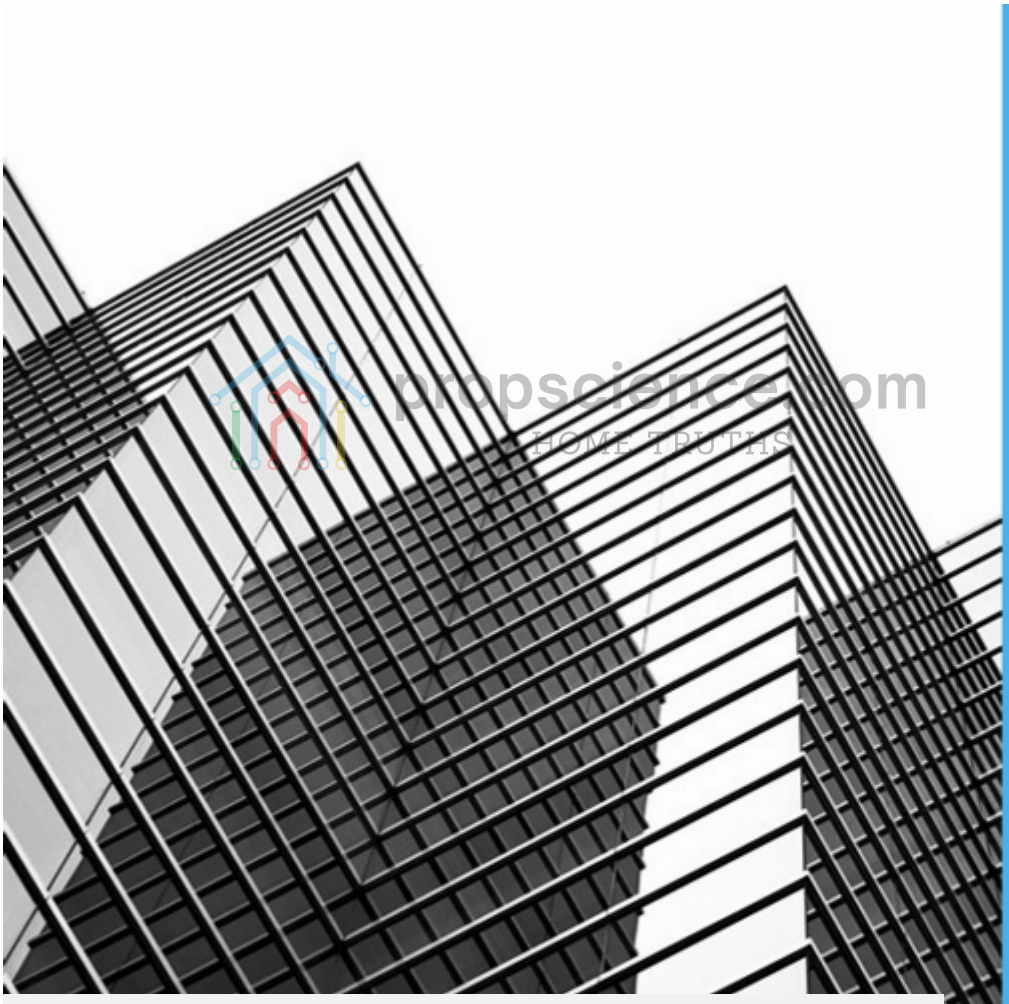
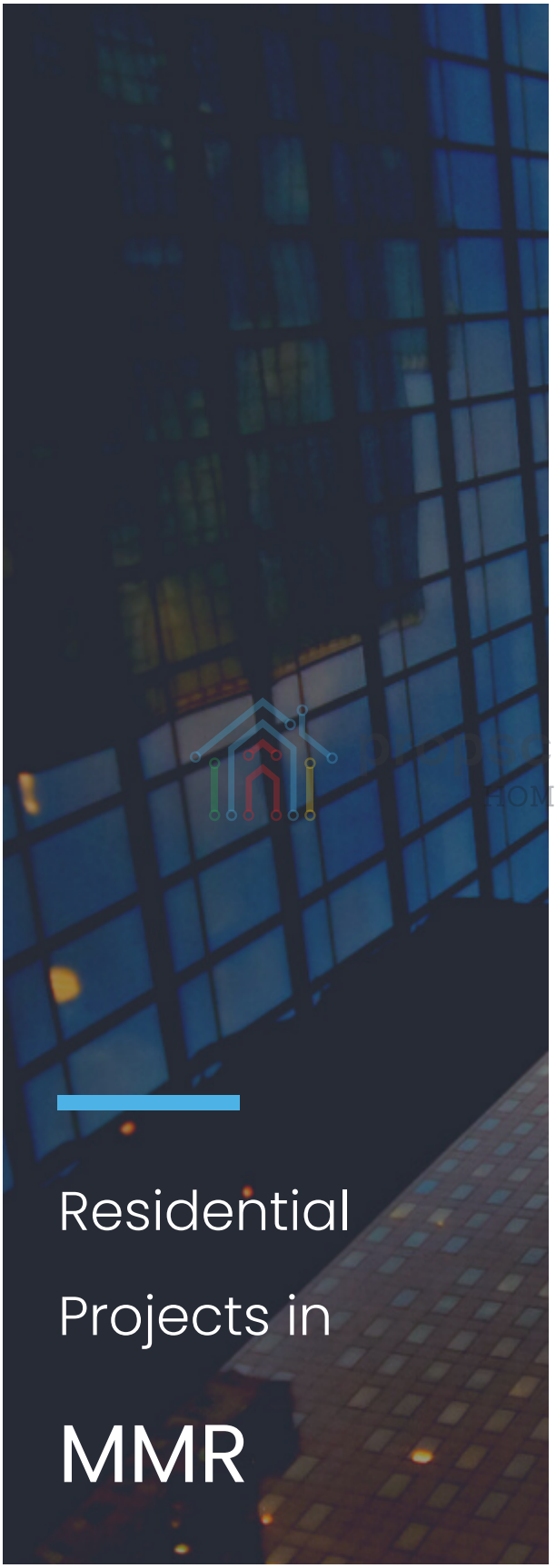
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PROP REPORT



