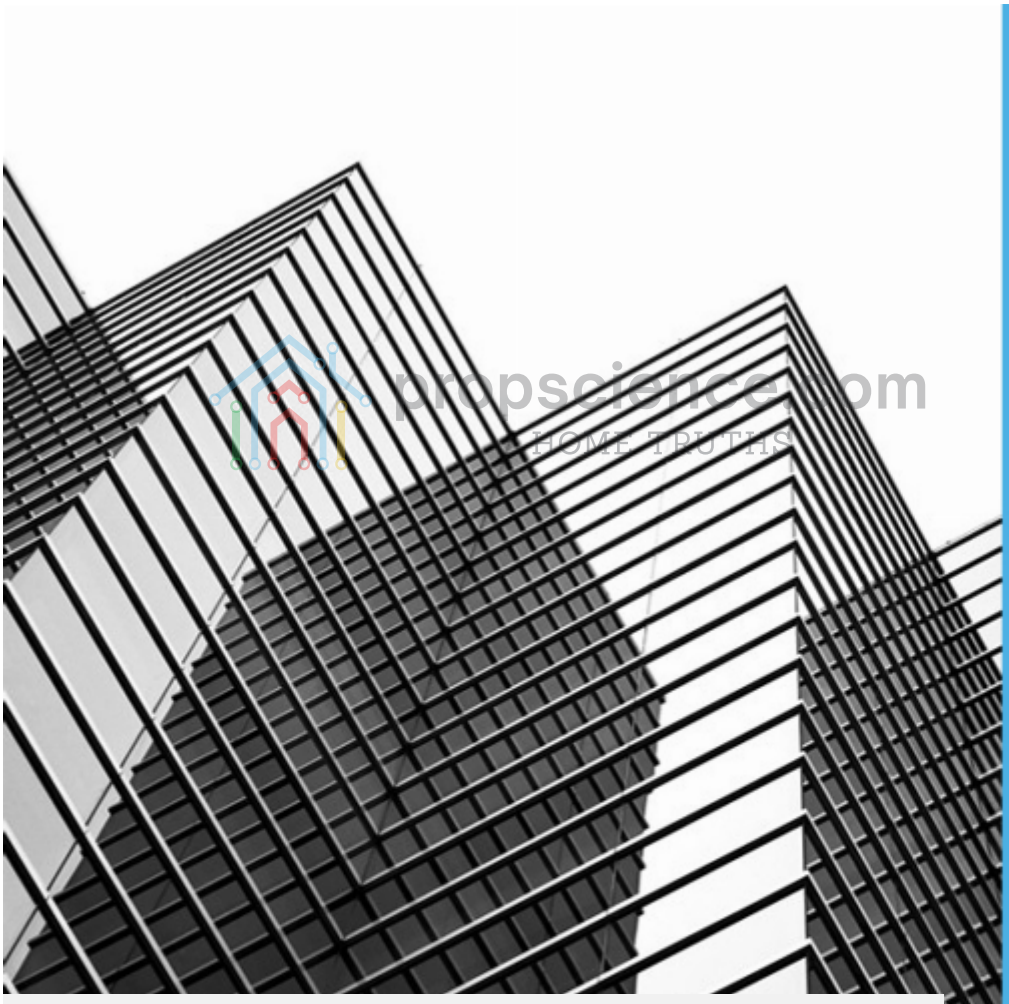
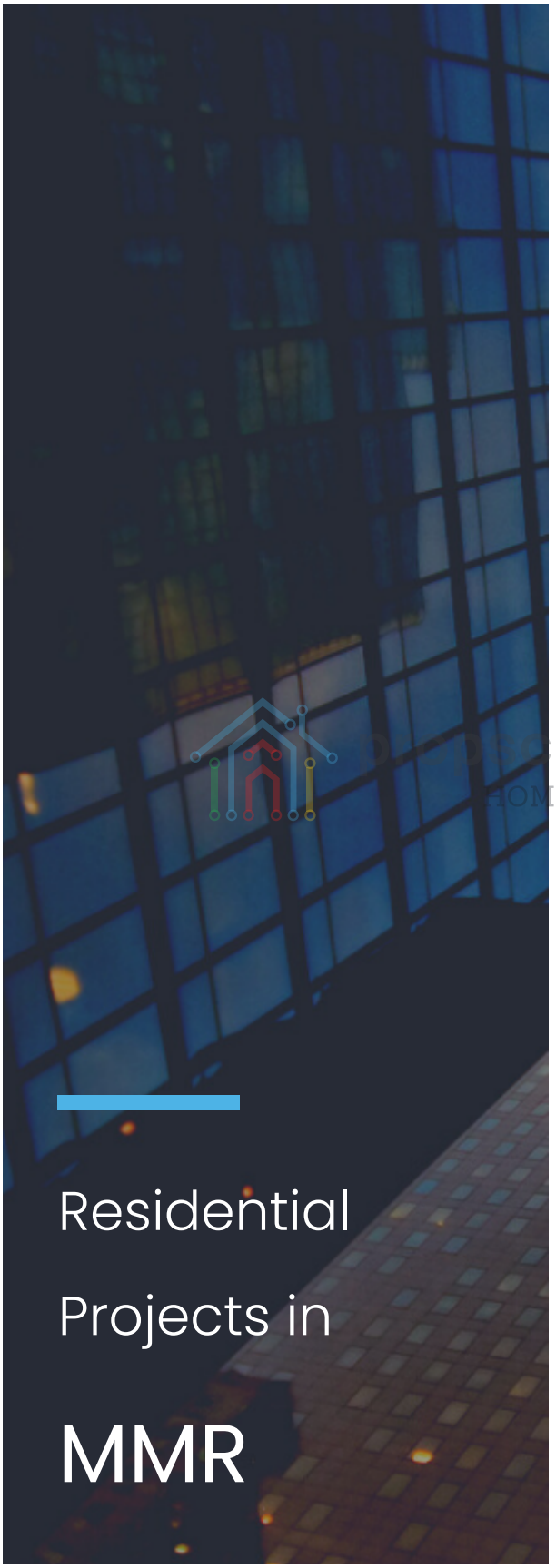
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PROP REPORT



