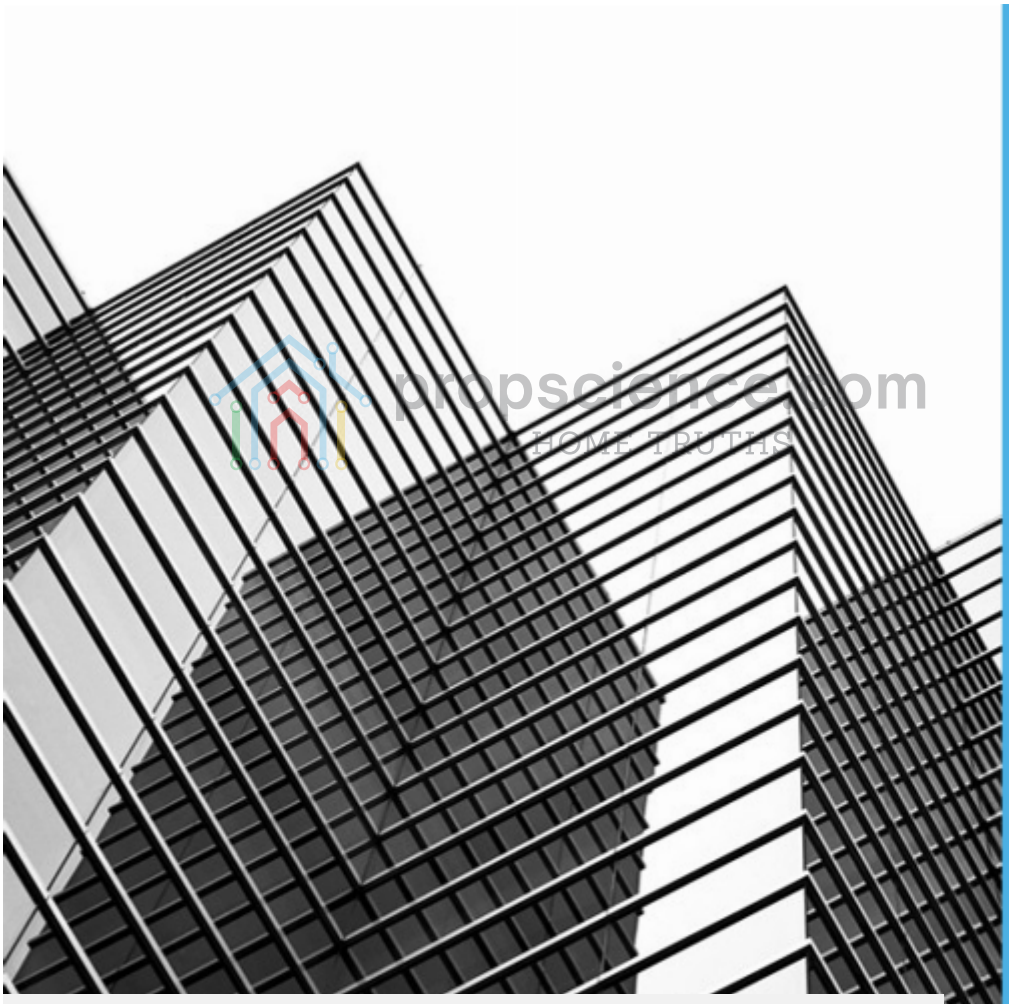
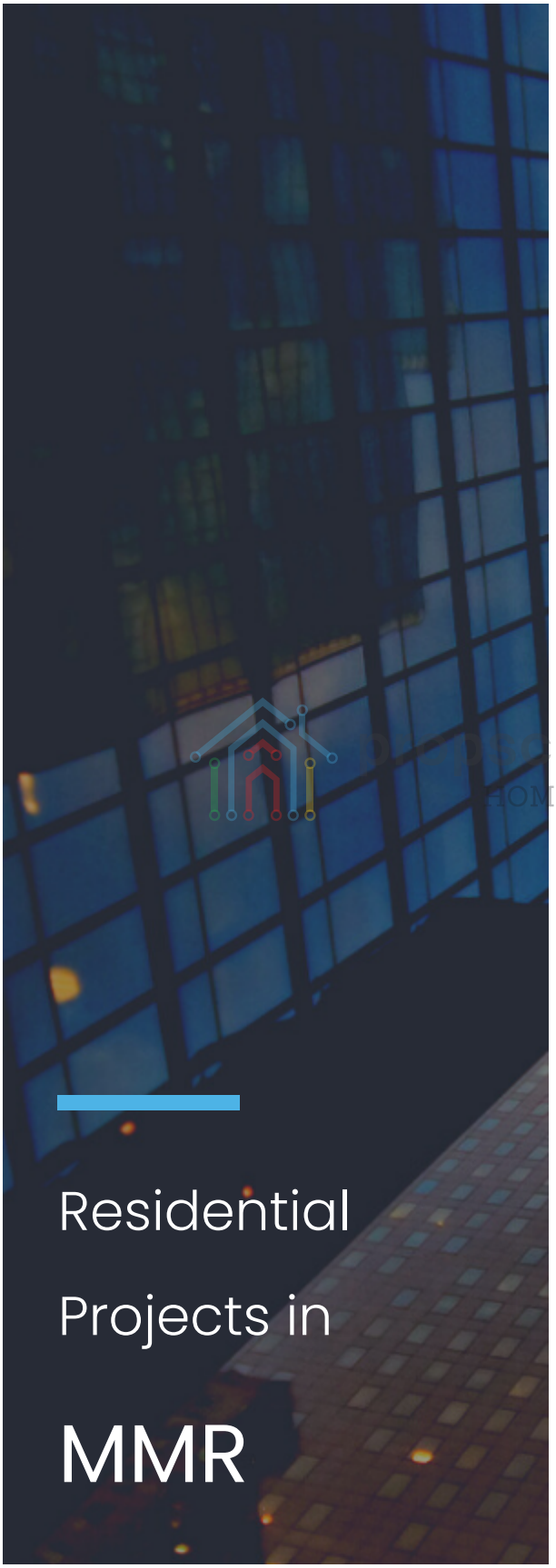
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PROP REPORT



