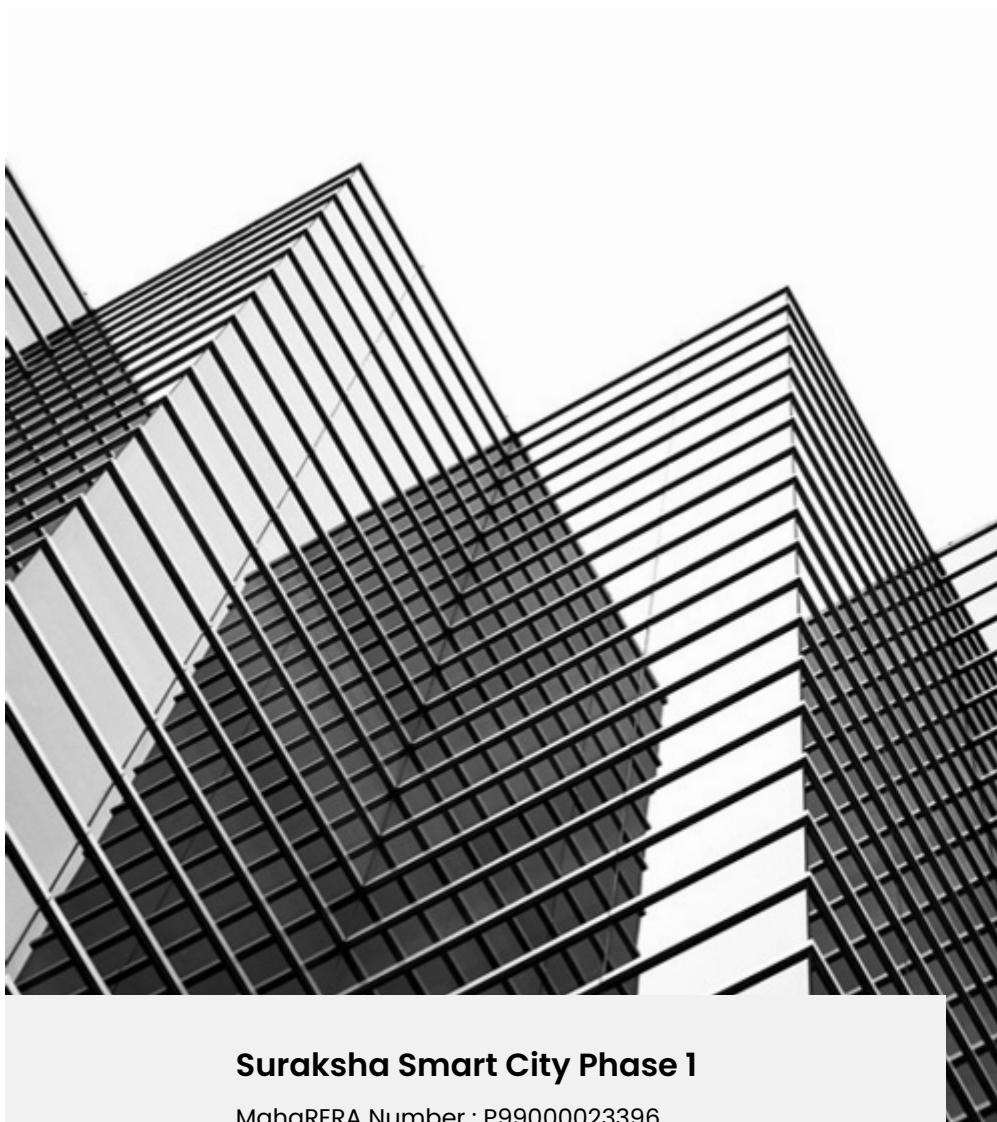


propscience.com

# PROP REPORT



**Suraksha Smart City Phase 1**

MahaRERA Number : P99000023396



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

Post Office	Police Station	Municipal Ward
Vasai Road E	NA	NA

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 100 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **45.6 Km**
- Vasai East Bus Stand **4.1 Km**
- Vasai Road Railway Station **4.8 Km**
- NH 48 **6.3 Km**
- Evershine Multispeciality Hospital **2.2 Km**
- Vidya Vikasini School (ICSE) **3.7 Km**
- Carnival Cinemas **2.7 Km**
- D Mart **4.4 Km**

# LAND & APPROVALS

## Legal Title Summary

The land upon which the project has been constructed appears to be owned by the state government. It has been leased to the current developer via an SRA scheme. However, the lease period is not mentioned anywhere in the title document uploaded on the MahaRERA website.

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

SURAKSHA SMART CITY  
PHASE 1

# BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
HDFC Bank,ICICI Bank,IIFL Bank,PNB Housing Finance Ltd	NA	NA

SURAKSHA SMART CITY  
PHASE 1

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2024	18133.69 Sqmt	1 BHK

## Project Amenities

<b>Sports</b>	Cricket Pitch, Multipurpose Court, Jogging Track, Kids Play Area, Outdoor Gym
<b>Leisure</b>	Yoga Room / Zone, Sit-out Area
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Landscaped Gardens, Water Storage

SURAKSHA SMART CITY  
PHASE 1

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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Building No 17	6	24	15	1 BHK	360
Building No 18	6	24	15	1 BHK	360
Building No 19	6	24	15	1 BHK	360
Building No 20	6	24	15	1 BHK	360
Building No 8	6	24	15	1 BHK	360
Building No 9	6	24	15	1 BHK	360
Building No 10	6	24	15	1 BHK	360
Building No 14	6	24	15	1 BHK	360
Building No 15	6	24	15	1 BHK	360
Building No 16	6	24	15	1 BHK	360

First Habitable Floor

1st

## Services & Safety

- **Security** : Society Office,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

SURAKSHA SMART CITY

PHASE I

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	283 sqft
1 BHK	283 sqft
1 BHK	283 sqft
1 BHK	283 sqft
1 BHK	283 sqft

1 BHK	283 sqft
1 BHK	283 sqft
1 BHK	283 sqft
1 BHK	283 sqft
1 BHK	283 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Open Grounds / Landscape / Project Amenities

<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Brass Joinery, Concealed copper wiring, Electrical Sockets / Switch Boards
<b>Finishing</b>	Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	NA



SURAKSHA SMART CITY

PHASE 1

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 2300000

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

GST	Stamp Duty	Registration
1%	6%	INR 22500
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment



June 2022

283

NA

INR 2250000

INR 7950.53

SURAKSHA SMART CITY

PHASE I

## 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	45
Infrastructure	70
Local Environment	100
Land & Approvals	44
Project	79

<b>People</b>	48
<b>Amenities</b>	36
<b>Building</b>	69
<b>Layout</b>	53
<b>Interiors</b>	55
<b>Pricing</b>	40
<b>Total</b>	<b>58/100</b>

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SURAKSHA SMART CITY  
PHASE 1

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