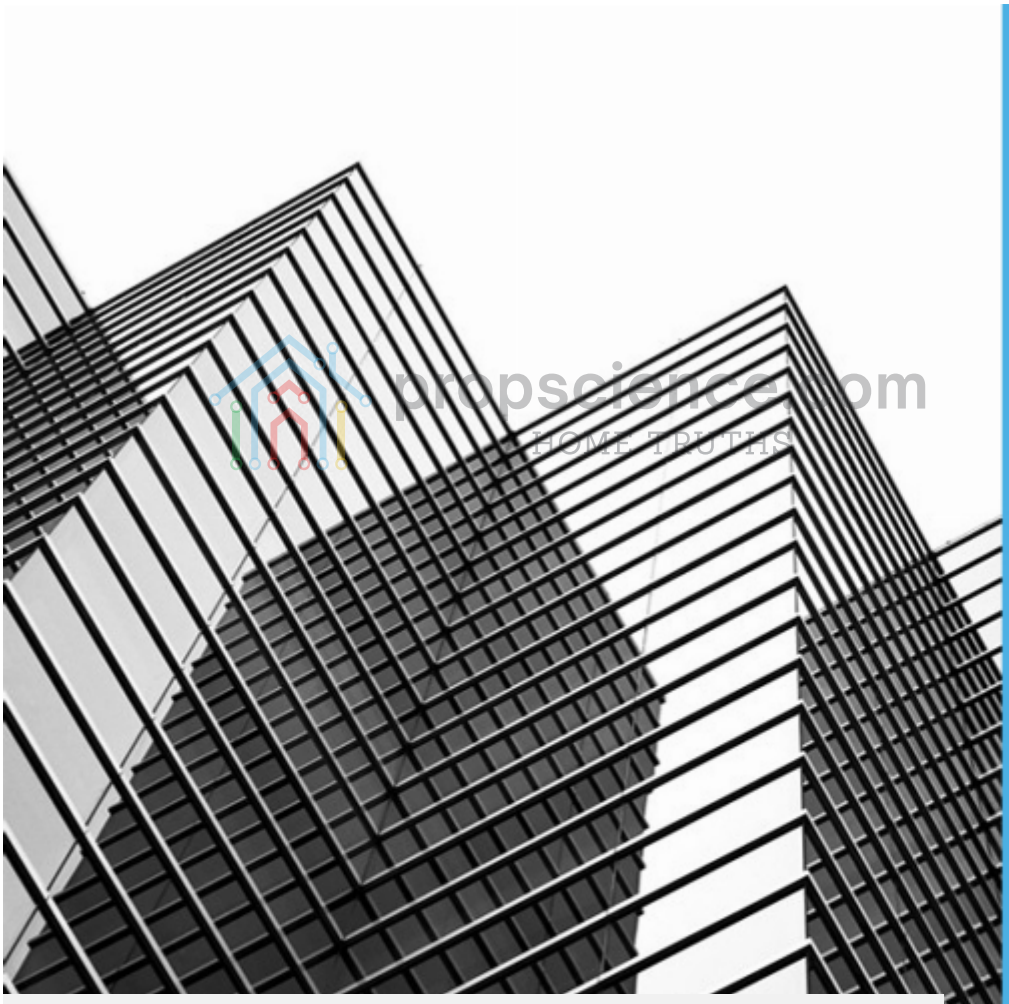
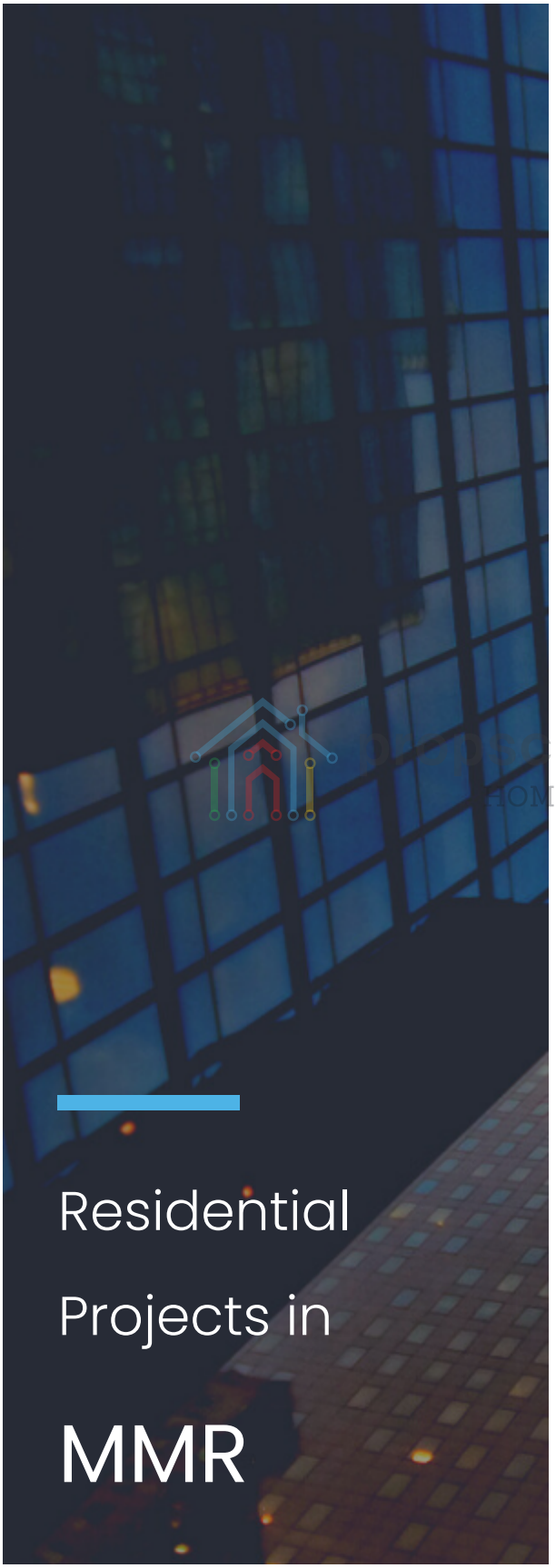
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PROP REPORT



