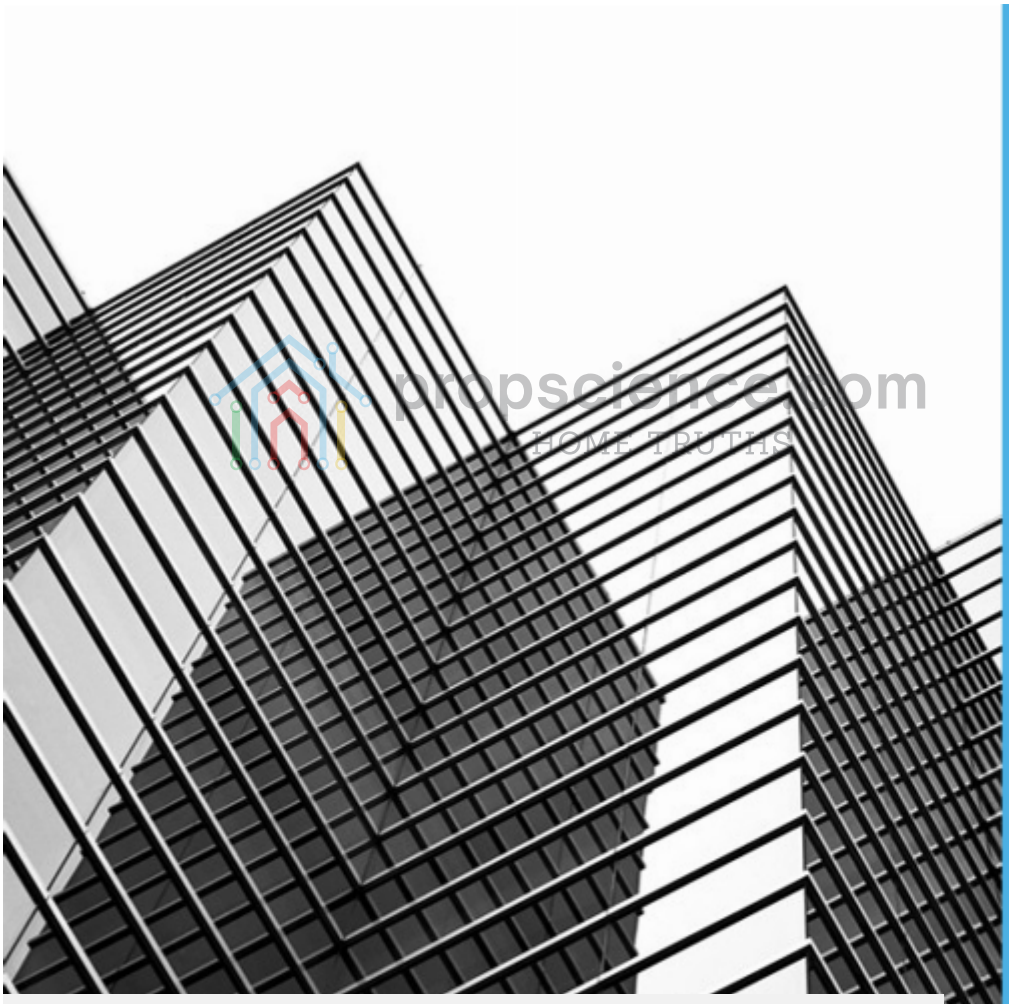
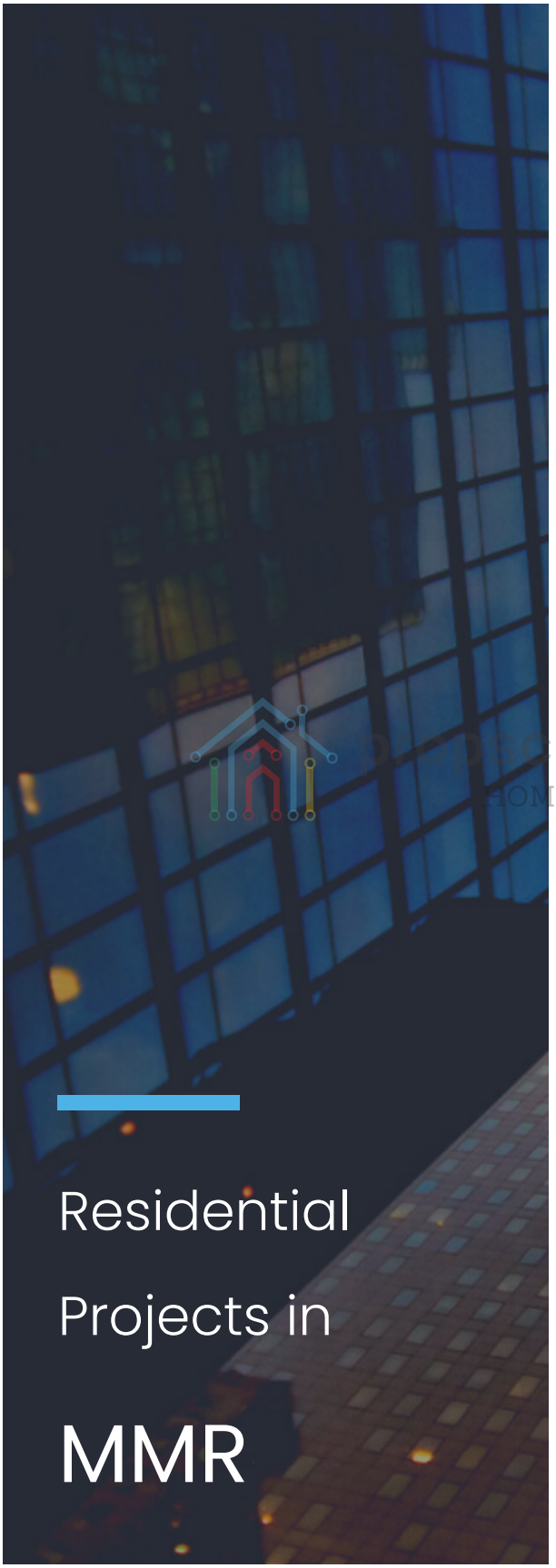
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PROP REPORT



