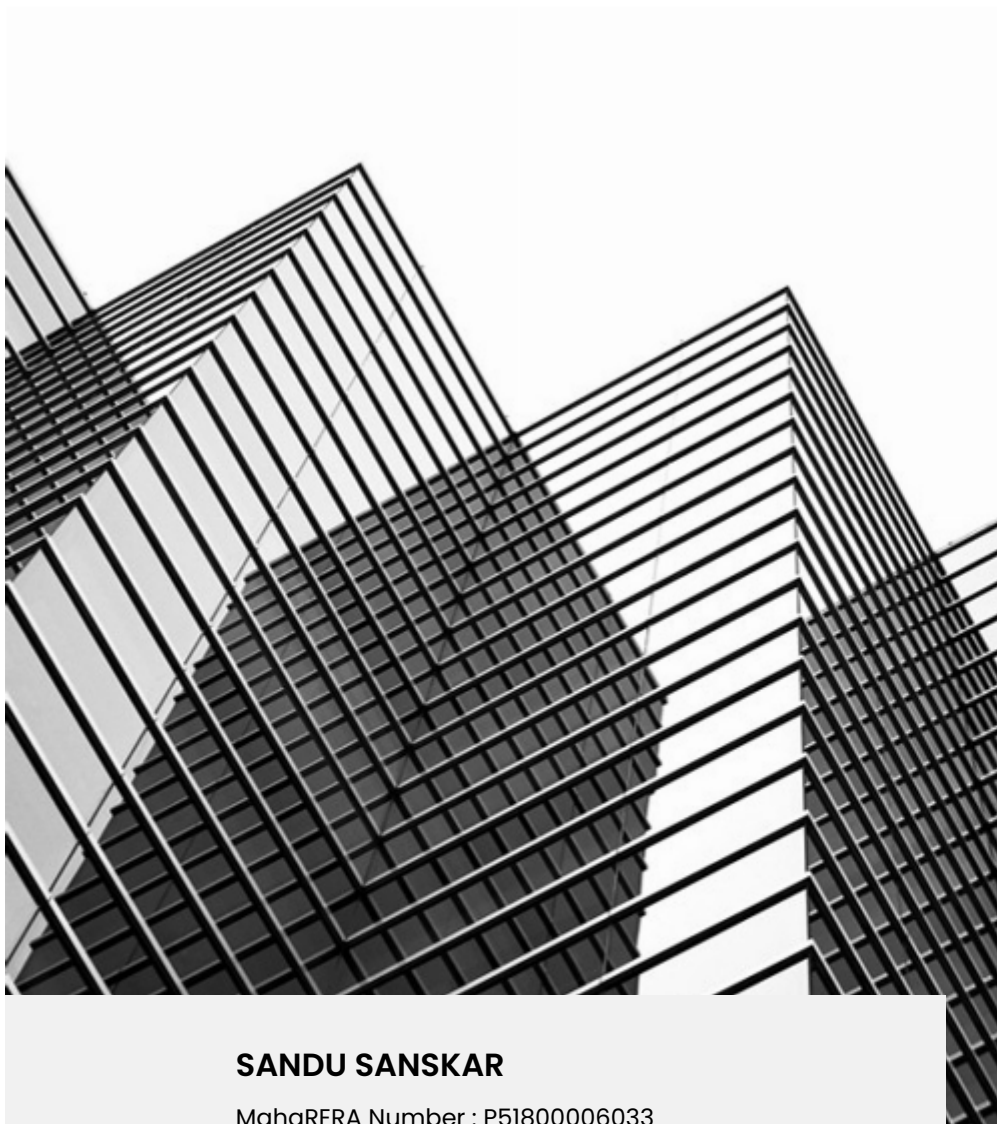


propscience.com

# PROP REPORT



**SANDU SANSKAR**

MahaRERA Number : P51800006033



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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.

## 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

### 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

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 30th June, 2023

0.68 Acre

2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Gymnasium
<b>Leisure</b>	Sit-out Area
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	NA

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## BUILDING LAYOUT

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 nallas /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

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

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

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	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

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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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	55
<b>Connectivity</b>	80
<b>Infrastructure</b>	86
<b>Local Environment</b>	80
<b>Land &amp; Approvals</b>	56
<b>Project</b>	68
<b>People</b>	39
<b>Amenities</b>	36

<b>Building</b>	57
<b>Layout</b>	53
<b>Interiors</b>	45
<b>Pricing</b>	50
<b>Total</b>	<b>59/100</b>

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