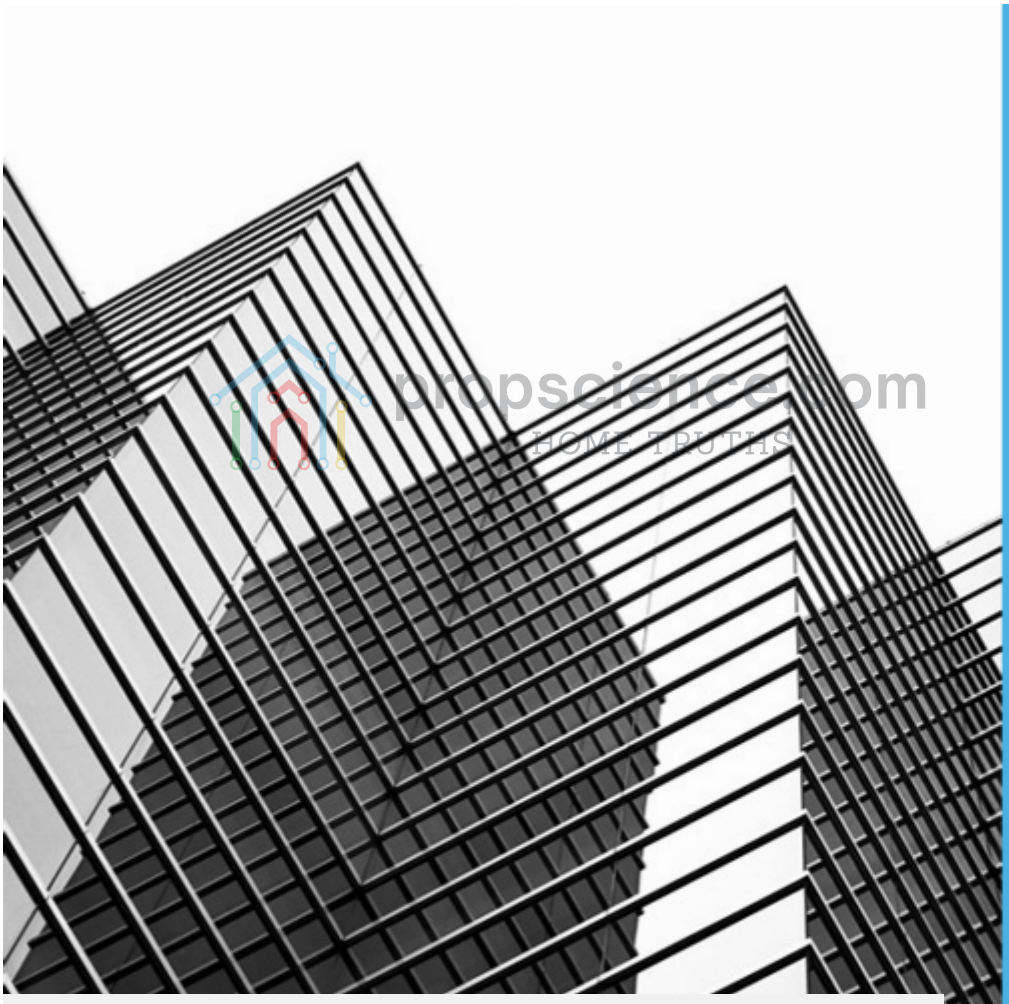
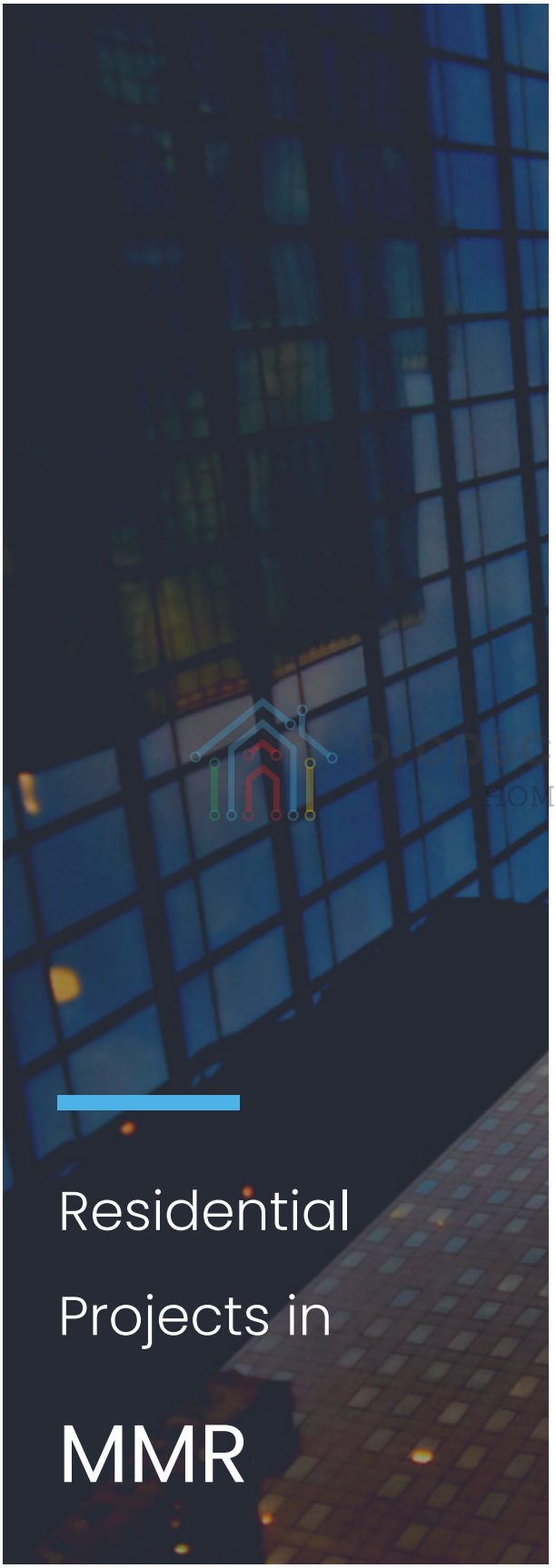
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PROP REPORT



