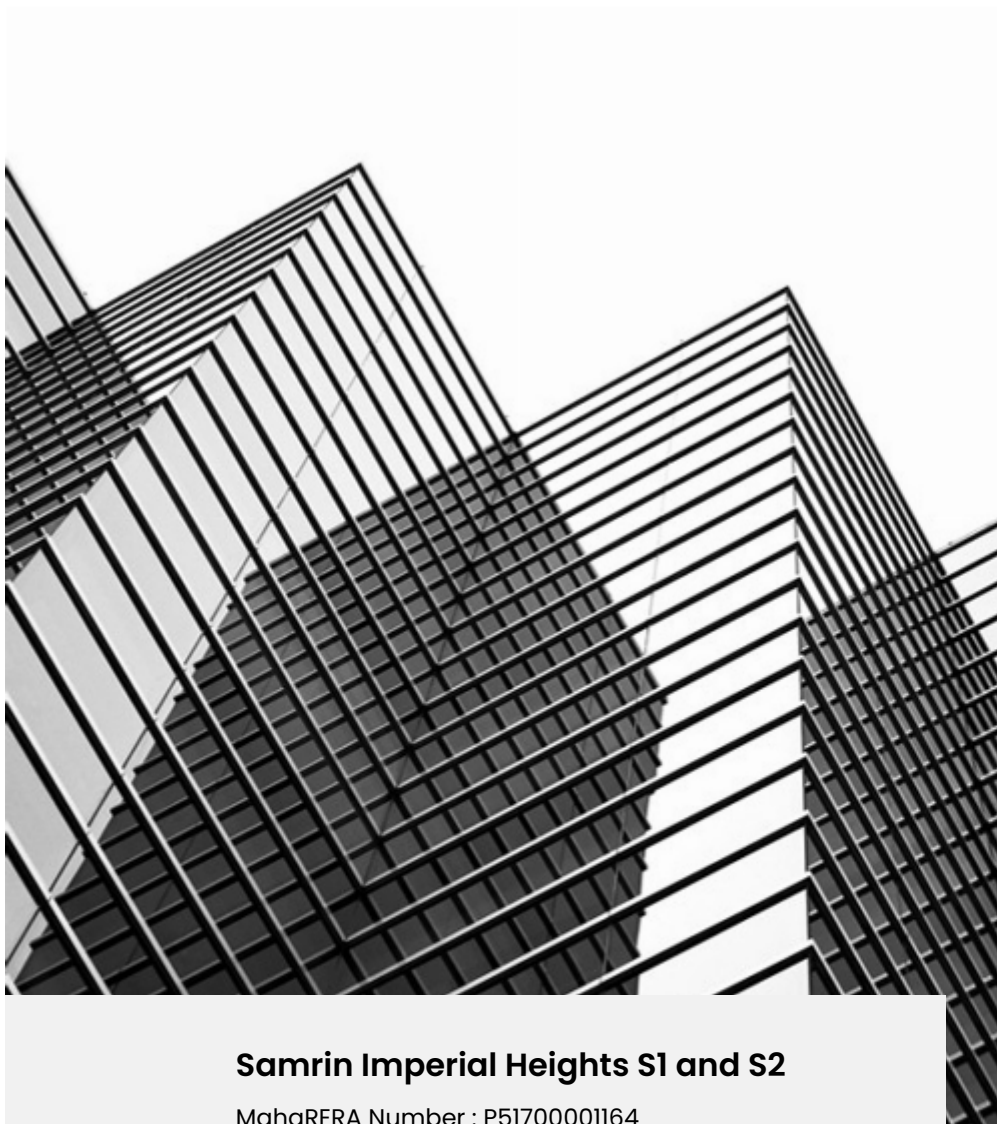


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PROP REPORT



Samrin Imperial Heights S1 and S2

MahaRERA Number : P51700001164



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 Uthalsar. Uthalsar is located in Thane West and belongs to Konkan Division. Marathi is the local language here. Runwal Nagar, D N Nagar, Bhoir Wadi, Azad Nagar and Khopat are nearby localities. Thane Railway Station, Kalva Railway Station is very close to Uthalsar. The weather can be humid as it is close to the Arabian Sea. There are many medical centres, hospitals, educational institutions, and temples in the locality.

Post Office	Police Station	Municipal Ward
Thane	NA	NA

Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is prone to traffic jams at all hours. The air pollution levels are 30 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **19.3 Km**
- MSRTC KHOPAT Bus Station **1.9 Km**
- Thane Station **800 Mtrs**
- Eastern Express Hwy **2.5 Km**
- Jupiter Hospital **3.6 Km**
- Smt. Sulochanadevi Singhania School **3.2 Km**
- Viviana Mall **3.2 Km**
- Big Bazaar Viviana Mall **3.2 Km**

SAMRIN IMPERIAL HEIGHTS

S1 AND S2

LAND & APPROVALS

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

SAMRIN IMPERIAL HEIGHTS

S1 AND S2

BUILDER & CONSULTANTS

Founded by Mr. Mustak Shaikh in 2005. Samrin Group is known for its quality construction, utility based residential units and timely completion of mega projects spread across 25 lac sq. ft. Luxurious and Affordable Housing Projects, Slum Rehabilitation Development Projects and Commercial Complex since 2005 near Mumbai. Debuting in the year 2005 with a 21 storey tower 'Purnashanti Heights' at Thane.

Project Funded By	Architect	Civil Contractor
HDFC Bank	NA	NA

SAMRIN IMPERIAL HEIGHTS

S1 AND S2

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2019	8232.78 Sqmt	2 BHK

Project Amenities

Sports	Kids Play Area,Gymnasium
Leisure	Yoga Room / Zone,Senior Citizen Zone,Pet Friendly
Business & Hospitality	Clubhouse,Multipurpose Hall
Eco Friendly Features	Landscaped Gardens,Water Storage,Solar Pannel,Charging Ports - Electrical Cars

SAMRIN IMPERIAL HEIGHTS

S1 AND S2

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Building no S1	2	16	3	2 BHK	48
Building no S2	2	21	4	2 BHK	84

First Habitable Floor	3rd
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Services & Safety

- **Security** : Society Office, Maintenance Staff, Security System / CCTV, Intercom Facility, Security Staff, Video Door Phone, MyGate / Security Apps
- **Fire Safety** : Sprinkler System, Fire rated doors / walls, Fire Hose, Fire cylinders
- **Sanitation** : There are slums settlements near the project
- **Vertical Transportation** : High Speed Elevators

SAMRIN IMPERIAL HEIGHTS

S1 AND S2

FLAT INTERIORS

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

2 BHK	540 - 583 sqft
2 BHK	544 - 582 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Double glazed glass windows
HVAC Service	NA
Technology	WIFI enabled
White Goods	NA

SAMRIN IMPERIAL HEIGHTS
S1 AND S2

COMMERCIALS



Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 8100000 to 8750000

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

GST	Stamp Duty	Registration
1%	5%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 700000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Time Linked Payment
Bank Approved Loans	Axis Bank,Bajaj Finance Ltd,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,Indialbulls Home Loans,IndusInd Bank,PNB Housing Finance Ltd,Punjab & Sind Bank,SBI Bank,Tata Capital

Transaction History

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

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	73
Connectivity	83
Infrastructure	60
Local Environment	73
Land & Approvals	50
Project	79
People	48

Amenities	56
Building	55
Layout	45
Interiors	55
Pricing	30
Total	59/100

SAMRIN IMPERIAL HEIGHTS
S1 AND S2

Disclaimer

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