Sai Shrushti Sapphire

MahaRERA Number : P51700017148



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 Kopari. Kopari is a developing residential region on the east side of Thane District. Kopri was once voted the cleanest town in Thane. It is well connected to the Eastern Highway. There are many railway stations from Kopri, such as Thane, Mulund, Airoli, Kalva, Nahur. Kopri is well connected with IT and industrial centers such as Mulund East and West, Thane East, Airoli, MIDC, 2-5 kilometers away from Kopri. There are Jeevan Jyoti English High School, People's Education Association, Nalanda International Management School, Vidyasagar High School, and many other schools. Famous shopping malls like R Mall, Korum Mall,Eternity Mall are closeby. Jupiter Hospital is one of the most recognized hospitals and is 10 minutes' drive away.

Post Office	Police Station	Municipal Ward
NA	NA	NA

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Neighborhood & Surroundings

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

Connectivity & Infrastructure

- International Airport **31.8 Km**
- Diva Gaon Railway Station **3.2 Km**
- Jivdani Hospital **2.5 Km**
- AE Academy School **5.1 Km**

LAND & APPROVALS

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

SAI SHRUSHTI SAPPHIRE

BUILDER & CONSULTANTS

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REAL TRUTHS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2022	1031.42 Sqmt	1 BHK,2 BHK,Studio

Project Amenities

Sports	Indoor Games Area
Leisure	Senior Citizen Zone,Pet Friendly
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Landscaped Gardens

SAI SHRUSHTI SAPPHIRE

BUILDING LAYOUT

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

First Habitable Floor	1st

Services & Safety

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

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FLAT INTERIORS

Configuration	RERA Carpet Range
Studio	251 sqft
1 BHK	315 - 346 sqft
2 BHK	458 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

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	--	--	INR 2385000
1 BHK	--	--	INR 2995000 to 3288000
2 BHK	--	--	INR 4351000

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

GST	Stamp Duty	Registration
5%	3%	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,ICICI Bank,IDBI 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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HOME TRUTHS

SAI SHRUSHTI SAPPHIRE

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	53
Connectivity	38
Infrastructure	44
Local Environment	30
Land & Approvals	44
Project	55
People	46
Amenities	30
Building	53
Layout	38
Interiors	53
Pricing	30
Total	**43/100**

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SAI SHRUSHTI SAPPHIRE

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