Sheth Vasant Lawns

MahaRERA Number : P51700003655



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 Naupada. Naupada is a premium residential area in Thane West, located along the central line of LBS Marg, Eastern Highway, and the Mumbai Suburban Railway. It is a development zone with mainly multi-story residential apartments. It is popular due to its proximity to the Wagle Industrial Zone and other IT / industrial centres, as well as good municipal facilities and public transport facilities. It is adjacent to other famous areas like Teen Hath Naka, Kopri, and Panch Pakhadi. It also has good connectivity to shopping malls in Mumbai and Navi Mumbai through the central and cross lines. Marathi Sindhi, Gujarati, and Hindi are the most widely spoken languages. There are many medical centres, hospitals, and educational institutions in the nearby area.

Post Office	Police Station	Municipal Ward
Gokhale Road	Thane City Police Station	NA

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Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 45 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **22.3 Km**
- Khopat Bus Depot **2.4 Km**
- Thane **4.6 Km**
- Eastern Express Hwy **1.9 Km**
- Jupiter Hospital Thane **350 Mtrs**
- Smt. Sulochanadevi Singhania School **2.3 Km**
- Viviana Mall **350 Mtrs**
- Big Bazaar Viviana Mall **350 Mtrs**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	NA	16

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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.

Project Funded By	Architect	Civil Contractor
HDFC Bank	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2023	2765 Sqmt	1 BHK,2 BHK,3 BHK,4 BHK,Studio

Project Amenities

Sports	Badminton Court,Multipurpose Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Spa,Senior Citizen Zone,Pet Friendly
Business & Hospitality	ATM / Bank Attached,Clubhouse,Multipurpose Hall
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage,Solar Pannel,Charging Ports - Electrical Cars

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Fern	3	32	5	1 BHK,2 BHK,4 BHK	160
Glade	3	32	4	3 BHK	128

First Habitable Floor	2nd

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,Key Card Entry,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	689 sqft
4 BHK	1434 sqft
3 BHK	966 sqft
1 BHK	481 sqft

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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Marble Flooring,Wooden Flooring,Vitrified Tiles,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,False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	--	--	INR 18400000
2 BHK	--	--	INR 13100000
4 BHK	--	--	INR 27500000

1 BHK	--	--	INR 8700000

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

GST	Stamp Duty	Registration
6%	5%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 600000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bank of Baroda,Bank of India,Canara Bank,Central Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,IndusInd Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,SBI Bank,Tata Capital,YES Bank

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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	53
Connectivity	73
Infrastructure	100
Local Environment	100
Land & Approvals	50
Project	70
People	65
Amenities	84

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Building	55
Layout	62
Interiors	83
Pricing	40
Total	**69/100**

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