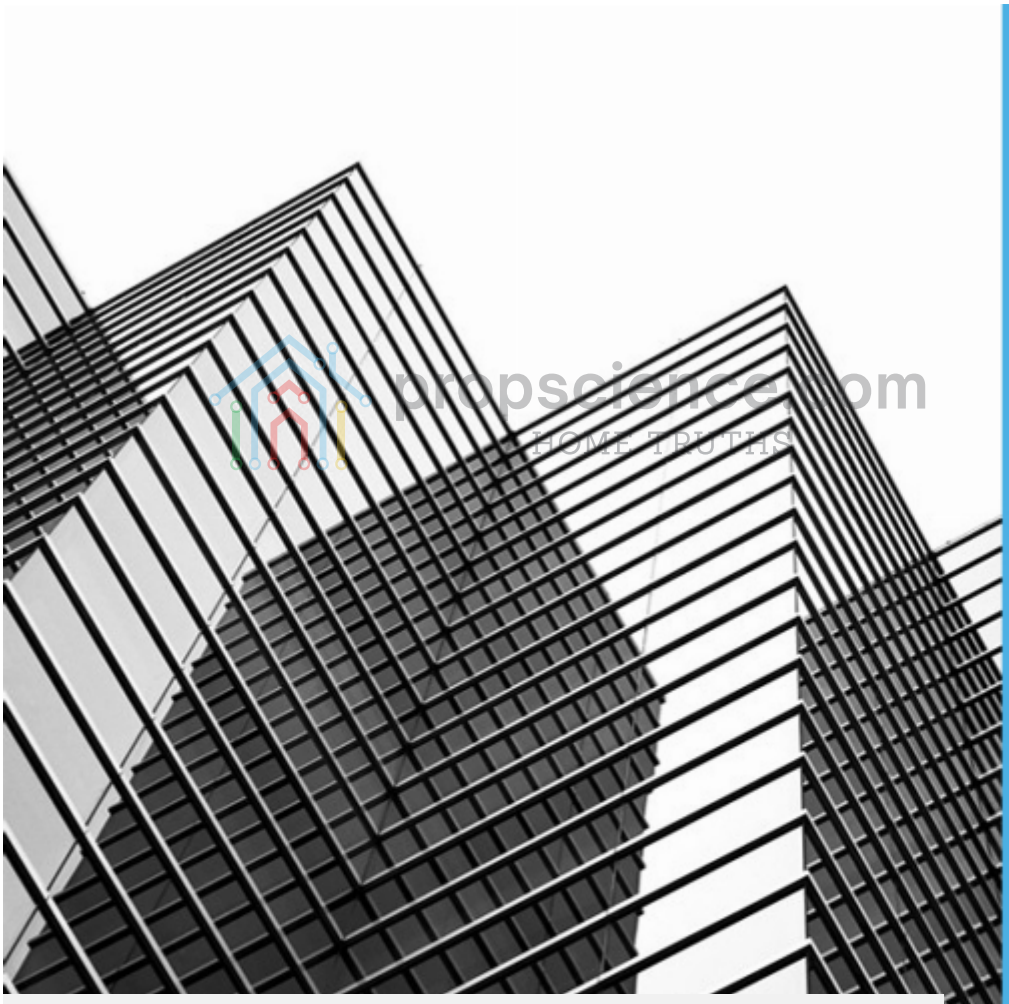
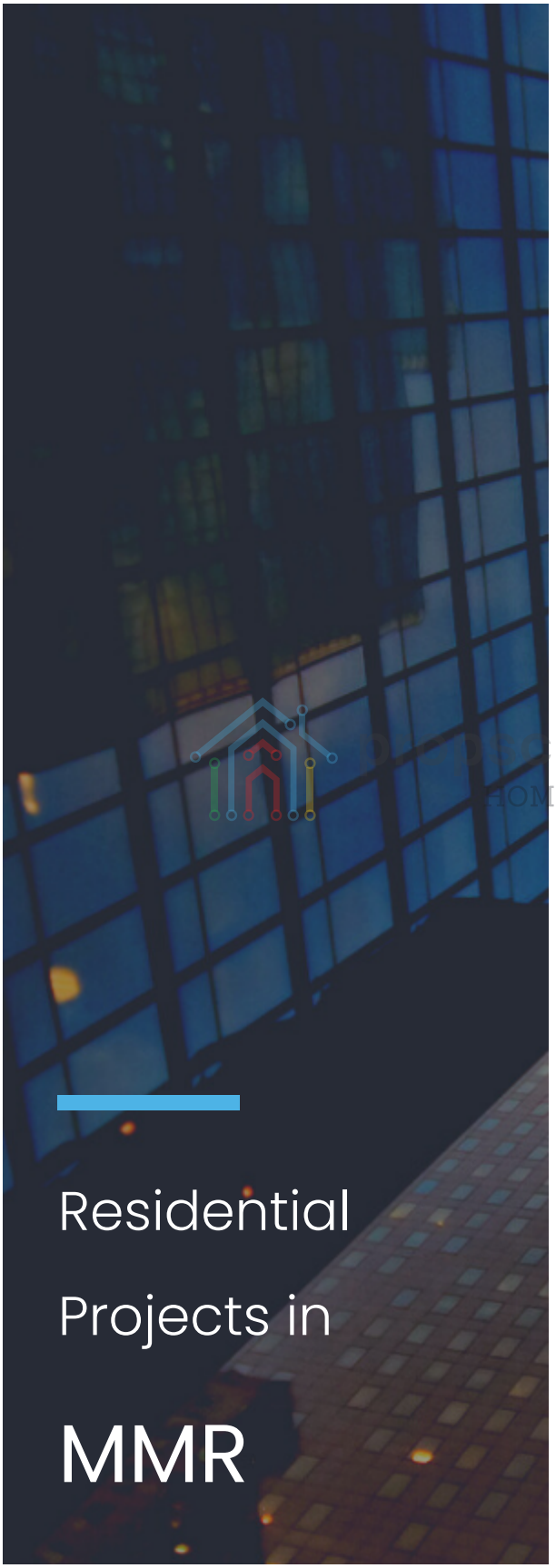
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PROP REPORT



