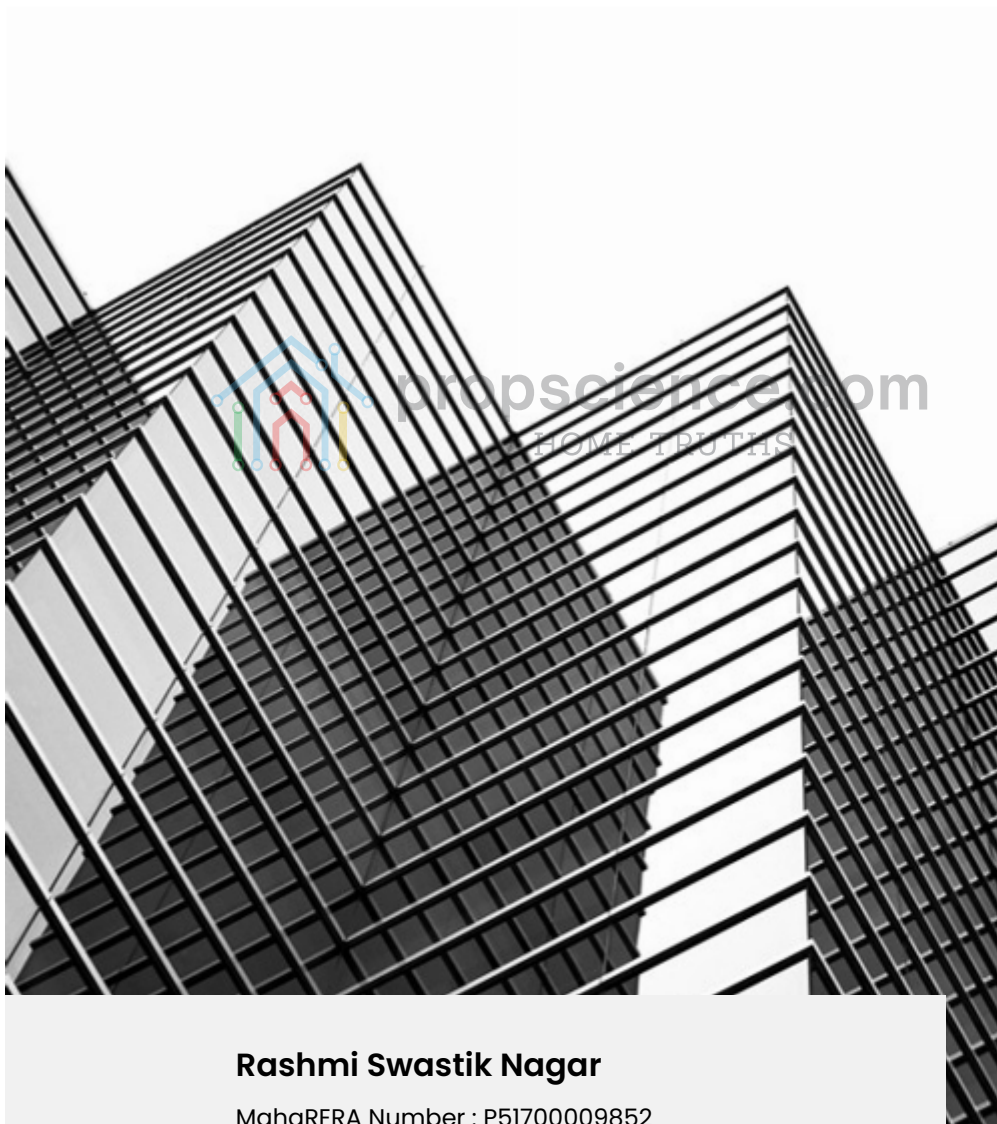


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# PROP REPORT



**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.

## 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** HOME TRUTHS

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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HOME TRUTHS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

RASHMI SWASTIK NAGAR

## PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 23rd January, 2020

1200 Sqmt

1 BHK,Studio

## 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>	Water Storage

RASHMI SWASTIK NAGAR

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BUILDING LAYOUT HOME TRUTHS

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Rashmi Swastik Nagar - Wing 1 - Redevelopment	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

<b>Configuration</b>	<b>RERA Carpet Range</b>
Studio	HOME TRUTHS 375 sqft
1 BHK	400 - 500 sqft
<b>Floor To Ceiling Height</b>	NA
<b>Views Available</b>	NA
<b>Flooring</b>	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

RASHMI SWASTIK NAGAR

## COMMERCIALS

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

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	4%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>

NA	INR 0	INR 0
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<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,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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HOME TRUTHS

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HOME TRUTHS