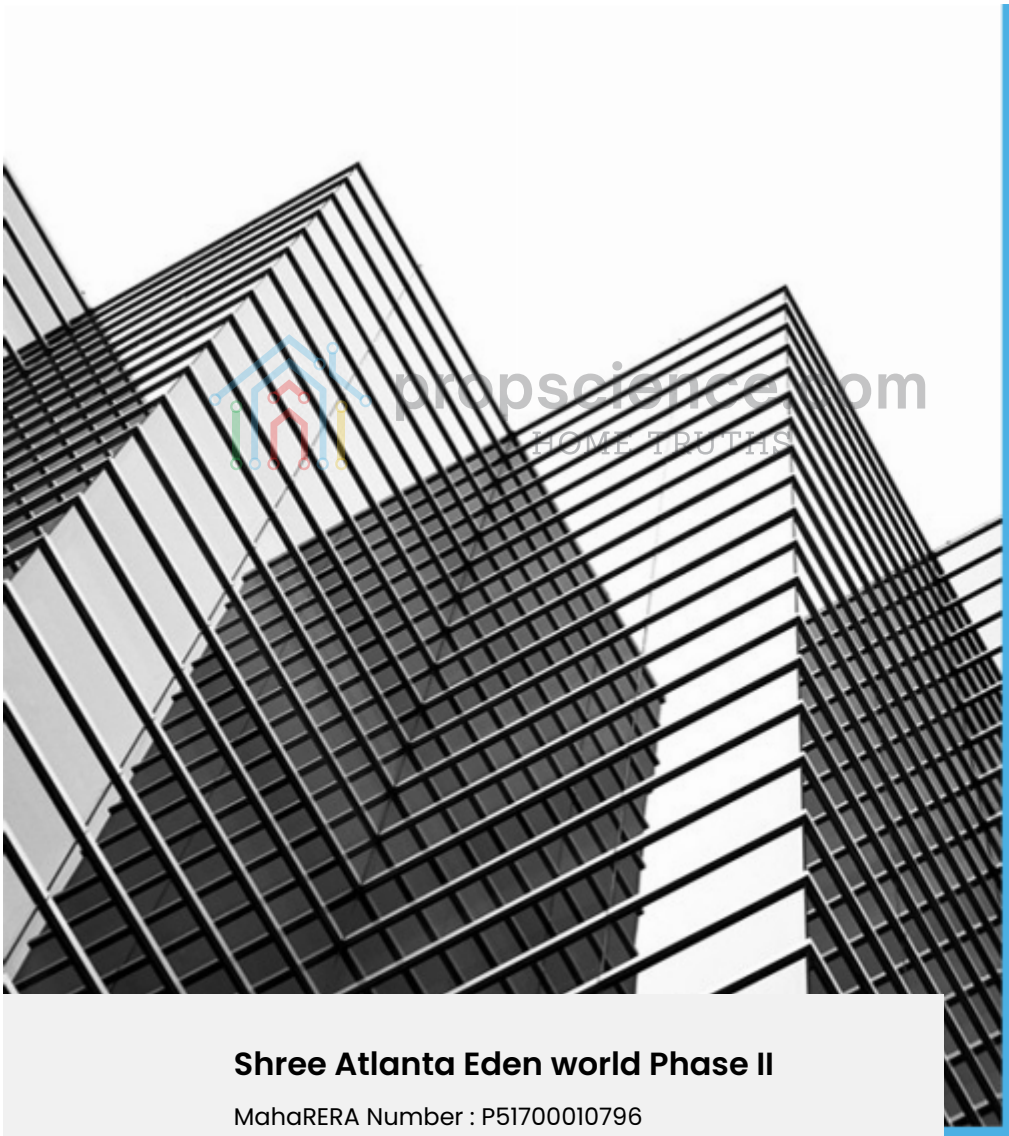
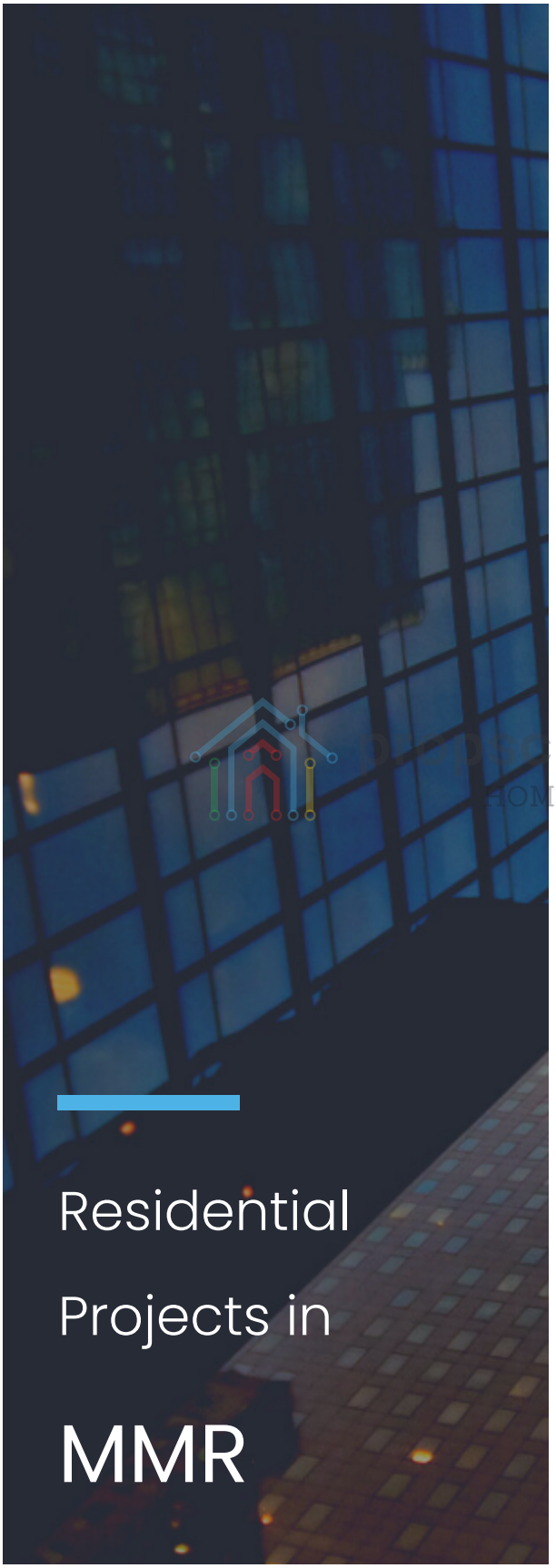
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PROP REPORT



