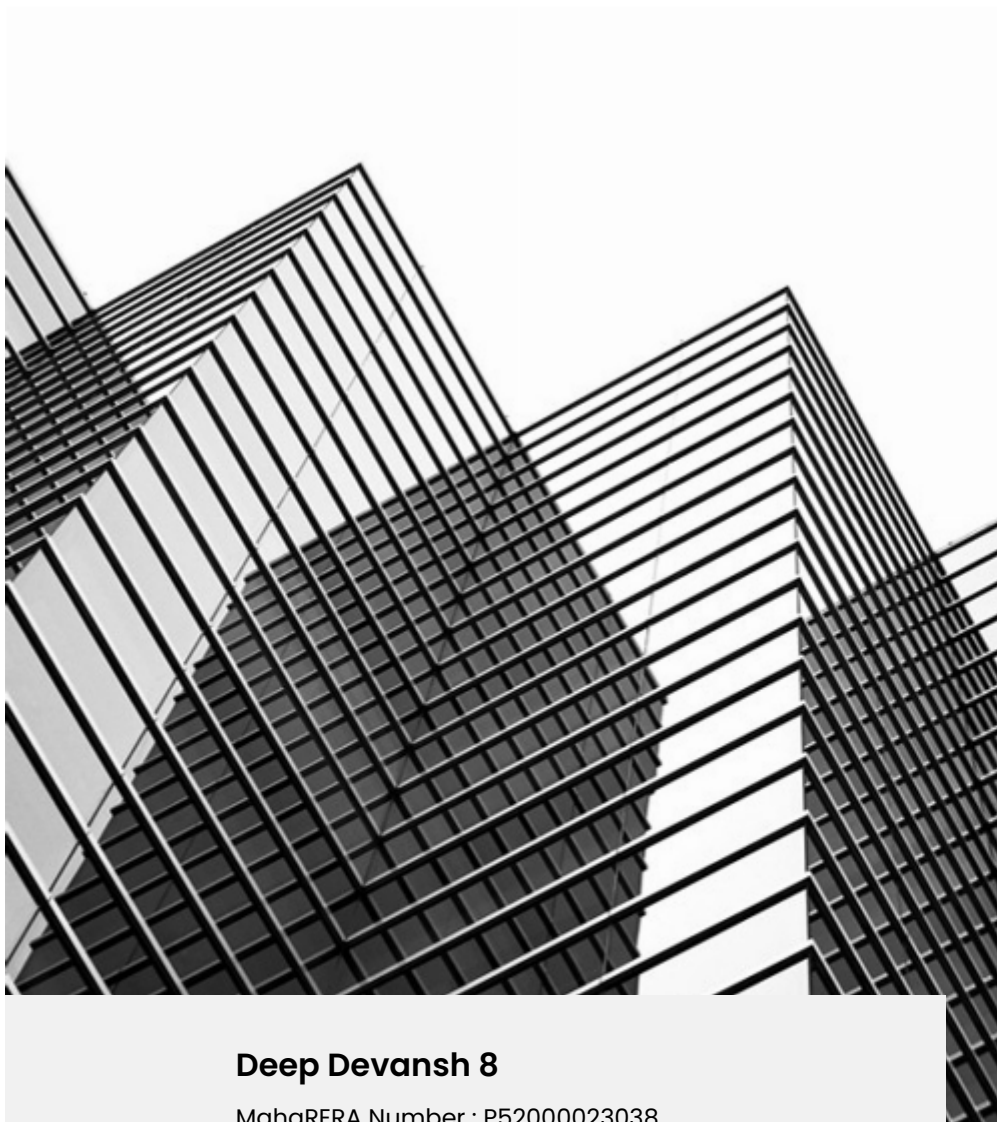


propscience.com

PROP REPORT



Deep Devansh 8

MahaRERA Number : P52000023038



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

| Post Office | Police Station | Municipal Ward |
|-------------|--------------------------|----------------|
| NA | Karanjade Police Station | NA |

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 76 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **42.2 Km**
- Panvel Bus Depot **4 Km**
- Panvel Railway Station **4.3 Km**
- Mumbai Pune Expressway **6.5 Km**
- Panvel Hospital **2.5 Km**
- Pillai College of Education and Research, Panvel **7.4 Km**
- Orion Mall **4.1 Km**
- D Mart **6 Km**

LAND & APPROVALS

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

DEEP DEVANSH 8

BUILDER & CONSULTANTS

Founded in 1988, the Sambhav group brings together modernity, heritage, comfort, and unfathomable creativity in their developments. Sambhav has been able to thrive working on around 3 million square feet of land while providing residential spaces and thus, building possibilities. Mr. Prakash Jain founded Sambhav Real Estate in 1988, to deliver high quality living to the people of Mumbai.

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA | NA | NA |

DEEP DEVANSH 8

PROJECT & AMENITIES

| Time Line | Size | Typography |
|-----------|------|------------|
|-----------|------|------------|

Completed on 31st December, 2022

699.35 Sqmt

1 BHK,Studio

Project Amenities

| | |
|-----------------------------------|---------------------------------|
| Sports | NA |
| Leisure | NA |
| Business & Hospitality | NA |
| Eco Friendly Features | Waste Segregation,Water Storage |

DEEP DEVANSH 8

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------------------------|------------------------|---------------------|------------------------|-----------------------|-----------------------|
| Deep Devansh-8 | 1 | 6 | 5 | 1 BHK,Studio | 30 |
| First Habitable Floor | | | | 1st | |

Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff
- **Fire Safety** : Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

DEEP DEVANSH 8

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK | 257 - 385 sqft |
| Studio | 151 - 385 sqft |

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

| | |
|---|---|
| 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 | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors |
| HVAC Service | Split / Box A/C Provision |
| Technology | NA |
| White Goods | NA |

DEEP DEVANSH 8

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|------------------------|
| Studio | INR 12566.96 | INR 2033480 | INR 2175824 to 3711274 |
| 1 BHK | INR 12259.22 | INR 3250360 | INR 3477885 to 5050186 |

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

| GST | Stamp Duty | Registration |
|-----|------------|--------------|
| 1% | 6% | 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 | Construction Linked Payment |
| Bank Approved Loans | HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,SBI Bank |

Transaction History

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

DEEP DEVANSH 8

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 | 45 |
| Infrastructure | 50 |
| Local Environment | 100 |
| Land & Approvals | 44 |
| Project | 69 |
| People | 39 |
| Amenities | 36 |
| Building | 65 |
| Layout | 45 |
| Interiors | 55 |
| Pricing | 40 |
| Total | 53/100 |

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