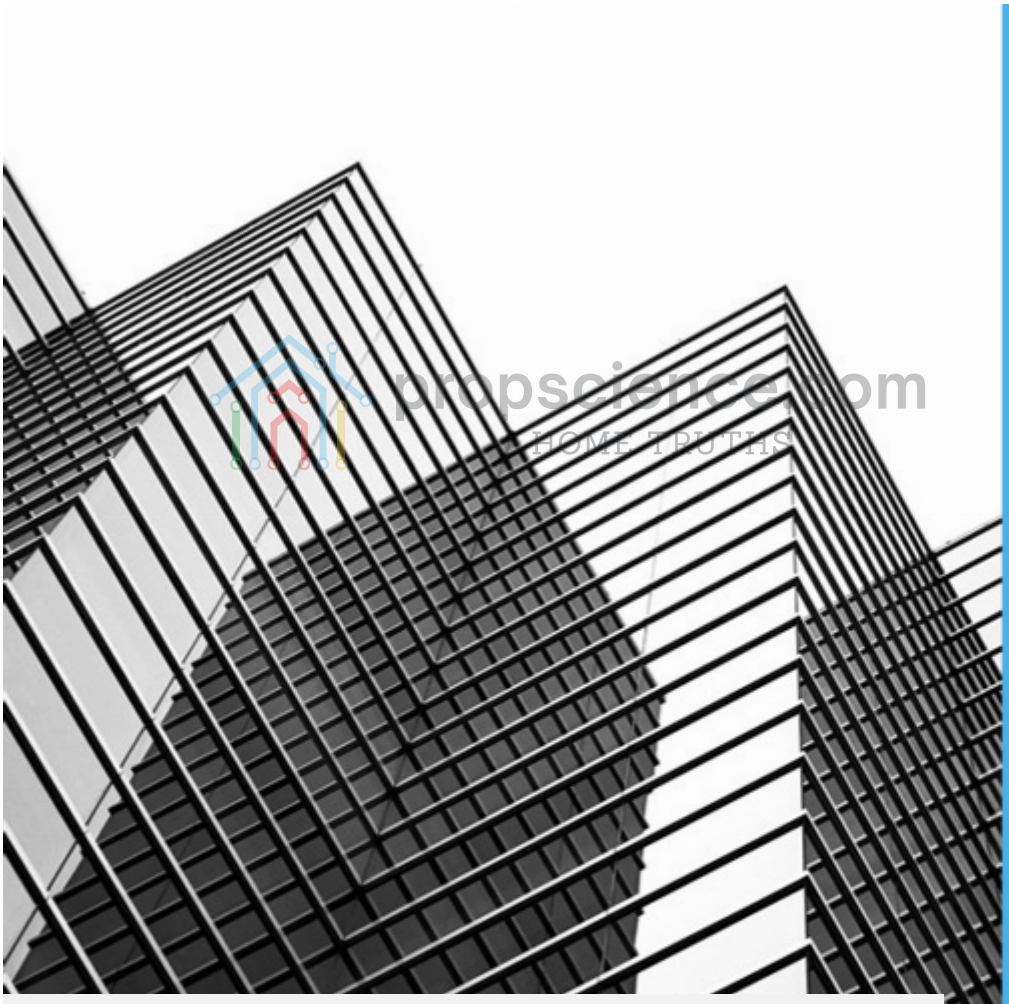
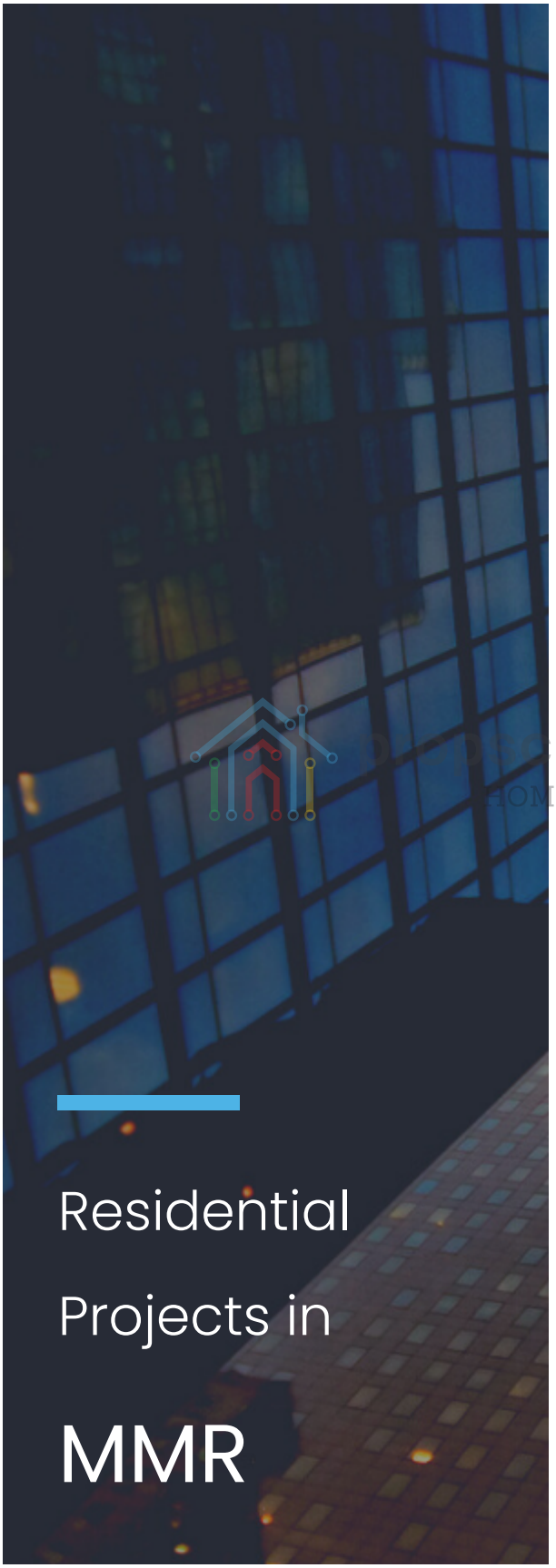
propscience.com

PROP REPORT



Sheth Auris Serenity Tower 2

MahaRERA Number : P51800001413



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.

