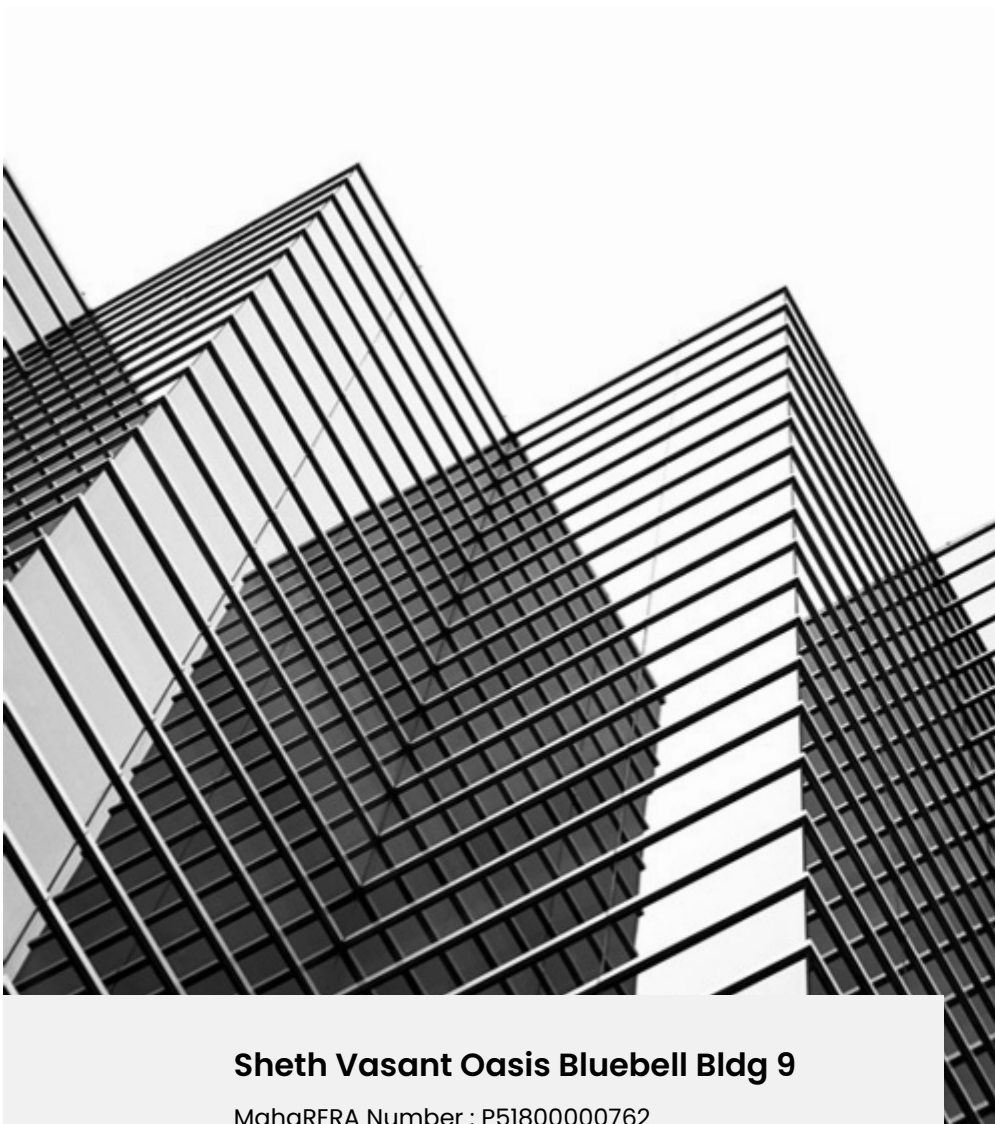


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# PROP REPORT



**Sheth Vasant Oasis Bluebell Bldg 9**

MahaRERA Number : P51800000762



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.

