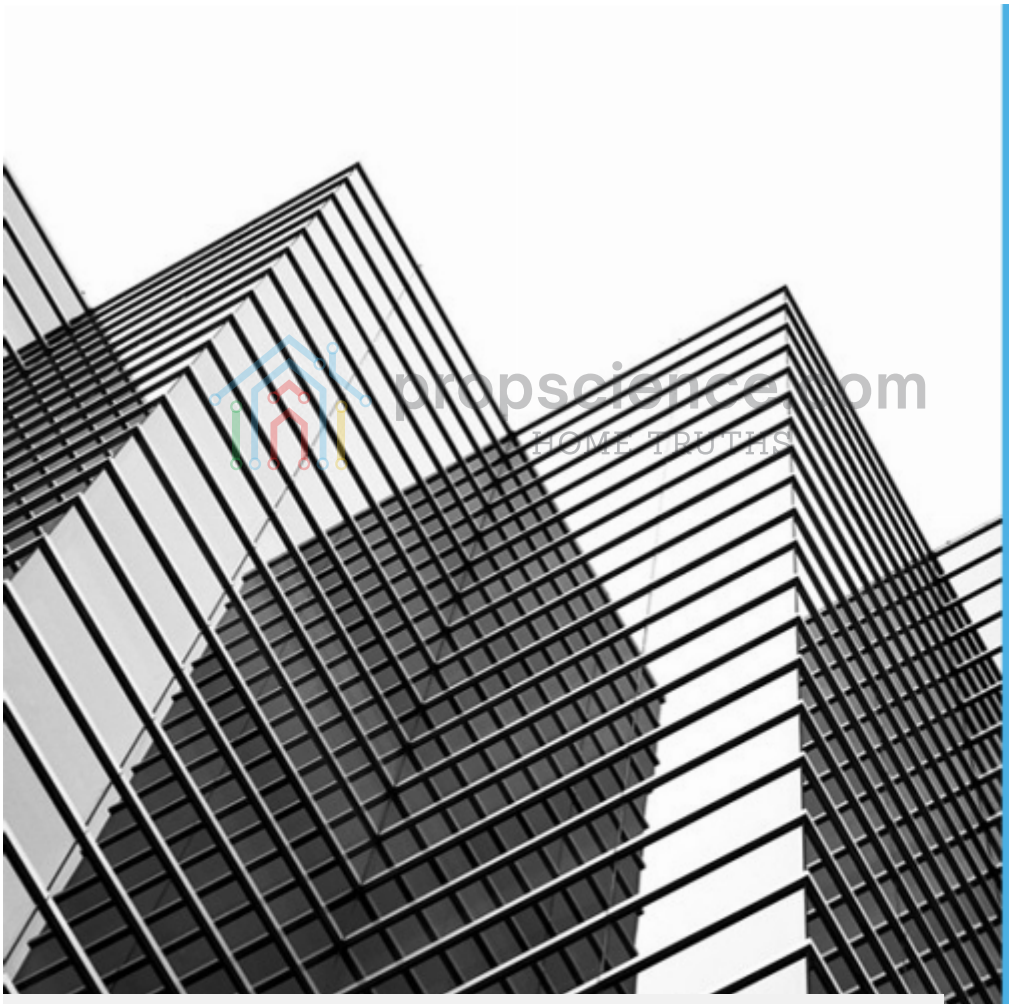
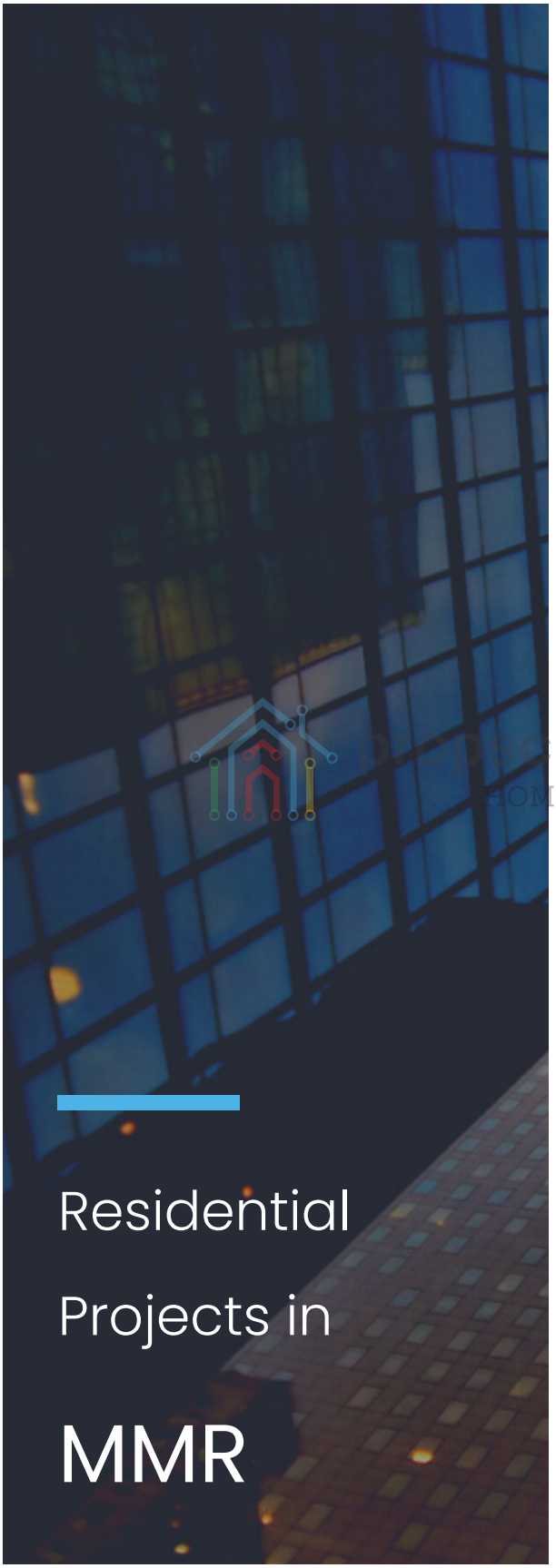
propscience.com

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.

Propscience.com HOME TRUTHS

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 .

propscience.com
HOME TRUTHS

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

propscience.com
REAL TRUTHS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

SAI KUTEER

PROJECT & AMENITIES

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

Project Amenities

Sports	Kids Play Area
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Water Storage

SAI KUTEER

BUILDING LAYOUT

propscience.com
HOME TRUTHS

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
First Habitable Floor				1st Floor	

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

SAI KUTEER

FLAT INTERIORS

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

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View
Flooring	Vitrified Tiles

propscience.com
HOME TRUTHS

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
HVAC Service	NA
Technology	NA
White Goods	NA

SAI KUTEER

COMMERCIALS

propscience.com
HOME TRUTHS

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.

GST	Stamp Duty	Registration

2%	5%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 400000	INR 65000

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,Kotak Bank,SBI Bank

propscience.com
HOME TRUTHS

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.

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

propscience.com
HOME TRUTHS

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

propscience.com
HOME TRUTHS

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable

for any personal information of data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.

propscience.com
HOME TRUTHS