Propscience.com HOME TRUTHS

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.

propscience.com
HOME TRUTHS

Post Office	Police Station	Municipal Ward
Orlem	Malad Police Station	Ward P North

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 82 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **13.5 Km**
- Malad Bus Station **1.6 Km**
- Kanch Pada Metro Station **1.3 Km**
- Malad Railway Station West **1.5 Km**
- Pushpa Park Malad east Highway **3.1 Km**
- Zenith Hospital **800 Mtrs**
- Shri Balaji International School **600 Mtrs**
- Infiniti Mall **1.1 Km**
- D Mart **950 Mtrs**

SHETH AURIS SERENITY
TOWER 2

LAND & APPROVALS

propscience.com
HOME TRUTHS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
January 2021	48	13

SHETH AURIS SERENITY
TOWER 2

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.

Transcon was founded in 2010 by Dharmendra Arvindbhai and Kirti Kedia with the aim to bring together modernism, heritage, comfort, creativity, and an unfathomable experience. They are responsible for analytics, design, investment, finance, construction, and management as a multi-functional corporation. Their expanding residential projects have succeeded to influence everyone who wants to purchase a property in the preferred area while improving people's lifestyles. Their projects are located in the prominent locations of Andheri, Malad, Mulund, Santacruz, Bandra, and Thane.

propscience.com
HOME SOLUTIONS

Project Funded By	Architect	Civil Contractor
SBI Bank	NA	NA

SHETH AURIS SERENITY
TOWER 2

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2023	923.13 Sqmt	2 BHK,3 BHK,4 BHK

Project Amenities

Sports	Multipurpose Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Senior Citizen Zone,Deck Area,Sit-out Area
Business & Hospitality	Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Green Zone,Rain Water Harvesting,Landscaped Gardens

propscience.com
HOME TRUTHS

SHETH AURIS SERENITY
TOWER 2

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

Auris Serenity Tower 2	8	62	6	2 BHK,3 BHK,4 BHK	372

First Habitable Floor	7th Floor

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Security Staff
- **Fire Safety :** Sprinkler System,Fire Hose,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Goods Lift

SHETH AURIS SERENITY TOWER 2

propscience.com
HOME TRUTHS

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	799 - 807 sqft
3 BHK	1193 - 1321 sqft
4 BHK	1609 - 1617 sqft

Floor To Ceiling Height	Greater than 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,Dry Walls
HVAC Service	NA
Technology	WIFI enabled
White Goods	NA

propscience.com
HOME TRUTHS

SHETH AURIS SERENITY
TOWER 2

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price

2 BHK	INR 27881.04	INR 22332050	INR 22332050 to 22500000
3 BHK	INR 25152.44	INR 33000000	INR 33000000 to 35000000
4 BHK	INR 27967.68	INR 45000000	INR 45000000 to 45600000

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

GST	Stamp Duty	Registration
0%	5%	INR 30000

propscience.com
HOME TRUTHS

Floor Rise	Parking Charges	Other Charges
NA	INR 700000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,Bank of Baroda,Canara Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,Kotak Bank,SBI Bank

Transaction History

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

SHETH AURIS SERENITY
TOWER 2

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
February 2023	1202	46	INR 39000000	INR 32445.92
January 2023	911	9	INR 17500000	INR 19209.66
January 2023	1202	32	INR 32500000	INR 27038.27
January 2023	805	44	INR 25700000	INR 31925.47
December 2022	887	52	INR 21650000	INR 24408.12
December 2022	1321	38	INR 32500000	INR 24602.57

propscience.com
HOME TRUTHS

December 2022	805	58	INR 23000000	INR 28571.43
November 2022	1617	38	INR 52000000	INR 32158.32
October 2022	1321	57	INR 41500000	INR 31415.59
September 2022	805	35	INR 22500000	INR 27950.31
September 2022	807	41	INR 24000000	INR 29739.78
July 2022	1617	55	INR 45500000	INR 28138.53
June 2022	911	31	INR 22100000	INR 24259.06
June 2022	805	54	INR 20000000	INR 24844.72
April 2022	1202	44	INR 34700000	INR 28868.55
April 2022	799	2	INR 20000000	INR 25031.29
March 2022	758	8	INR 22200000	INR 29287.6
March 2022	1617	48	INR 52500000	INR 32467.53

propscience.com
HOME TRUTHS

January 2022	805	19	INR 16726250	INR 20777.95
December 2021	805	26	INR 19000000	INR 23602.48

SHETH AURIS SERENITY TOWER 2

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.

propscience.com
HOME TRUTHS

Category	Score
Place	55
Connectivity	73
Infrastructure	86
Local Environment	80

Land & Approvals	50
Project	75
People	65
Amenities	62
Building	69
Layout	80
Interiors	55
Pricing	30
Total	**65/100**

propscience.com
HOME TRUTHS

SHETH AURIS SERENITY
TOWER 2

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.

propscience.com
HOME TRUTHS

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.

propscience.com
HOME TRUTHS