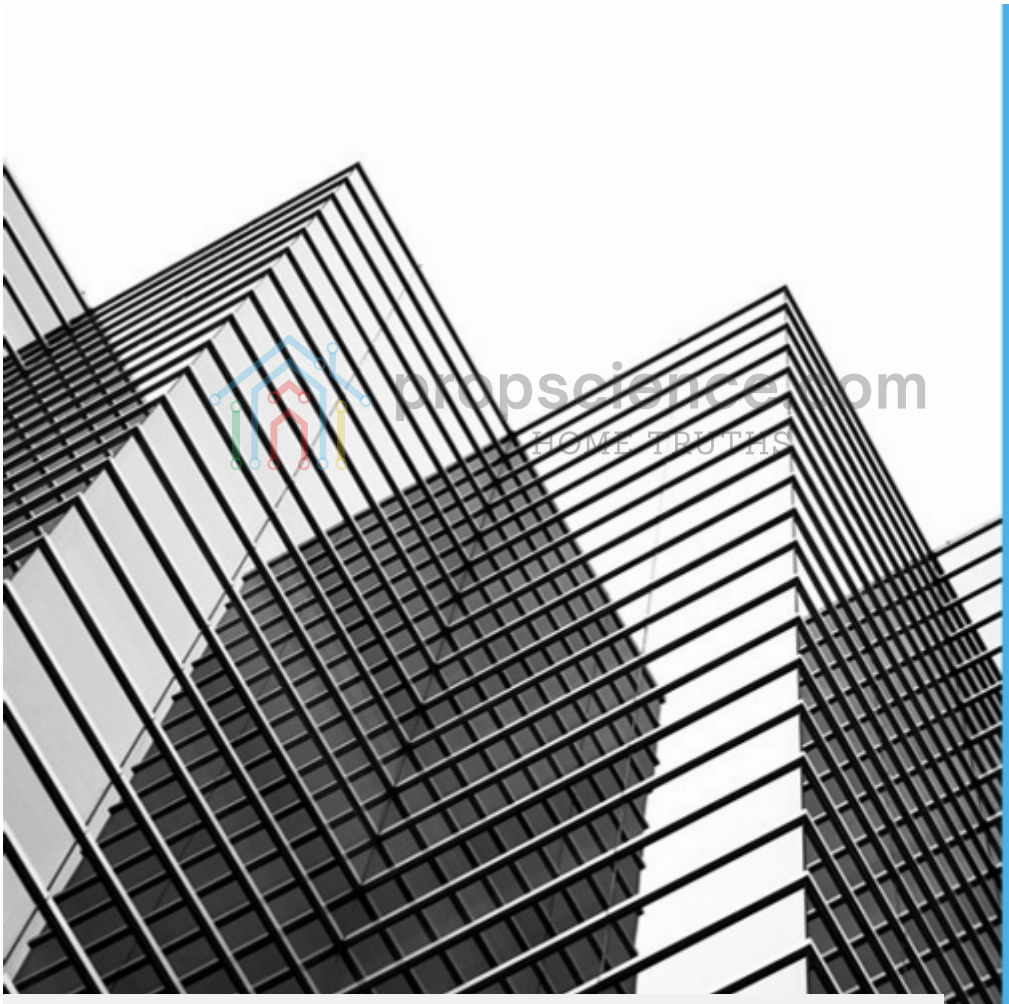
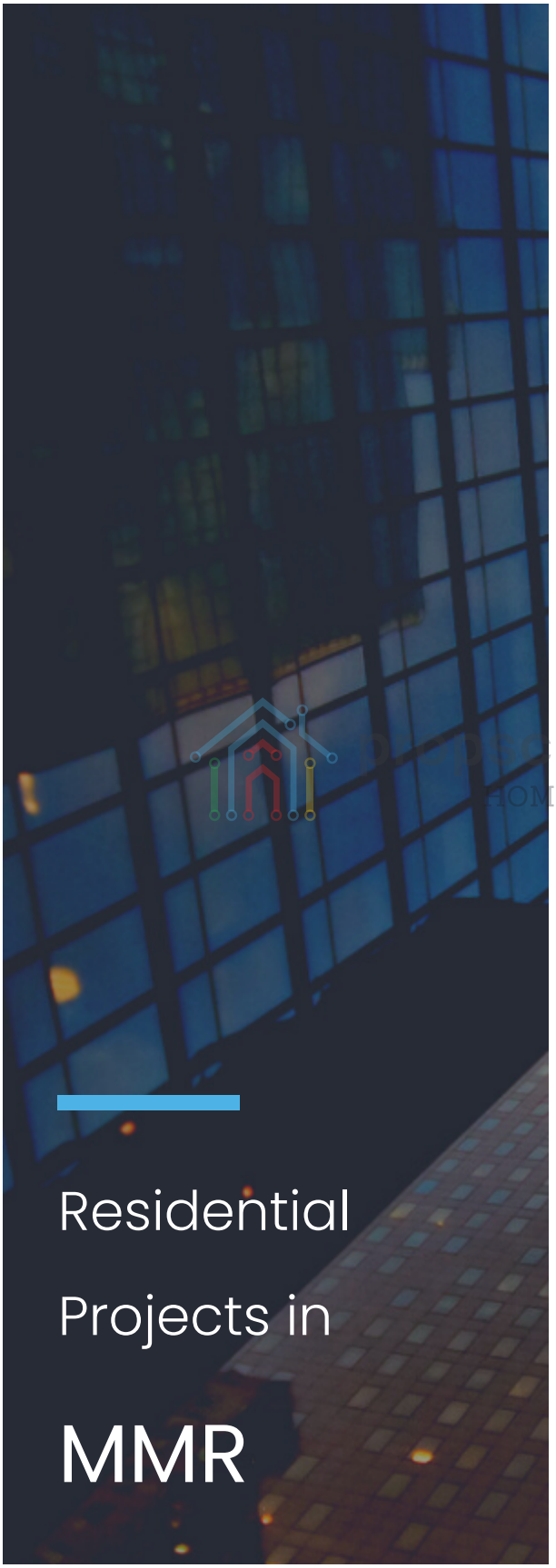
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PROP REPORT