SHETH VASANT OASIS

BLUEBELL BLDG 9

## LOCATION

The project is in Andheri (East). Andheri is a locality in the western part of the city of Mumbai in India. Andheri is the major Bollywood Industry hub and it is the talent enclave of Mumbai, be it those from production houses, animation, the entertainment industry, and corporate. For administrative purposes, the area is separated into Andheri West and Andheri East. Andheri East comes under the K/E ward of BMC. A busy mix of residential homes and corporate offices, Andheri East is known for its fast-growing food scene, including unfussy lunch spots for Indian food and upmarket hotel restaurants

Post Office	Police Station	Municipal Ward
Marol Bazar	NA	Ward K East

### Neighborhood & Surroundings

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **2.9 Km**
- Metro Station Marol Naka **1.7 Km**
- Andheri Railway Station **6.1 Km**
- Eastern & Western Express Highway **10 Km**
- Seven Hills Hospital **1.4 Km**
- SSI Institute **1.7 Km**
- R City Mall **6.0 Km**

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## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	2	1

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## BUILDER & CONSULTANTS

Sheth Creators (Sheth Group) was founded in 2011 by Jitendra N Sheth and Vallabh N Sheth. The same team was responsible for Sheth Developers Pvt. Ltd (SDPL), a successful real estate development company for 26 years, has founded Sheth Creators in a bid to create buildings synonymous with luxury and cutting-edge development. They have developed over 20million square feet of residential, commercial, and retail spaces have over 60 mixed-use developments under their belt. They have won several accolades for their exemplary work in the industry. Some of their iconic projects include Sheth Beaumont in Prabhadevi and Sheth Avalon in Thane.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2022	290.96 Sqmt	1 BHK,2 BHK

### Project Amenities

<b>Sports</b>	Badminton Court,Multipurpose Court,Squash Court,Swimming Pool,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
<b>Leisure</b>	Mini Theatre,Yoga Room / Zone,Sauna,Spa,Senior Citizen Zone,Pet Friendly,Deck Area
<b>Business &amp; Hospitality</b>	Sky Lounge / Bar,Multipurpose Hall
<b>Eco Friendly Features</b>	Waste Segregation,Landscaped Gardens,Water Storage

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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Bluebell Building 9	3	24	4	1 BHK,2 BHK	96
First Habitable Floor					1st

## Services & Safety

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

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# FLAT INTERIORS

Configuration	RERA Carpet Range
---------------	-------------------

1 BHK	435 sqft
2 BHK	562 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

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# COMMERCIALS



Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 11745000
2 BHK	--	--	INR 15174000

**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 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,Kotak Bank,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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## ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
May 2022	1230	14	INR 28750000	INR 23373.98
May 2022	662	NA	INR 16200000	INR 24471.3
May 2022	662	NA	INR 17000000	INR 25679.76
April 2022	655	NA	INR 16000000	INR 24427.48
April 2022	444	9	INR 11800442	INR 26577.57
April 2022	566	NA	INR 11180000	INR 19752.65
March 2022	717	18	INR 18157070	INR 25323.67
March 2022	810	5	INR 18701212	INR 23087.92
March 2022	885	16	INR 20809500	INR 23513.56
February 2022	878	13	INR 20199662	INR 23006.45

<b>February 2022</b>	1113	NA	INR 26788156	INR 24068.42
<b>February 2022</b>	1008	12	INR 21000000	INR 20833.33
<b>January 2022</b>	1436	12	INR 31000000	INR 21587.74
<b>January 2022</b>	551	NA	INR 14122039	INR 25629.83
<b>January 2022</b>	696	NA	INR 17084559	INR 24546.78
<b>December 2021</b>	494	7	INR 7000000	INR 14170.04
<b>December 2021</b>	804	16	INR 16750000	INR 20833.33
<b>December 2021</b>	696	NA	INR 16110301	INR 23146.98
<b>November 2021</b>	976	NA	INR 20000000	INR 20491.8
<b>November 2021</b>	1034	15	INR 25000000	INR 24177.95

# 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	65
Connectivity	58
Infrastructure	58
Local Environment	30
Land & Approvals	56
Project	74
People	56

<b>Amenities</b>	70
<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	53
<b>Pricing</b>	30
<b>Total</b>	<b>53/100</b>

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