Suraj Vitalis

MahaRERA Number : P51900031447



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 Mahim. Mahim is a neighbourhood in Mumbai, India. The Mahim railway station is in the Mahim area, on the Mumbai suburban railway on the Western Railway line. Mahim is diverse and has a church, mosque and fire-temple existing within a few meters of each other. The name Mahim is derived from the ancient Mahikavati meaning "miraculous" in Sanskrit.

Post Office	Police Station	Municipal Ward
Mahim	Mahim Police Station	Ward H West

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Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 127 Moderate AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **12.70 Km**
- MSRTC Shivneri Bus stand Dadar, Mobile No ---836772752, 9, Dr Baba Saheb Ambedkar Rd, Lokmanya Tilak Colony, Dadar, Mumbai, Maharashtra 400014 **2.90 Km**
- Dadar Terminus, 2R5V+X37, Hindmata, Radhika Saikripa Co-op Society, Dadar East, Mumbai, Maharashtra 400014 **3.60 Km**
- Western Express Highway **2.30 Km**
- Hinduja Hospital OPD Building, 8-12, SVS Rd, Mahim West, Mahim, Mumbai, Maharashtra 400016 **550 Mtrs**
- Our Lady of Victories Church Convent School, Lady Jamshedji Rd, Mahim, Mumbai, Maharashtra 400016 **40 Mtrs**
- Nakshatra Mall, Ranade Rd, Dadar West, Dadar, Mumbai, Maharashtra 400028 **2.10 Km**
- Dadar market Bhaji, 2RCV+9V2, Matunga Central Railway Workshop, Lokmanya Tilak Colony, Dadar, Mumbai, Maharashtra 400028 **2.40 Km**

SURAJ VITALIS

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LAND & APPROVALS

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

SURAJ VITALIS

BUILDER & CONSULTANTS

Suraj Estates was founded in 1986 with the goal of changing the way people think about real estate by focusing on quality and customer service. Their residential and commercial projects have become a permanent fixture in the Mumbai skyline in the last 35 years. Suraj Estates has created unique places for the National Stock Exchange of India, Union Bank of India, and Clearing Corporation of India, amongst others. Their board of directors include Rahul Rajan Jesu Thomas, Sujatha R Thomas, Rajan Meenathakonil Thomas, Mrutyunjay Mahapatra, Sunil Pant and Satyendra Shridhar Nayak. Suraj Estate Developers Limited is a publicly listed company.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2026	0.67 Acre	1 BHK,2 BHK,3 BHK,4 BHK

Project Amenities

Sports	Kids Play Area,Gymnasium,Indoor Games Area

Leisure	Mini Theatre
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,STP Plant

SURAJ VITALIS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
VITALIS	4	38	8	1 BHK,2 BHK,3 BHK,4 BHK	304
First Habitable Floor				9th Floor	

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Services & Safety

- **Security :** Earthquake Resistant Design
- **Fire Safety :** Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	442 sqft
2 BHK	652 - 692 sqft
3 BHK	861 - 982 sqft
4 BHK	1145 - 1213 sqft

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

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,False Ceiling,Laminated flush doors

HVAC Service	NA
Technology	WIFI enabled
White Goods	NA

SURAJ VITALIS

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 17680000
2 BHK	--	--	INR 26080000 to 27680000
3 BHK	--	--	INR 36162000 to 41244000
4 BHK	--	--	INR 48090000 to 50946000

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

GST	Stamp Duty	Registration

5%	1%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Canara Bank,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,SBI Bank

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Transaction History

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

SURAJ VITALIS

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	83
Connectivity	73
Infrastructure	86
Local Environment	80
Land & Approvals	44
Project	58
People	46
Amenities	42
Building	55
Layout	53
Interiors	73
Pricing	40
Total	61/100

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