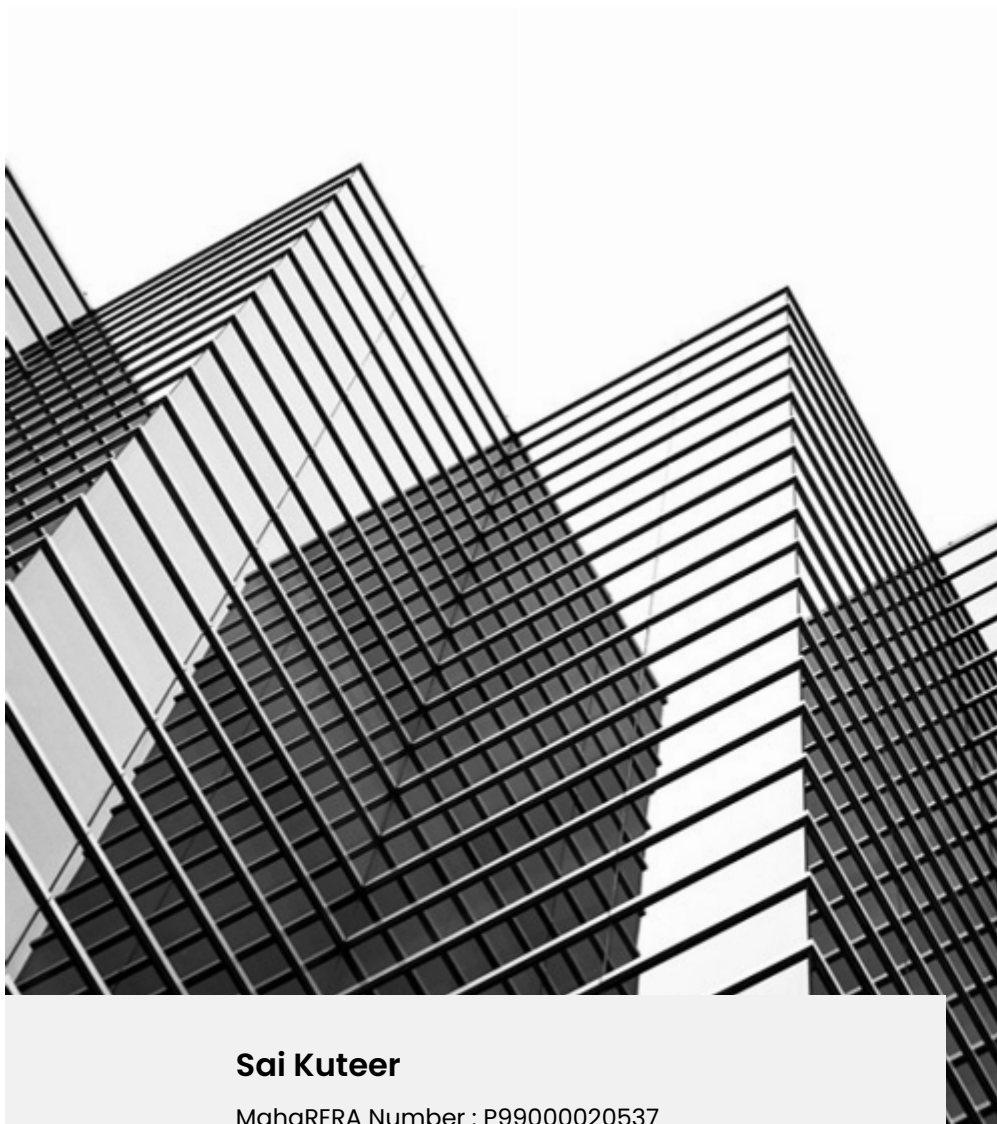


propscience.com

# PROP REPORT



**Sai Kuteer**

MahaRERA Number : P99000020537



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
Vasai Road E	NA	NA

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 140 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **49 Km**
- Agarwal **1 Km**
- Vasai Railway Station **2.6 Km**
- Sativali Phata, sativli, Maharashtra 401208, India **10 Km**
- Janseva Hospital **1.9 Km**
- Mount Carmel high school and junior college, Sandor, Naigaon West, Naigaon, Maharashtra 401201, India **400 Mtrs**
- Dattani Square Mall, Husaini Colony, Vasai West, Vasai-Virar, Maharashtra 401202, India **1.7 Km**
- D Mart Vasai, Suyog Nagar, Vasai West, Vasai-Virar, Maharashtra 401202, India **1.1 Km**

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	2	1

SAI KUTEER

## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th April, 2025	1660 Sqmt	1 BHK,2 BHK,Studio

## Project Amenities

<b>Sports</b>	Kids Play Area
<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Water Storage

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Sai Kuteer	1	4	4	Studio	16
Sai Kuteer	1	4	4	1 BHK	16
Sai Kuteer	1	4	3	2 BHK	12

<b>First Habitable Floor</b>	1st Floor
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## Services & Safety

- **Security** : Society Office,Intercom Facility,Security Staff
- **Fire Safety** : NA
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : NA

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## FLAT INTERIORS

Configuration	RERA Carpet Range
Studio	232 sqft
1 BHK	356 sqft
2 BHK	720 sqft

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

<b>Flooring</b>	Vitrified Tiles
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<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
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 9500	INR 2204000	INR 2458280
1 BHK	INR 9500	INR 3382000	INR 3718740
2 BHK	INR 9500	INR 6840000	INR 7418800

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
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2%	5%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 400000	INR 65000

<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,HDFC Bank,ICICI Bank,Kotak Bank,SBI Bank

### Transaction History

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

SAI KUTEER

## 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.



<b>Category</b>	<b>Score</b>
<b>Place</b>	55
<b>Connectivity</b>	65
<b>Infrastructure</b>	86
<b>Local Environment</b>	90
<b>Land &amp; Approvals</b>	50
<b>Project</b>	64
<b>People</b>	39
<b>Amenities</b>	36
<b>Building</b>	55
<b>Layout</b>	48
<b>Interiors</b>	48
<b>Pricing</b>	50
<b>Total</b>	<b>57/100</b>

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