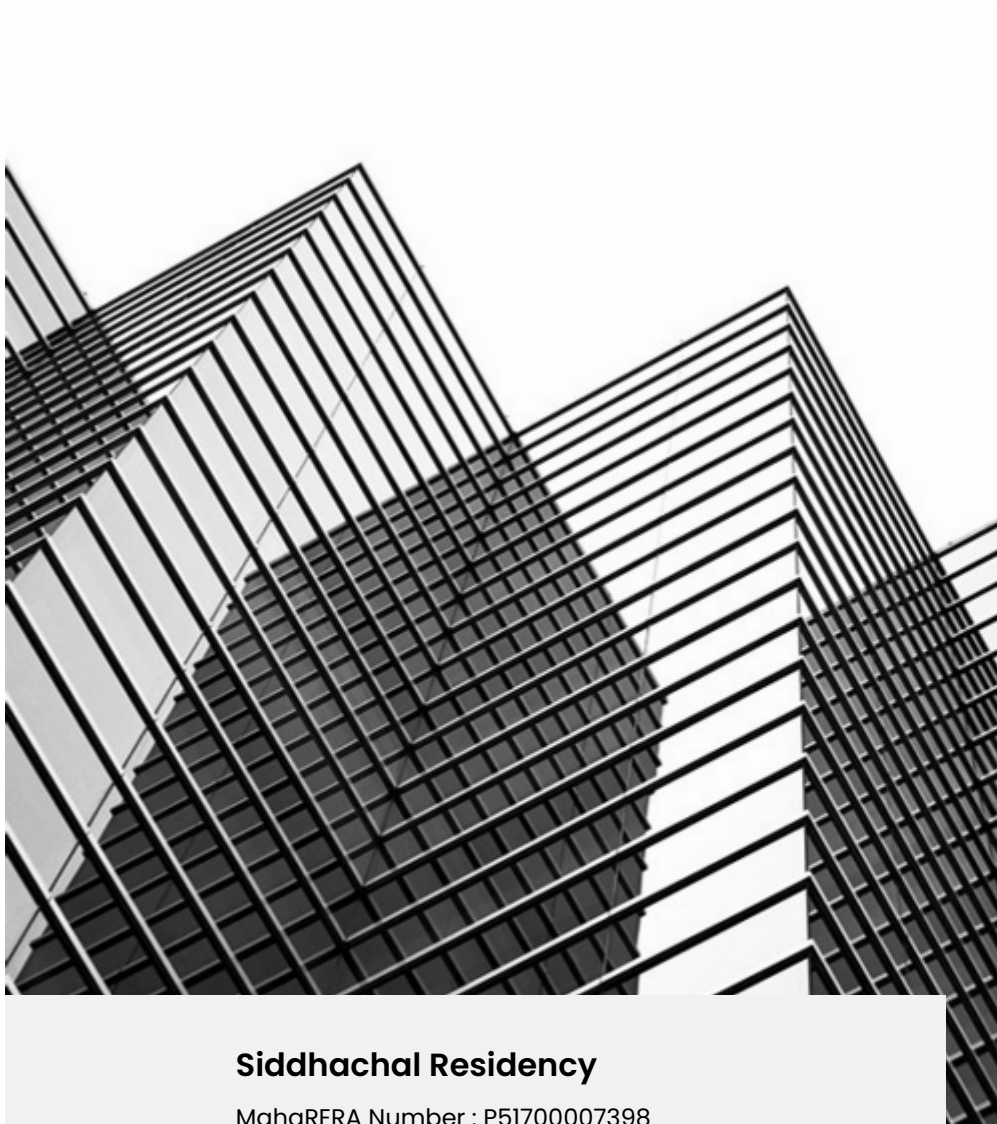


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PROP REPORT



Siddhachal Residency

MahaRERA Number : P51700007398



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 Bhayander West. Bhayandar West is a densely populated 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 West is separated from the East by the Mumbai Suburban Railway line which connects it to Mumbai city. Bhayandar West comprises of several affordable housing projects and has a budding social, commercial, and physical infrastructure. The locality of Bhayandar has seen tremendous economic growth in the last two decades owing to a vast number of manufacturing units being set up in the East. The availability of cheap affordable housing solutions has made it all the more attractive for families from nearby localities and towns. The area comprises of mainly Hindus and Muslims and a small minority of other communities. The local languages spoken include Hindi and Gujrati.

| Post Office | Police Station | Municipal Ward |
|----------------|----------------|----------------|
| Bhayander West | NA | NA |

Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area.

Connectivity & Infrastructure

- Domestic Airport **25.8 Km**
- Mumbai International Airport **27.1 Km**
- Bhayander Bus Depot **2.9 Km**
- Bhayander **3.1 Km**
- Western Express Highway **5.0 Km**
- Family Care Hospital **2.1 Km**
- Seven Square Academy **2.1 Km**
- Maxus Mall **180 Mtrs**
- D Mart **850 Mtrs**

SIDDHACHAL RESIDENCY

LAND & APPROVALS

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

SIDDHACHAL RESIDENCY

BUILDER & CONSULTANTS

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

PROJECT & AMENITIES

| Time Line | Size | Typography |
|----------------------------------|----------|------------|
| Completed on 31st December, 2021 | 610 Sqmt | 2 BHK |

Project Amenities

| | |
|-----------------------------------|--|
| Sports | Kids Play Area,Gymnasium |
| Leisure | Temple |
| Business & Hospitality | ATM / Bank Attached,Restaurant / Cafe |
| Eco Friendly Features | Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage |

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|
|------------|-----------------|--------------|-----------------|----------------|----------------|

| | | | | | |
|-----------------------|---|---|---|-------|----|
| Siddhachal Residency | 1 | 8 | 3 | 2 BHK | 24 |
| First Habitable Floor | | | | 1st | |

Services & Safety

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

SIDDHACHAL RESIDENCY

FLAT INTERIORS

| | |
|-------------------------|---------------------------------|
| Configuration | RERA Carpet Range |
| 2 BHK | 675 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 |

SIDDHACHAL RESIDENCY

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|-------------|
| 2 BHK | -- | -- | INR 9600000 |

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 | INR 0 |

| | |
|----------------------------|---|
| Festive Offers | The builder is not offering any festive offers at the moment. |
| Payment Plan | NA |
| Bank Approved Loans | Axis Bank,HDFC Bank |

Transaction History

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

SIDDHACHAL RESIDENCY

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 | 45 |
| Connectivity | 63 |

| | |
|-----------------------------|---------------|
| Infrastructure | 86 |
| Local Environment | 30 |
| Land & Approvals | 44 |
| Project | 65 |
| People | 39 |
| Amenities | 42 |
| Building | 53 |
| Layout | 45 |
| Interiors | 53 |
| Pricing | 30 |
| Total | 50/100 |

SIDDHACHAL RESIDENCY

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