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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.

## 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             |

### 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                          |

## BUILDER & CONSULTANTS



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               |

# PROJECT & AMENITIES

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

## Project Amenities

|                                   |                                       |
|-----------------------------------|---------------------------------------|
| <b>Sports</b>                     | Kids Play Area                        |
| <b>Leisure</b>                    | Pet Friendly                          |
| <b>Business &amp; Hospitality</b> | ATM / Bank Attached,Restaurant / Cafe |
| <b>Eco Friendly Features</b>      | Rain Water Harvesting,Water Storage   |

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

SMITAL AVENUE

## FLAT INTERIORS

|  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 |

|   |   |
|---|---|
| <b>Joinery, Fittings &amp; Fixtures</b> | Sanitary Fittings,Kitchen Platform                |
| <b>Finishing</b>                        | Laminated flush doors,Double glazed glass windows |
| <b>HVAC Service</b>                     | NA  |
| <b>Technology</b>                       | NA  |
| <b>White Goods</b>                      | NA  |

SMITAL AVENUE

## COMMERCIALS



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HOME TRUTHS

| 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.

|                   |                        |                      |
|-------------------|------------------------|----------------------|
| <b>GST</b>        | <b>Stamp Duty</b>      | <b>Registration</b>  |
| 1%                | 4%                     | INR 30000            |
| <b>Floor Rise</b> | <b>Parking Charges</b> | <b>Other Charges</b> |

|    |       |       |
|----|-------|-------|
| NA | INR 0 | INR 0 |
|----|-------|-------|

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



## 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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HOME TRUTHS

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