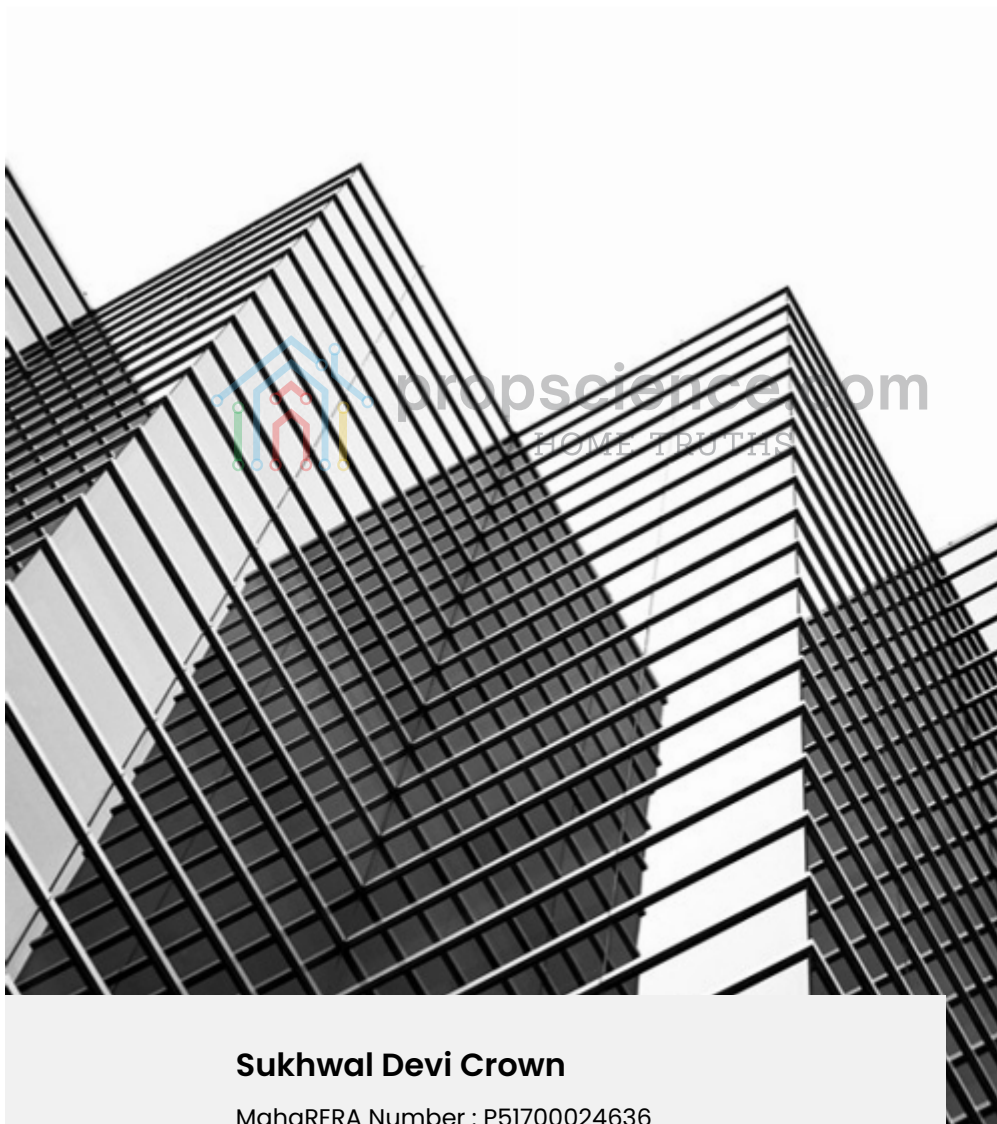


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PROP REPORT



Sukhwal Devi Crown

MahaRERA Number : P51700024636



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 Bhayander West. Bhayandar West is a densely populated locality of the city of Mira Bhayandar. It falls under the Thane district of the State of Maharashtra. It is surrounded by the localities of Uttan, Mira Road and Sanjay Gandhi National Park. Bhayandar West is separated from the East by the Mumbai Suburban Railway line which connects it to Mumbai city. Bhayandar West comprises of several affordable housing projects and has a budding social, commercial, and physical infrastructure. The locality of Bhayandar has seen tremendous economic growth in the last two decades owing to a vast number of manufacturing units being set up in the East. The availability of cheap affordable housing solutions has made it all the more attractive for families from nearby localities and towns. The area comprises of mainly Hindus and Muslims and a small minority of other communities. The local languages spoken include Hindi and Gujrati.



| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| NA | NA | NA |

Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area.

Connectivity & Infrastructure

- International Airport **36.7 Km**
- Bhayander Railway Station **12 Km**
- MBMC Hospital **400 Mtrs**
- Amcha Ghar School - English Medium **2.3 Km**
- Maxus Mall **11.1 Km**

SUKHWAL DEVI CROWN

LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| NA | NA | 1 |

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HOME TRUTHS

SUKHWAL DEVI CROWN

BUILDER & CONSULTANTS

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA | NA | NA |

SUKHWAL DEVI CROWN

PROJECT & AMENITIES

| Time Line | Size | Typography |
|----------------------------------|----------|--------------|
| Completed on 31st December, 2022 | 450 Sqft | 1 BHK,Studio |

Project Amenities

| | |
|------------------------|-------------------|
| Sports | NA |
| Leisure | Pet Friendly |
| Business & Hospitality | NA |
| Eco Friendly Features | Waste Segregation |

SUKHWAL DEVI CROWN

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|
| Devi Crown | 0 | 3 | 4 | 1 BHK,Studio | 12 |

First Habitable Floor


1st

Services & Safety

- **Security** : Security System / CCTV
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

SUKHWAL DEVI CROWN

FLAT INTERIORS



| Configuration | RERA Carpet Range |
|---------------|-------------------|
| Studio | 139 - 204 sqft |
| 1 BHK | 325 sqft |

Floor To Ceiling Height

NA

Views Available

NA

Flooring

Vitrified Tiles, Anti Skid Tiles

| | |
|---|---|
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform |
| Finishing | Laminated flush doors,Double glazed glass windows |
| HVAC Service | NA |
| Technology | NA |
| White Goods | NA |

SUKHWAL DEVI CROWN

COMMERCIALS



| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|------------------------|
| Studio | -- | -- | INR 1670000 to 2450000 |

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

| | | |
|-------------------|------------------------|----------------------|
| GST | Stamp Duty | Registration |
| 5% | 3% | 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 | NA |
| Bank Approved Loans | Axis Bank,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans |

Transaction History

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



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 | 53 |

| | |
|---|---------------|
| Connectivity | 15 |
| Infrastructure | 52 |
| Local Environment | 30 |
| Land & Approvals | 44 |
| Project | 65 |
| People | 39 |
| Amenities | 30 |
|  Building | 53 |
| Layout | 34 |
| Interiors | 53 |
| Pricing | 30 |
| Total | 41/100 |

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HOME TRUTHS

SUKHWAL DEVI CROWN

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