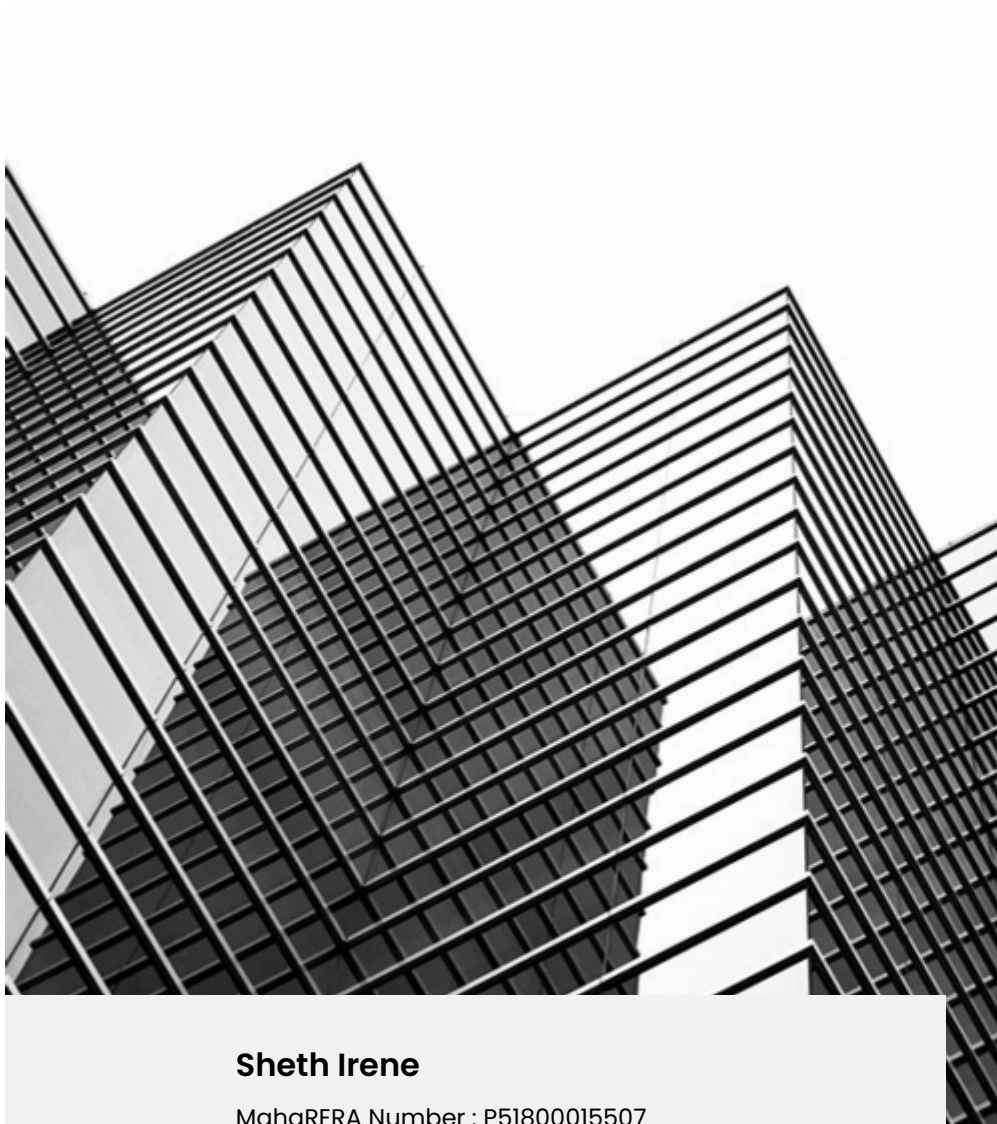


propscience.com

# PROP REPORT



**Sheth Irene**

MahaRERA Number : P51800015507



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.

## LOCATION

The project is in Malad (West). Malad is a suburb located in North Mumbai. Malad has a railway station on the Western line. The railway tracks of the Western Line divide Malad into Malad (West) and Malad (East). Also located in Malad is a prominent office commercial space extending from the back of the two prominent shopping malls Inorbit Mall & Infiniti Mall. Marve Beach and Aksa Beach are Located in Malad. Malad West is a prominent and up market residential locality in the western suburbs, situated on the western line of the Mumbai Suburban Railway. It is a green and serene locality situated along the Malad Creek and surrounded by mangroves. The residential development in Malad West majorly comprises of multi- storey apartments, and villas; and is driven by proximity to Mindspace and other IT parks, along with excellent connectivity to other parts of Mumbai.

