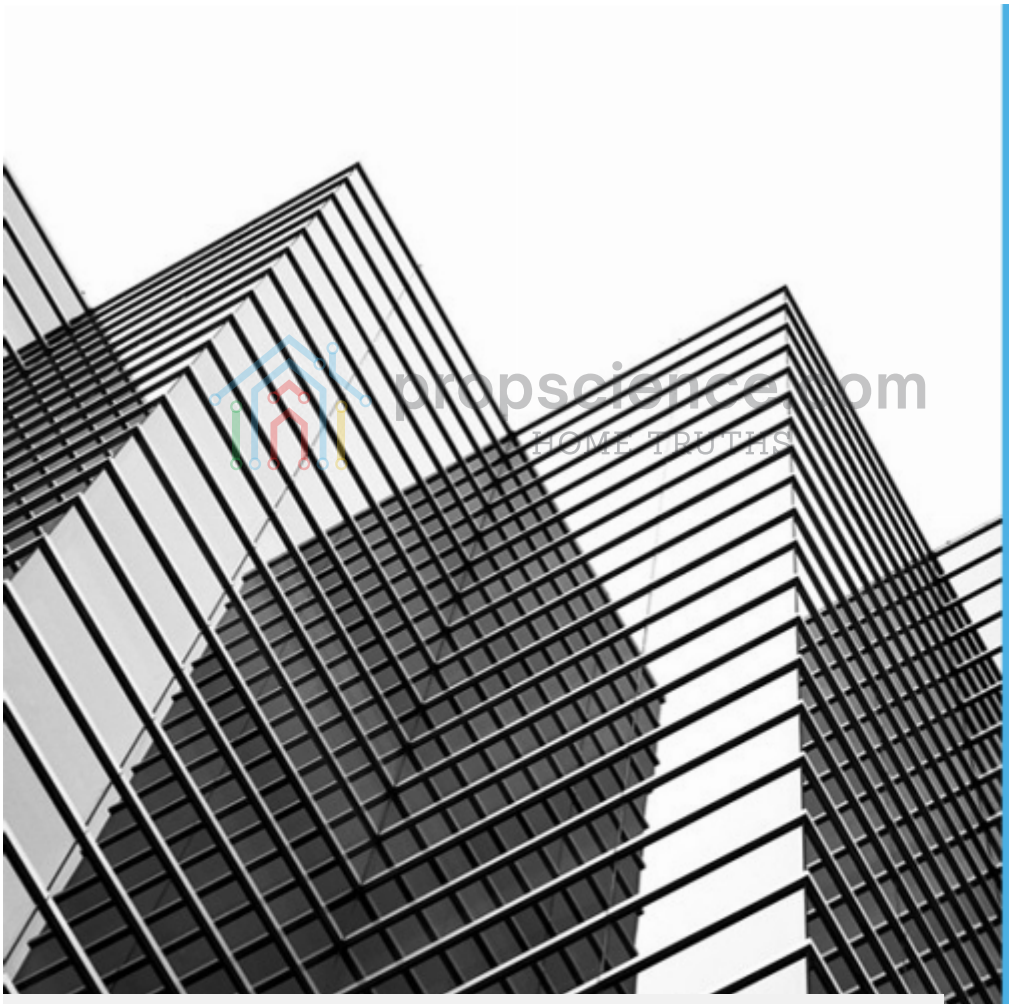
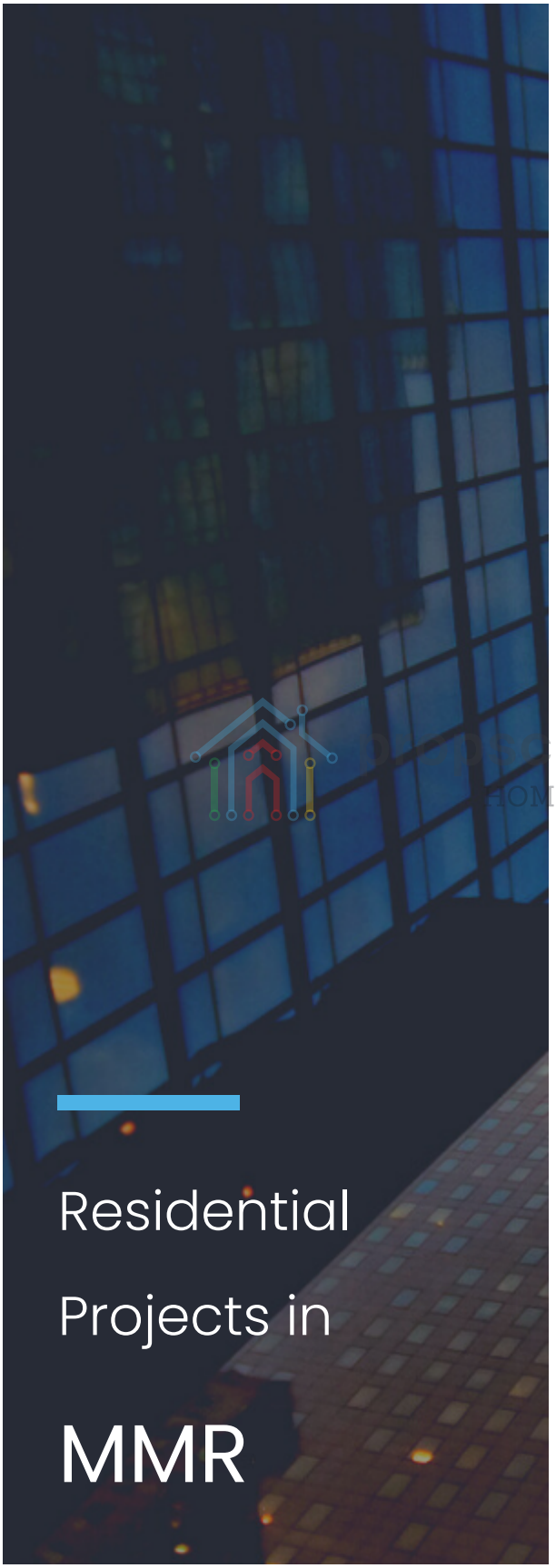
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PROP REPORT



