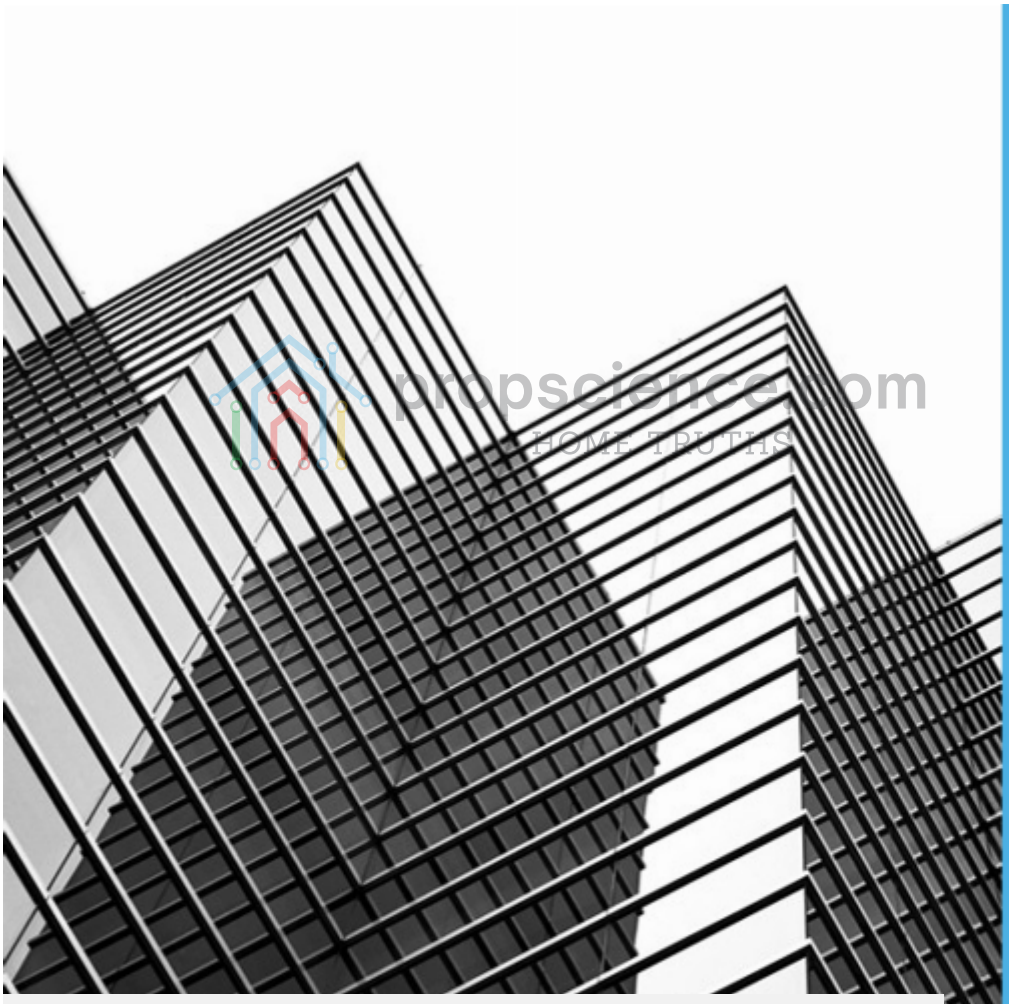
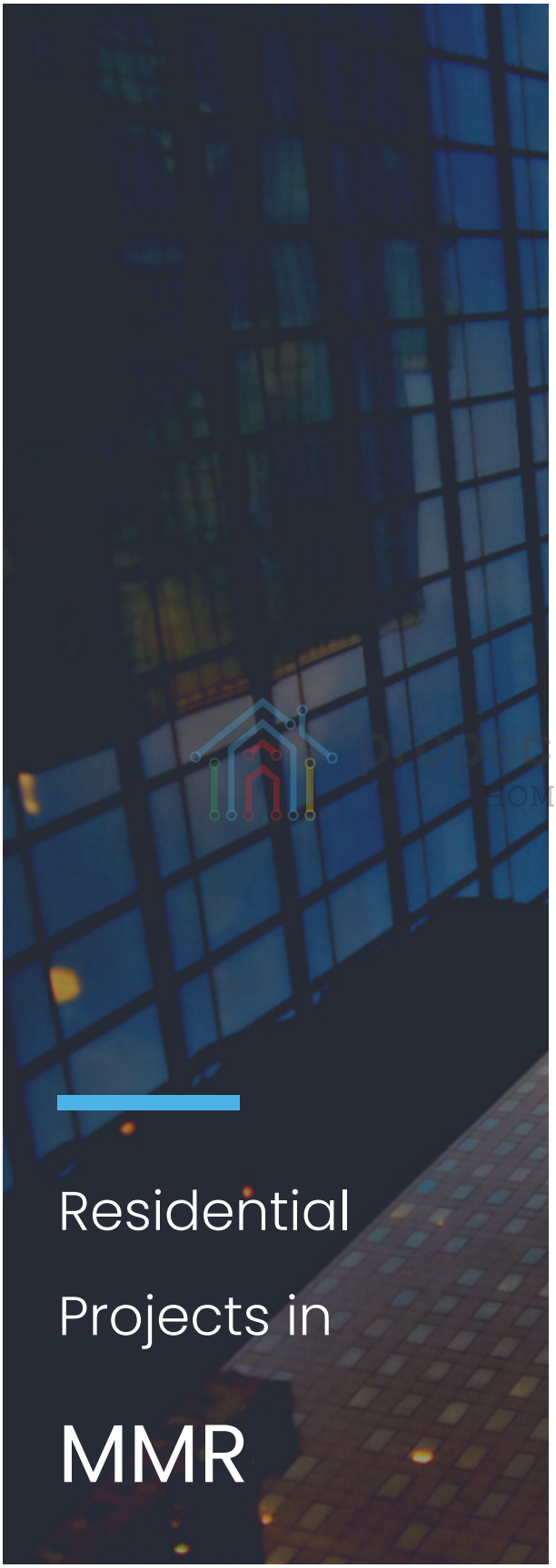
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PROP REPORT