Sheth Auris Serenity - Tower 1

MahaRERA Number : P51800001080



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 1

LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
April 2022	46	4

SHETH AURIS SERENITY - TOWER 1

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
SBI Bank	NA	NA

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SHETH AURIS SERENITY - TOWER 1

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2022	921.98 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

SHETH AURIS SERENITY - TOWER 1

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 1	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 1

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	799 - 807 sqft
3 BHK	1193 - 1321 sqft
4 BHK	1609 - 1617 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 1

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 32837.67	INR 26500000	INR 26500000
3 BHK	INR 32702.5	INR 40200000	INR 40200000 to 43200000

4 BHK	INR 32343.85	INR 52300000	INR 52300000

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 1

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
February 2023	1303	1	INR 39600000	INR 30391.4
December 2022	805	52	INR 26750000	INR 33229.81
November 2022	911	26	INR 22300000	INR 24478.59
September 2022	1302	50	INR 52100000	INR 40015.36
August 2022	799	15	INR 22000000	INR 27534.42
April 2022	805	31	INR 21875000	INR 27173.91
April 2022	782	26	INR 17500000	INR 22378.52
March 2022	1202	40	INR 50000000	INR 41597.34
March 2022	763	47	INR 26500000	INR 34731.32

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January 2022	805	34	INR 22900000	INR 28447.2
January 2022	799	12	INR 20000000	INR 25031.29
December 2021	807	36	INR 24700000	INR 30607.19
November 2021	806	44	INR 27500000	INR 34119.11
November 2021	759	22	INR 23100000	INR 30434.78
October 2021	1304	29	INR 43500000	INR 33358.9
October 2021	807	28	INR 24400000	INR 30235.44
October 2021	1617	43	INR 37587500	INR 23245.21
September 2021	1202	56	INR 42500000	INR 35357.74
September 2021	1321	31	INR 35847000	INR 27136.26

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August 2021	1617	42	INR 57200000	INR 35374.15

SHETH AURIS SERENITY - TOWER 1

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.

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Category	Score
Place	55
Connectivity	73
Infrastructure	86
Local Environment	80
Land & Approvals	56
Project	66

People	65
Amenities	62
Building	82
Layout	80
Interiors	55
Pricing	30
Total	**66/100**

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