SANDU SANSKAR

MahaRERA Number : P51800006033



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 Ghatkopar (West). Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. Ghatkopar West is a prominent residential locality in the eastern suburbs. The locality is dominated by multi- storey apartments. Residential demand in this area is driven by proximity to various employment centres, along with sound connectivity to other areas. It is located in vicinity to major residential and commercial locations of eastern Mumbai.

Post Office	Police Station	Municipal Ward
Barve Nagar	NA	Ward N

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Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 59 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **5.0 Km**
- Sarvodaya Hospital Bus Stop **450 Mtrs**
- Vivo Ghatkoapr Metro Station **140 Mtrs**
- Ghatkopar Railway Station **1.3 Km**
- Eastern Express Highway **3.7 Km**
- Zynova Shalby Hospital, **650 Mtrs**
- Ramniranjan Jhunjhunwala College **400 Mtrs**
- R City Mall **1.6 Km**
- Phoenix Marketcity **2.6 Km**

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LAND & APPROVALS

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

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BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 30th June, 2023	0.68 Acre	2 BHK,3 BHK

Project Amenities

Sports	Gymnasium
Leisure	Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	NA

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BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
SANDU SANSKAR-Wing A	2	13	4	2 BHK,3 BHK	52
SANDU SANSKAR-Wing B	2	13	4	2 BHK,3 BHK	52

SANDU SANSKAR- Wing C	2	13	4	2 BHK,3 BHK	52

First Habitable Floor	1st Floor

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Earthquake Resistant Design
- **Fire Safety :** NA
- **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
2 BHK	663 sqft
3 BHK	915 sqft
2 BHK	663 sqft
3 BHK	915 sqft

2 BHK	663 sqft
3 BHK	915 sqft

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

Flooring	Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames
HVAC Service	VRV / VRF System
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 26000	INR 17238000	INR 19241800
3 BHK	INR 26000	INR 23790000	INR 26549000

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

GST	Stamp Duty	Registration
5%	5%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 700000	INR 250000 350000

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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,PNB Housing Finance Ltd

Transaction History

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

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	80
Infrastructure	86
Local Environment	80
Land & Approvals	56
Project	68
People	39
Amenities	36

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Building	57
Layout	53
Interiors	45
Pricing	50
Total	**59/100**

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