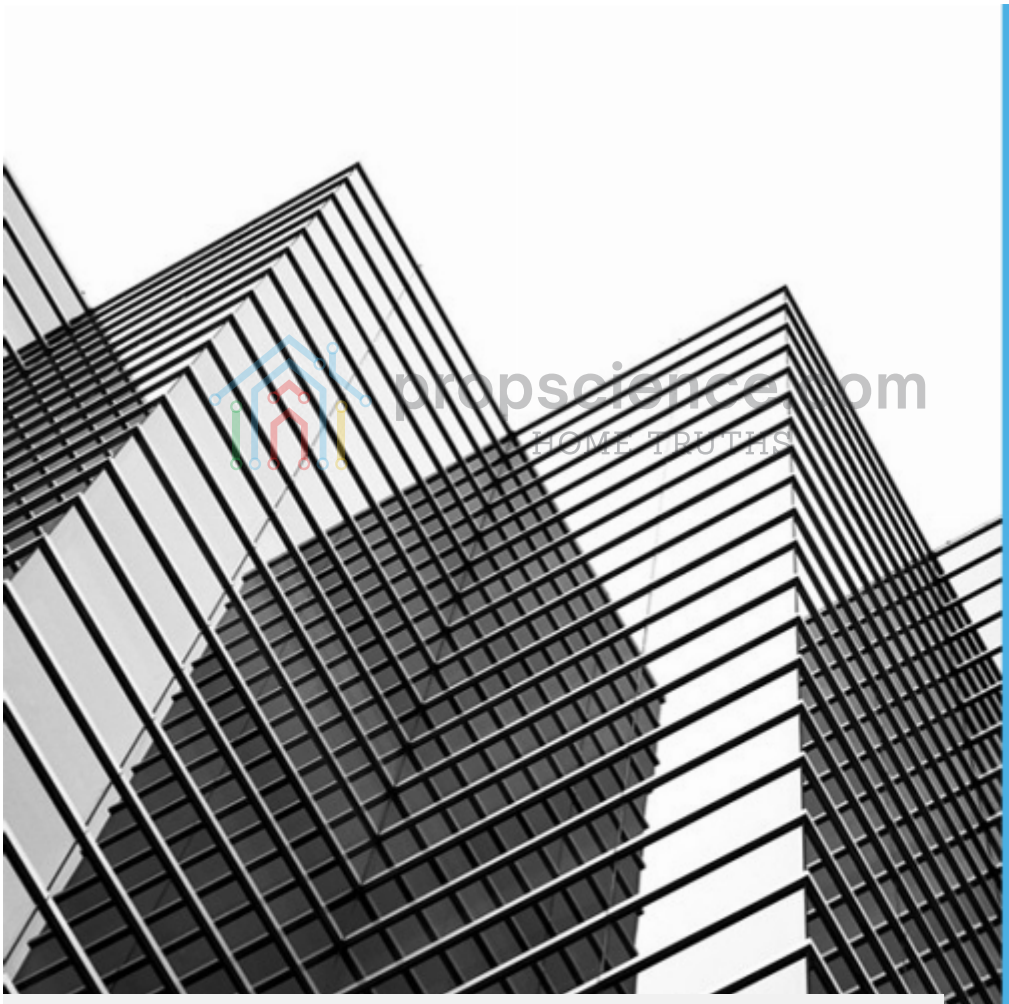
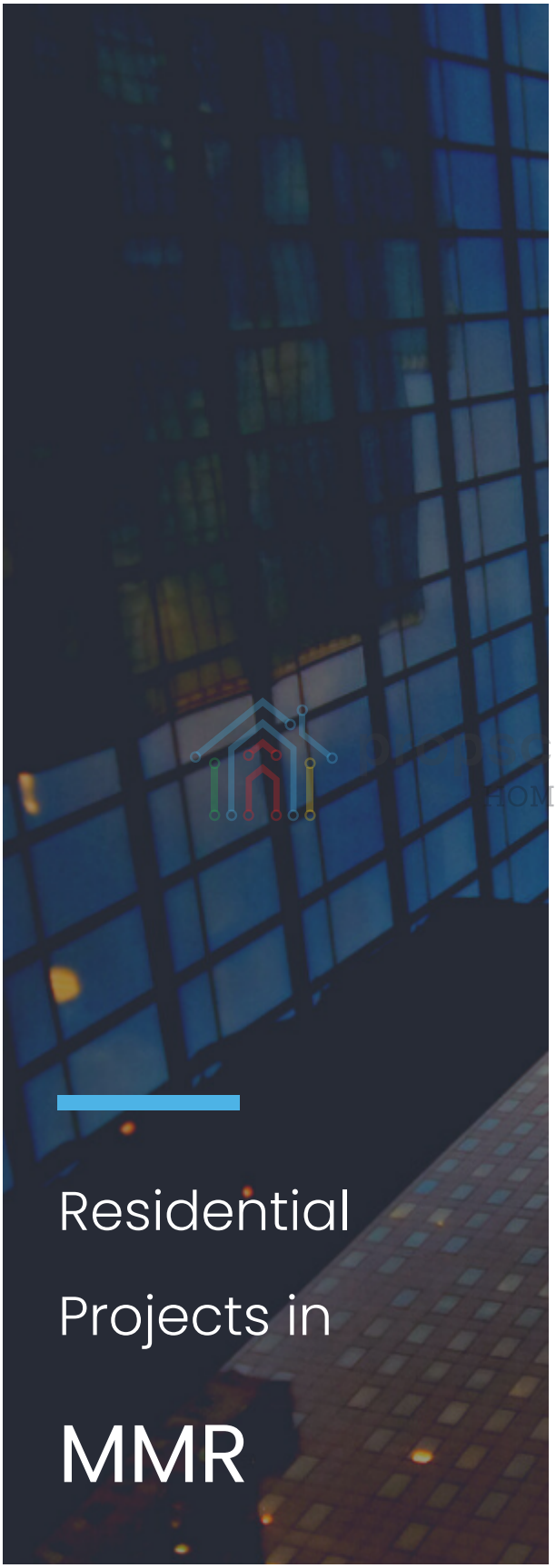
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PROP REPORT



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.

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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.

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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**

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LAND & APPROVALS

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

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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

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PROJECT & AMENITIES

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

Project Amenities

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

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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 nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

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FLAT INTERIORS

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

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

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

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

SHETH IRENE

COMMERCIALS

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

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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

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

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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

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

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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.

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

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