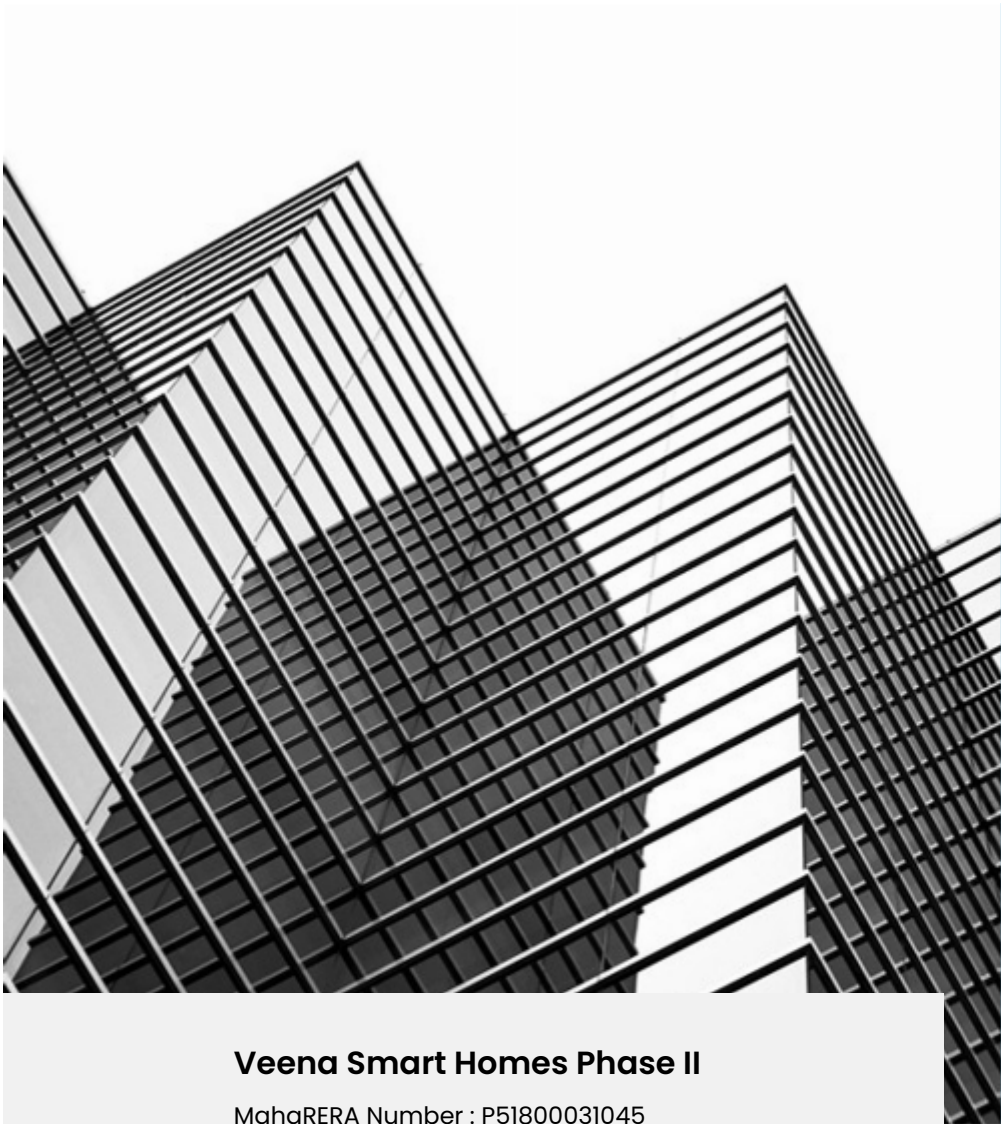


propscience.com

# PROP REPORT



**Veena Smart Homes Phase II**

MahaRERA Number : P51800031045



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Kandivali (West). Kandivali is a neighbourhood in the north Mumbai. It is an upmarket locality. Artifacts found near Kandivali indicate that the region was inhabited in the Stone Age. Kandivali west is a popular locality home to numerous residential developments, hospitals and educational institutions.

Post Office	Police Station	Municipal Ward
Charkop	Kandivali Police Station	Ward R South

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 65 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **16.80 Km**
- Charkop Bus Station **4.50 Km**
- Kandivali Railway Station **3.80 Km**
- Kandivali East Highway **5.50 Km**
- Oscar Hospital **1.50 Km**
- Balbharati College **3.70 Km**
- Raghuleela Mall **3.60 Km**
- DMart **2.30 Km**

# LAND & APPROVALS

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

VEENA SMART HOMES  
PHASE II

# BUILDER & CONSULTANTS

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Since its inception in 1990, Veena Developers have successfully delivered Residential, Corporate and Industrial Spaces with the essence of modernisation. The persistent aim is to offer high-quality construction while also providing amenities for the convenience of customers and their luxurious lifestyle. With Leadership of more than 30 years in the Real Estate industry, it is believed that it is only the beginning for Veena Developers and that there are many more decades to demonstrate endeavour to provide hassle-free customer experience in the Sector. They firmly believe in the significance of high morals in business. It should not only be about profit, but also about giving back to Society. Devoted to incorporating this philosophy into all business decisions—it is the keystone and fundamental concept of all their endeavours. Prioritising customers' interest and focusing on building long-term relationships with the customers.

**Project Funded By**

**Architect**

**Civil Contractor**

RBL Bank

NA

NA

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PHASE II

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2025	1.5 Acre	2 BHK

### Project Amenities

<b>Sports</b>	Multipurpose Court, Jogging Track, Kids Play Area, Gymnasium, Indoor Games Area
<b>Leisure</b>	Yoga Room / Zone, Senior Citizen Zone, Sit-out Area, Reflexology Park, Pergola
<b>Business &amp; Hospitality</b>	Banquet Hall, Clubhouse, Multipurpose Hall
<b>Eco Friendly Features</b>	Landscaped Gardens

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PHASE II

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 2 - Wing C	4	40	4	2 BHK	160
First Habitable Floor				3rd floor	

## Services & Safety

- **Security** : Society Office, Maintenance Staff, Security System / CCTV, Security Staff, Video Door Phone, Earthquake Resistant Design
- **Fire Safety** : Fire Hose
- **Sanitation** : There are slums settlements near the project
- **Vertical Transportation** : High Speed Elevators

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PHASE II

# FLAT INTERIORS

Configuration	RERA Carpet Range
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2 BHK

590 sqft

**Floor To Ceiling Height**

Between 9 and 10 feet

**Views Available**

Open Grounds / Landscape / Project Amenities

<b>Flooring</b>	Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	VRV / VRF System
<b>Technology</b>	NA
<b>White Goods</b>	NA

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PHASE II

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 13800000

**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	INR 600000	NA

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,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,YES Bank

### 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	55
Connectivity	45
Infrastructure	70
Local Environment	90
Land & Approvals	42
Project	68
People	65

<b>Amenities</b>	62
<b>Building</b>	57
<b>Layout</b>	53
<b>Interiors</b>	65
<b>Pricing</b>	50
<b>Total</b>	<b>60/100</b>

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VEENA SMART HOMES  
PHASE II

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