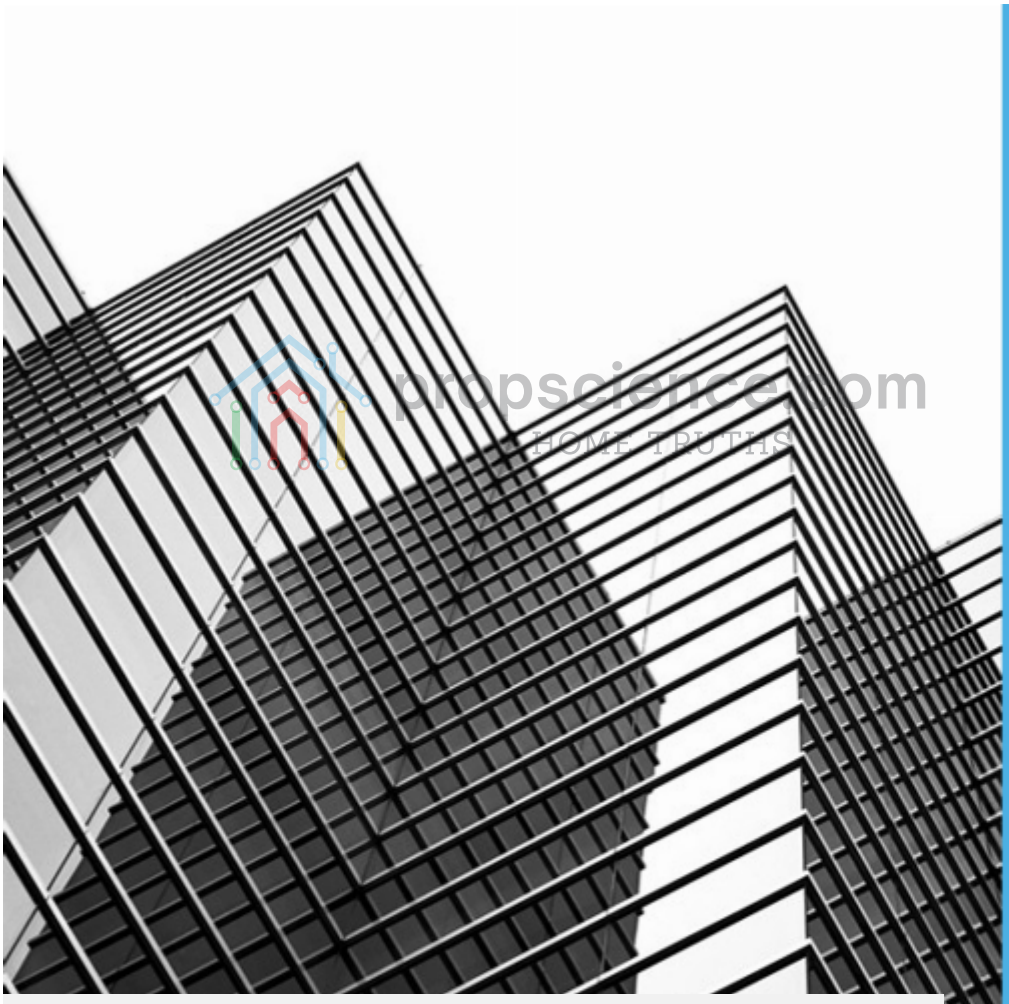
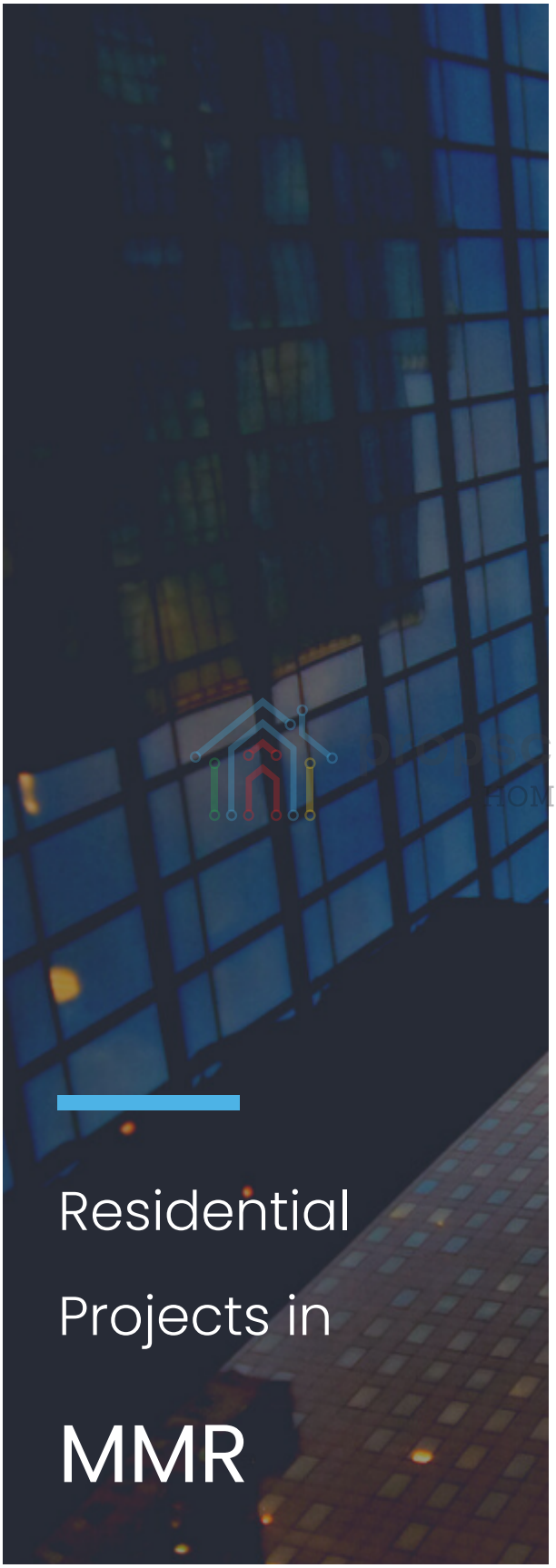
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PROP REPORT