Smital Avenue

MahaRERA Number : P51700010363



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

The project is in Mira Road East. Mira Road West is a locality of the Mira-Bhayandar Municipal Corporation, that is a part of the Thane district of the state of Maharashtra. Its an undeveloped locality of Mira Bhayandar compromising of several government regulated Salt Pans, marshes, and mangroves. This locality does not have any residential or commercial developments. It is connected to the rest of the city and the city of Mumbai via the Mumbai Suburban district railway line.

Post Office	Police Station	Municipal Ward
Mira Road	Kanikya	NA

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Neighborhood & Surroundings

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

Connectivity & Infrastructure

- Domestic Airport **22.9 Km**
- Mumbai International Airport **25.4 Km**
- Mira Road Bus Depot **4.4 Km**
- Mira Road **3.9 Km**
- Western Express Highway **550 Mtrs**
- Family Care Hospital **3.8 Km**
- Seven Square Academy **3.8 Km**
- Maxus Mall **4.9 Km**
- D Mart **5.6 Km**

LAND & APPROVALS

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

SMITAL AVENUE

BUILDER & CONSULTANTS

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Indiabulls Group was incorporated in 2006 under the leadership of Mr Sameer Gehlaut, an engineer from IIT Delhi. The company began with a vision to focus on construction and development of residential, commercial and SEZ projects in major Indian metros. Over the years Indiabulls has delivered world class commercial buildings covering over 3.3 million sqft. Some of their iconic buildings include One Indiabulls Centre and Indiabulls Finance Centre in Mumbai. In the residential sector they have successfully delivered residential complexes and townships in Mumbai, Panvel and Gurugram, Chennai, Madurai and Ahmedabad.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

SMITAL AVENUE

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2018	6246.33 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Kids Play Area
Leisure	Pet Friendly
Business & Hospitality	ATM / Bank Attached,Restaurant / Cafe
Eco Friendly Features	Rain Water Harvesting,Water Storage

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SMITAL AVENUE

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Smital Avenue	1	8	4	1 BHK,2 BHK	32

First Habitable Floor	2nd

Services & Safety

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

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FLAT INTERIORS

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Configuration	RERA Carpet Range
1 BHK	650 sqft
2 BHK	840 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

SMITAL AVENUE

COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 5557000
2 BHK	--	--	INR 7182000

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

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

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.

Category	Score

Place	63
Connectivity	63
Infrastructure	48
Local Environment	30
Land & Approvals	50
Project	65
People	56
Amenities	36
Building	53
Layout	46
Interiors	53
Pricing	30
Total	**49/100**

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