Post Office	Police Station	Municipal Ward
Liberty Garden	Malad Police Station	Ward P North

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 98 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- chhatrapati shivaji maharaj international airport **13.50 Km**
- Malad Bus Station **350 Mtrs**
- Malad Railway Station **3 Km**
- Malad East Highway **1.5 Km**
- Zenith Multispeciality Hospital **3 Km**
- Shri Balaji International School **1.30 Km**
- Infinity Mall **1.1 Km**
- DMart **350 Mtrs**

---

SHETH IRENE

## LAND & APPROVALS

---

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
May 2022	7	1

---

SHETH IRENE

# BUILDER & CONSULTANTS

Sheth Creators (Sheth Group) was founded in 2011 by Jitendra N Sheth and Vallabh N Sheth. The same team was responsible for Sheth Developers Pvt. Ltd (SDPL), a successful real estate development company for 26 years, has founded Sheth Creators in a bid to create buildings synonymous with luxury and cutting-edge development. They have developed over 20million square feet of residential, commercial, and retail spaces have over 60 mixed-use developments under their belt. They have won several accolades for their exemplary work in the industry. Some of their iconic projects include Sheth Beaumont in Prabhadevi and Sheth Avalon in Thane.

Project Funded By	Architect	Civil Contractor
YES Bank	NA	NA

SHETH IRENE

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2025	2 Acre	1 BHK,2 BHK

## Project Amenities

<b>Sports</b>	Multipurpose Court,Tennis Court,Swimming Pool,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Amphitheatre,Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Deck Area,Sit-out Area,Reflexology Park,Pergola
<b>Business &amp; Hospitality</b>	Multipurpose Hall
<b>Eco Friendly Features</b>	Water Bodies / Koi Ponds,Rain Water Harvesting,Landscaped Gardens,Water Storage,Solar Pannel,STP Plant

SHETH IRENE

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Irene	5	55	6	1 BHK,2 BHK	330
First Habitable Floor				11th Floor	

### Services & Safety

- **Security** : Society Office,Security System / CCTV,Earthquake Resistant Design

- **Fire Safety** : Sprinkler System, Fire rated doors / walls, Fireman's Lift
- **Sanitation** : The surrounding area is clean. No presence of nallas / slums / gutters / sewers
- **Vertical Transportation** : High Speed Elevators, Stretcher Lift

SHETH IRENE

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	434 sqft
2 BHK	633 - 642 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Water Body / City Skyline

<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Concealed copper wiring, Electrical Sockets / Switch Boards

<b>Finishing</b>	Anodized Aluminum / UPVC Window Frames, Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

SHETH IRENE

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 12000000
2 BHK	--	--	INR 17800000 to 18000000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000



Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

<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,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,Catalyst Trusteeship Limited,Central Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IDBI Trusteeship Services Limited,IIFL Bank,Indialbulls Home Loans,IndusInd Bank,Karur Vysya Bank,Kotak Bank,L& T Housing Finance Ltd,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,RBL Bank,SBI Bank,Standard Chartered Bank,Tata Capital,The Catholic Syrian Bank Ltd,The Saraswat Co-op Bank Ltd,YES Bank
----------------------------	--

### Transaction History

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

SHETH IRENE

## ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
April 2022	468	NA	INR 10789460	INR 23054.4
April 2022	434	NA	INR 9837600	INR 22667.28
January 2022	656	NA	INR 15273770	INR 23283.19
November 2021	656	NA	INR 16244925	INR 24763.61
October 2021	435	NA	INR 10048333	INR 23099.62
September 2021	656	NA	INR 14915513	INR 22737.06
August 2021	434	NA	INR 7797792	INR 17967.26
August 2021	468	NA	INR 10908800	INR 23309.4
July 2021	656	NA	INR 16159580	INR 24633.51
July 2021	434	NA	INR 9967950	INR 22967.63
June 2021	656	NA	INR 14538025	INR 22161.62
June 2021	434	NA	INR 9111100	INR 20993.32

<b>June 2021</b>	656	35	INR 15621250	INR 23812.88
<b>April 2021</b>	434	NA	INR 9555175	INR 22016.53
<b>March 2021</b>	656	NA	INR 15128875	INR 23062.31
<b>March 2021</b>	635	NA	INR 13740500	INR 21638.58
<b>March 2021</b>	434	NA	INR 9861498	INR 22722.35
<b>February 2021</b>	656	NA	INR 14098170	INR 21491.11
<b>February 2021</b>	657	NA	INR 13934155	INR 21208.76
<b>January 2021</b>	434	NA	INR 8000000	INR 18433.18

SHETH IRENE

## 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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	55
<b>Connectivity</b>	83
<b>Infrastructure</b>	100
<b>Local Environment</b>	80
<b>Land &amp; Approvals</b>	56
<b>Project</b>	88
<b>People</b>	60
<b>Amenities</b>	78
<b>Building</b>	69
<b>Layout</b>	63
<b>Interiors</b>	63
<b>Pricing</b>	50
<b>Total</b>	<b>70/100</b>

### **Disclaimer**

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable

for any personal information of data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.