Sheth Auris Serenity Tower 3

MahaRERA Number : P51800001082



Residential Projects in MMR

WE HELP YOU MAKE THE INVESTMENT

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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
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 3

LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
March 2021	31	2

SHETH AURIS SERENITY
TOWER 3

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
NA	NA	NA

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SHETH AURIS SERENITY
TOWER 3

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2024	820.41 Sqmt	2 BHK,3 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

SHETH AURIS SERENITY TOWER 3

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Auris Serenity Tower 3	8	62	6	2 BHK,3 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 3

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	794 - 809 sqft
3 BHK	1027 - 1338 sqft

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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

SHETH AURIS SERENITY TOWER 3

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 27688.5	INR 22400000	INR 25500000
3 BHK	INR 28774.29	INR 30500000	INR 34700000 to 44100000

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

GST	Stamp Duty	Registration
0%	5%	INR 30000
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

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Transaction History

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

SHETH AURIS SERENITY TOWER 3

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.

January 2023	1648	27	INR 36500000	INR 22148.06
November 2022	966	8	INR 19000000	INR 19668.74
November 2022	1079	29	INR 29500000	INR 27340.13
November 2022	805	18	INR 22900000	INR 28447.2
October 2022	793	17	INR 23721000	INR 29912.99
October 2022	1337	26	INR 43850000	INR 32797.31
September 2022	808	54	INR 19743200	INR 24434.65
September 2022	1026	6	INR 29000000	INR 28265.11
September 2022	805	12	INR 23225000	INR 28850.93
August 2022	1337	13	INR 3384743	INR 2531.6
July 2022	805	12	INR 20267250	INR 25176.71

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July 2022	1079	47	INR 29442240	INR 27286.6
July 2022	873	25	INR 21500000	INR 24627.72
June 2022	1080	3	INR 24600000	INR 22777.78
June 2022	808	37	INR 23200000	INR 28712.87
June 2022	858	11	INR 30407366	INR 35439.82
May 2022	808	41	INR 21700000	INR 26856.44
May 2022	808	37	INR 20010000	INR 24764.85
April 2022	1337	57	INR 28500000	INR 21316.38
March 2022	1337	54	INR 36000000	INR 26925.95

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SHETH AURIS SERENITY
TOWER 3

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	73
Infrastructure	86
Local Environment	80
Land & Approvals	56
Project	85
People	56
Amenities	62
Building	69
Layout	70
Interiors	55
Pricing	30
Total	**65/100**

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