Vikrant Shruti Apartment

MahaRERA Number : P51700025732



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 Ghansoli. Ghansoli is a prominent locality of Navi Mumbai. Initially a small fishing village, Ghansoli was an important village that held many assemblies during the Satyagraha Movement. The Mookambika Temple is one of the oldest landmarks of the area. The town is known for the famous 'Ghansoli Mahotsav', held by the Dagdu Chahu Patil Trust, which celebrates the area's cultural diversity. Ghansoli has a mixed gentry, Marathi and Hindi being the most widely spoken local languages. The area is home to several large corporate establishments, the Reliance Group corporate office being the largest amongst them. BEST and NMMT buses connect the area to other parts of Navi Mumbai and MMR. Ghansoli Station is present on the Harbour Line of the Mumbai Suburban Railway.

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Post Office	Police Station	Municipal Ward
Ghansoli	NA	Ghansoli

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

Connectivity & Infrastructure

- Chatrapati Shivaji International Airport **20.8 Km**
- Talavali naka **1 Km**
- Rabale Railway Station **1.4 Km**
- Gawali Hospital **1.9 Km**
- New Oxford English School, **1.3 Km**
- Inorbit Mall **10.5 Km**
- D-Mart **2.7 Km**

VIKRANT SHRUTI APARTMENT

LAND & APPROVALS

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

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VIKRANT SHRUTI APARTMENT

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

VIKRANT SHRUTI APARTMENT

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st May, 2023	772.93 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	NA
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage

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VIKRANT SHRUTI APARTMENT

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Shruti Apartment	1	7	4	1 BHK,2 BHK	28

First Habitable Floor	1st

Services & Safety

- **Security :** NA
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

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VIKRANT SHRUTI APARTMENT

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	311.29 sqft
2 BHK	411.28 - 433.46 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified 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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VIKRANT SHRUTI APARTMENT

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 19788.62	INR 6160000	INR 7000000
2 BHK	INR 17588.02	INR 7233600	INR 8220000

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

GST	Stamp Duty	Registration
5%	4%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	NA	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	DHFL Bank,HDFC Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

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Transaction History

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

VIKRANT SHRUTI APARTMENT

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	48
Infrastructure	72
Local Environment	30
Land & Approvals	42
Project	65
People	39
Amenities	36
Building	53
Layout	38
Interiors	45

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Pricing	30
Total	**47/100**

VIKRANT SHRUTI APARTMENT

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