Shree Atlanta Eden world Phase II

MahaRERA Number : P51700010796



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 Kalyan-Bhiwandi Road. Bhiwandi is a city in the Thane district. It is located 20 km northeast of Mumbai and 15 km northeast of the city of Thane and is part of the Mumbai Metropolitan Region. Bhiwandi is a well-known centre of logistics and textile industries. Although mainly inhabited by ethnic minorities, the area has become a secular city due to the development of infrastructure and industries. Bhiwandi Nizampur City Municipal Corporation is a civic body founded in 2002 Maharashtra State Government to manage the industrial community of Bhiwandi. Many renowned real estate developers are entering the market, along with some individual local developers. It is the main commercial centre connecting Mumbai and the rest of India via the Mumbai-Agra Highway.

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HOME TRUTHS

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions.

Connectivity & Infrastructure

- International Airport **38.0 Km**
- Bhiwandi Road **5 Km**
- Apna Hospital **3 Km**
- GM Momin College **4.2 Km**

SHREE ATLANTA EDEN WORLD PHASE II

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	4	1

SHREE ATLANTA EDEN WORLD PHASE II

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HOME TRUTHS

BUILDER & CONSULTANTS

Shree Ostwal Builders Ltd. (SOBL) was incorporated in 1989 as a limited liability company (LLC) under the Companies Act of 1956. Shri Umrao Singh Ostwal is the company's chief promoter. Over 500 commercial and residential buildings have been built by the company, as well as several multi-story towers and townships. We are now working on a major project in the Boisar District of Palghar under the PMAY (Pradhan Mantri Awas Yojana) of Urban Housing for All, which would include 3300 Residential Budget Homes spread over 25 acres.Shree Ostwal Builders Ltd. (SOBL), with an impressive portfolio of residential and commercial properties, has grown by leaps and bounds in a short period of time, delivering high-value, income-yielding properties to its valued shareholders and clients alike.

Project Funded By	Architect	Civil Contractor

NA	NA	NA

SHREE ATLANTA EDEN
WORLD PHASE II

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2020	11 Acre	2 BHK

Project Amenities

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Sports	Cricket Pitch,Jogging Track,Kids Pool,Gymnasium
Leisure	Yoga Room / Zone,Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Landscaped Gardens,Water Storage

SHREE ATLANTA EDEN
WORLD PHASE II

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Building No 12C	2	13	5	2 BHK	65
Building No 13C	2	13	5	2 BHK	65
First Habitable Floor					1st

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Services & Safety

- **Security :** Society Office,Security System / CCTV
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

SHREE ATLANTA EDEN WORLD PHASE II

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	716 sqft
2 BHK	716 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Laminated flush doors
HVAC Service	NA
Technology	NA
White Goods	NA

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SHREE ATLANTA EDEN WORLD PHASE II

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 4450000

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

GST	Stamp Duty	Registration
0%	3%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	INR 0

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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

Transaction History

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

SHREE ATLANTA EDEN WORLD PHASE II

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	23
Infrastructure	38
Local Environment	30
Land & Approvals	56
Project	68
People	46
Amenities	42

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HOME TRUTHS

Building	53
Layout	45
Interiors	45
Pricing	30
Total	**44/100**

SHREE ATLANTA EDEN WORLD PHASE II

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HOME TRUTHS

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