Rashmi Swastik Nagar

MahaRERA Number : P51700009852



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 Bhayander East. Bhayandar East is an industrial 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 East is separated from the West by the Mumbai Suburban Railway line which connects it to Mumbai city. This locality does not have any residential or commercial developments.

Post Office	Police Station	Municipal Ward
Bhayander East	navgaon	NA

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Neighborhood & Surroundings

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

Connectivity & Infrastructure

- Mumbai Airport **26.8 Km**
- Mumbai International Airport **29.5 Km**
- Bhayander Bus Depot **1.3 Km**
- Bhayander Railway Station **1.3 Km**
- Western Express Highway **5.7 Km**
- Family Care Hospital **1.8 Km**
- Seven Square Academy **2.0 Km**
- Maxus Mall **3.0 Km**
- D Mart **3.8 Km**

RASHMI SWASTIK NAGAR

LAND & APPROVALS

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

RASHMI SWASTIK NAGAR

BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

RASHMI SWASTIK NAGAR

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 23rd January, 2020	1200 Sqmt	1 BHK,Studio

Project Amenities

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

RASHMI SWASTIK NAGAR

BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Rashmi Swastik Nagar - Wing 1 - Redevlopment	1	11	7	1 BHK,Studio	77

First Habitable Floor	1st

Services & Safety

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

RASHMI SWASTIK NAGAR

FLAT INTERIORS

Configuration	RERA Carpet Range
Studio	375 sqft
1 BHK	400 - 500 sqft

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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

RASHMI SWASTIK NAGAR

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	--	--	INR 3188000
1 BHK	--	--	INR 3400000 to 4250000

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

GST	Stamp Duty	Registration
5%	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,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES Bank

Transaction History

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

RASHMI SWASTIK NAGAR

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	65
Infrastructure	78
Local Environment	30
Land & Approvals	44
Project	65
People	39
Amenities	36
Building	53
Layout	38
Interiors	53
Pricing	30
Total	49/100

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