Auris Bliss

MahaRERA Number : P51800000970



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 Malad (West). Malad is a suburb located in North Mumbai. Malad has a railway station on the Western line. The railway tracks of the Western Line divide Malad into Malad (West) and Malad (East). Also located in Malad is a prominent office commercial space extending from the back of the two prominent shopping malls Inorbit Mall & Infiniti Mall. Marve Beach and Aksa Beach are Located in Malad. Malad West is a prominent and up market residential locality in the western suburbs, situated on the western line of the Mumbai Suburban Railway. It is a green and serene locality situated along the Malad Creek and surrounded by mangroves. The residential development in Malad West majorly comprises of multi- storey apartments, and villas; and is driven by proximity to Mindspace and other IT parks, along with excellent connectivity to other parts of Mumbai.

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Post Office	Police Station	Municipal Ward
Malad West Dely	Malad Police Station	Ward P South

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 42 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East, Vile Parle, Mumbai, Maharashtra 400099 **12.8 Km**
- Chhatrapati Shivaji Maharaj International Airport **13.4 Km**
- Malad Bus Depot **1.5 Km**
- Malad Railway Station **2.1 Km**
- Magicbricks Western Exp Highway, Andheri-Kurla Road, next to Andheri Fly over, Andheri (E, Mumbai, 400069 **3.8 Km**
- Zenith Multispeciality Hospital **700 Mtrs**
- Nagindas Khandwala College, Bhavishya Bharat Campus, Road, No.1, Govindji Shroff Marg, Malad West, Mumbai, Maharashtra 400064 **1.4 Km**
- Inorbit Mall **2.3 Km**
- Bhagwati Supermarket, Shop Number 11 Plot Number 19,Gate Number 7, New Collector Compound, Malvani, Malad West, Mumbai, Maharashtra 400095 **2.4 Km**

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LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	6	5

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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.

Transcon was founded in 2010 by Dharmendra Arvindbhai and Kirti Kedia with the aim to bring together modernism, heritage, comfort, creativity, and an unfathomable experience. They are responsible for analytics, design, investment, finance, construction, and management as a multi-functional corporation. Their expanding residential projects have succeeded to influence everyone who wants to purchase a property in the preferred area while improving people's lifestyles. Their projects are located in the prominent locations of Andheri, Malad, Mulund, Santacruz, Bandra, and Thane.

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Project Funded By	Architect	Civil Contractor
SBI Bank	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2022	0.9 Acre	2 BHK

Project Amenities

Sports	Multipurpose Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Amphitheatre
Business & Hospitality	Banquet Hall,Barbeque Pit,ATM / Bank Attached,Clubhouse,Multipurpose Hall
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Auris Bliss	8	52	10	2 BHK	520

First Habitable Floor	7th Floor

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Security Staff
- **Fire Safety :** Sprinkler System,Fire Hose,Fire cylinders,Fireman's Lift,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift,Goods Lift

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FLAT INTERIORS

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Configuration	RERA Carpet Range
2 BHK	608 - 659 sqft

Floor To Ceiling Height	Greater than 10 feet
Views Available	Open Grounds / Landscape / Project Amenities
Flooring	Vitrified Tiles

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Dry Walls
HVAC Service	NA
Technology	WIFI enabled
White Goods	NA

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COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 28782.89	--	INR 17500000 to 19000000

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

GST	Stamp Duty	Registration
5%	5%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

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.
November 2022	608	26	INR 14000000	INR 23026.32
September 2022	608	19	INR 14100000	INR 23190.79

July 2022	613	11	INR 11000000	INR 17944.54
July 2022	613	21	INR 12800000	INR 20880.91
July 2022	603	5	INR 15270000	INR 25323.38
June 2022	613	21	INR 9800800	INR 15988.25
May 2022	613	25	INR 10318643	INR 16833.02
April 2022	613	26	INR 11000000	INR 17944.54
April 2022	659	31	INR 16107400	INR 24442.19
March 2022	613	27	INR 9077050	INR 14807.59
March 2022	608	17	INR 13000000	INR 21381.58
February 2022	613	27	INR 9077050	INR 14807.59
February 2022	613	10	INR 14084825	INR 22976.88
January 2022	613	17	INR 14500000	INR 23654.16
December 2021	791	3	INR 9575875	INR 12106.04

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December 2021	613	27	INR 9077050	INR 14807.59
December 2021	608	20	INR 13700000	INR 22532.89
November 2021	613	10	INR 8092750	INR 13201.88
October 2021	608	15	INR 12000000	INR 19736.84
September 2021	613	16	INR 8440150	INR 13768.6

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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	55
Connectivity	73
Infrastructure	86
Local Environment	90
Land & Approvals	56
Project	85
People	65
Amenities	56
Building	71
Layout	63
Interiors	48
Pricing	40
Total	**66/100**

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