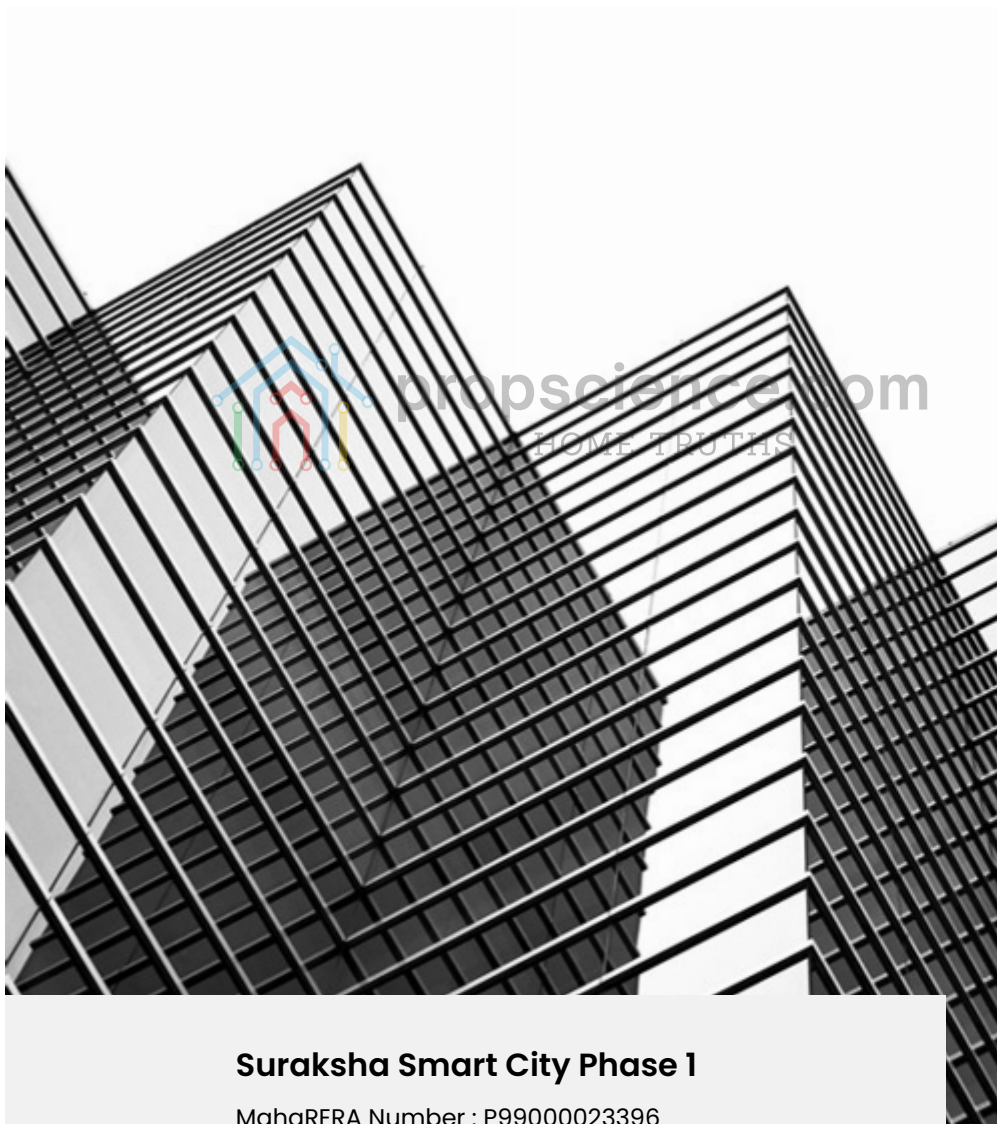


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PROP REPORT



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.



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HOME TRUTHS

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

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HOME TRUTHS

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

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

SURAKSHA SMART CITY

PHASE 1

BUILDING LAYOUT

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

| | | | | | |
|-------------------|---|----|----|-------|-----|
| 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 |



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COME TRUTHS

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



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HOME TRUTHS

| 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 |

| | |
|--------------------------------|-----------------------|
| Floor To Ceiling Height | Between 9 and 10 feet |
|--------------------------------|-----------------------|

| | |
|------------------------|--|
| Views Available | Open Grounds / Landscape / Project Amenities |
|------------------------|--|



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

Festive Offers

The builder is not offering any festive offers at the moment.

Payment Plan

Construction Linked Payment

June 2022

283

NA

INR 2250000

INR 7950.53

SURAKSHA SMART CITY

PHASE 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.

|  Category | Score |
|--|-------|
| Place | 55 |
| Connectivity | 45 |
| Infrastructure | 70 |
| Local Environment | 100 |
| Land & Approvals | 44 |
| Project | 79 |

| | |
|------------------|---------------|
| People | 48 |
| Amenities | 36 |
| Building | 69 |
| Layout | 53 |
| Interiors | 55 |
| Pricing | 40 |
| Total | 58/100 |



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SURAKSHA SMART CITY
PHASE 1

HOME TRUTHS

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