---|---|
| Jekegram | NA | NA |

## Neighborhood & Surroundings

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

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **21.7 Km**
- Thane Railway Station **4.9 Km**
- Jupiter Hospital **2.2 Km**
- Smt. Sulochanadevi Singhania School **1.1 Km**
- Viviana Mall **2.0 Km**
- Big Bazaar Viviana Mall **2.0 Km**

SHREE SIDDHIVINAYAK TOWER

# LAND & APPROVALS

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

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SHREE SIDDHIVINAYAK TOWER

# BUILDER & CONSULTANTS

Puranik Builders Limited is a leading real estate company providing comprehensive residential and commercial solutions across various categories. Established in 1990, we have successfully developed over 4.21 Lakh sq.mt over two decades, while over 9.88 Lakh sq.mt. are under construction.

| Project Funded By | Architect | Civil Contractor |
|---|---|---|
| NA | NA | NA |

SHREE SIDDHIVINAYAK TOWER

# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|
| Completed on 30th December, 2020 | 1002.53 Sqmt | 1 BHK,2 BHK |

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## Project Amenities

| | |
|---|---|
| **Sports** | Kids Play Area |
| **Leisure** | Pet Friendly |
| **Business & Hospitality** | NA |
| **Eco Friendly Features** | Water Storage |

SHREE SIDDHIVINAYAK TOWER

# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| Shree Siddhivinayak Tower | 3 | 23 | 4 | 1 BHK,2 BHK | 92 |

| First Habitable Floor | 1st |
|---|---|

### Services & Safety

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- **Security :** Society Office,Security System / CCTV,Intercom Facility
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

SHREE SIDDHIVINAYAK TOWER

# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---|---|

| | |
|---|---|
| 1 BHK | 347 sqft |
| 2 BHK | 430 - 494 sqft |

| | |
|---|---|
| **Floor To Ceiling Height** | NA |
| **Views Available** | NA |

| | |
|---|---|
| **Flooring** | Vitrified Tiles,Anti Skid Tiles |
| **Joinery, Fittings & Fixtures** | Sanitary Fittings,Kitchen Platform |
| **Finishing** | Laminated flush doors,Double glazed glass windows |
| **HVAC Service** | NA |
| **Technology** | NA |
| **White Goods** | NA |

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SHREE SIDDHIVINAYAK TOWER

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 1 BHK | -- | -- | INR 4858000 |
| 2 BHK | -- | -- | INR 6020000 to 6916000 |

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

| GST | Stamp Duty | Registration |
|---|---|---|
| 1% | 4% | 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** | NA |
| **Bank Approved Loans** | Bank of India,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans,SBI Bank |

**Transaction History**

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

# 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** | 73 |
| **Connectivity** | 38 |
| **Infrastructure** | 92 |
| **Local Environment** | 30 |
| **Land & Approvals** | 56 |
| **Project** | 68 |
| **People** | 56 |

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| | |
|---|---|
| **Amenities** | 36 |
| **Building** | 53 |
| **Layout** | 38 |
| **Interiors** | 53 |
| **Pricing** | 30 |
| **Total** | **52/100** |



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