Sanghvi S3 Ecocity Woods

MahaRERA Number : P51900006575



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 Mira Road East. Mira Road West is a locality of the Mira-Bhayandar Municipal Corporation, that is a part of the Thane district of the state of Maharashtra. Its an undeveloped locality of Mira Bhayandar compromising of several government regulated Salt Pans, marshes, and mangroves. This locality does not have any residential or commercial developments. It is connected to the rest of the city and the city of Mumbai via the Mumbai Suburban district railway line.

Post Office	Police Station	Municipal Ward
Mira Road	Kanikya	NA

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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 125 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **23 Km**
- Thakur Mall Bus Station **1 Km**
- Dahisar Railway Station **3.4 Km**
- Dahisar Check Naka, Western Express Hwy **2.3 Km**
- Wockhardt Hospitals, Mira Road **4 Km**
- A.P. International School **800 Mtrs**
- Thakur Mall **1.5 Km**
- Big Bazaar **2.0 Km**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
August 2022	NA	1

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BUILDER & CONSULTANTS

Sanghvi S3 Group, Sanghvi Group's newly established corporate brand with a strong 37-year legacy with the vision of creating a positive future by providing people with an effective and improved quality of life and standards of living. Its unique new home design and development process engages its clients on an intimate level, from conception to the start of construction and delivery of the home. They have projects in all parts of Mumbai and are also expanding in Nashik and Lonavala.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2023	3152 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Swimming Pool,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
Leisure	Senior Citizen Zone,Pet Friendly,Sit-out Area
Business & Hospitality	Banquet Hall,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Green Zone,Landscaped Gardens,Water Storage

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WOODS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Woods A	2	20	6	1 BHK,2 BHK	120
Woods B	2	21	6	1 BHK,2 BHK	126

First Habitable Floor	1st

Services & Safety

- **Security :** Security System / CCTV,Security Staff
- **Fire Safety :** Sprinkler System
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	360 - 392 sqft

2 BHK	598 sqft
1 BHK	360 - 392 sqft
2 BHK	598 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles,Anti Skid Tiles
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,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 6500000
2 BHK	--	--	INR 10700000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000

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Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

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

Transaction History

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

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
June 2022	813	24	INR 10325000	INR 12699.88
June 2022	824	21	INR 12020000	INR 14587.38
May 2022	813	24	INR 9064865	INR 11149.9
April 2022	657	4	INR 9155000	INR 13934.55
April 2022	813	23	INR 8386486	INR 10315.48
March 2022	813	23	INR 10435750	INR 12836.1
March 2022	813	24	INR 8675000	INR 10670.36
February 2022	657	7	INR 8756500	INR 13328.01

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February 2022	657	9	INR 8875000	INR 13508.37
January 2022	657	6	INR 5850000	INR 8904.11
December 2021	821	22	INR 9280000	INR 11303.29
December 2021	396	18	INR 6150000	INR 15530.3
November 2021	657	8	INR 9000000	INR 13698.63
November 2021	814	23	INR 10150000	INR 12469.29
October 2021	657	19	INR 7150450	INR 10883.49
October 2021	657	18	INR 6319800	INR 9619.18
October 2021	814	22	INR 6815250	INR 8372.54
September 2021	396	19	INR 5300000	INR 13383.84

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September 2021	814	22	INR 7150000	INR 8783.78
September 2021	657	19	INR 8520250	INR 12968.42

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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.

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Category	Score
Place	63
Connectivity	73
Infrastructure	92
Local Environment	90

Land & Approvals	50
Project	76
People	56
Amenities	54
Building	65
Layout	53
Interiors	63
Pricing	63
Total	**66/100**

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