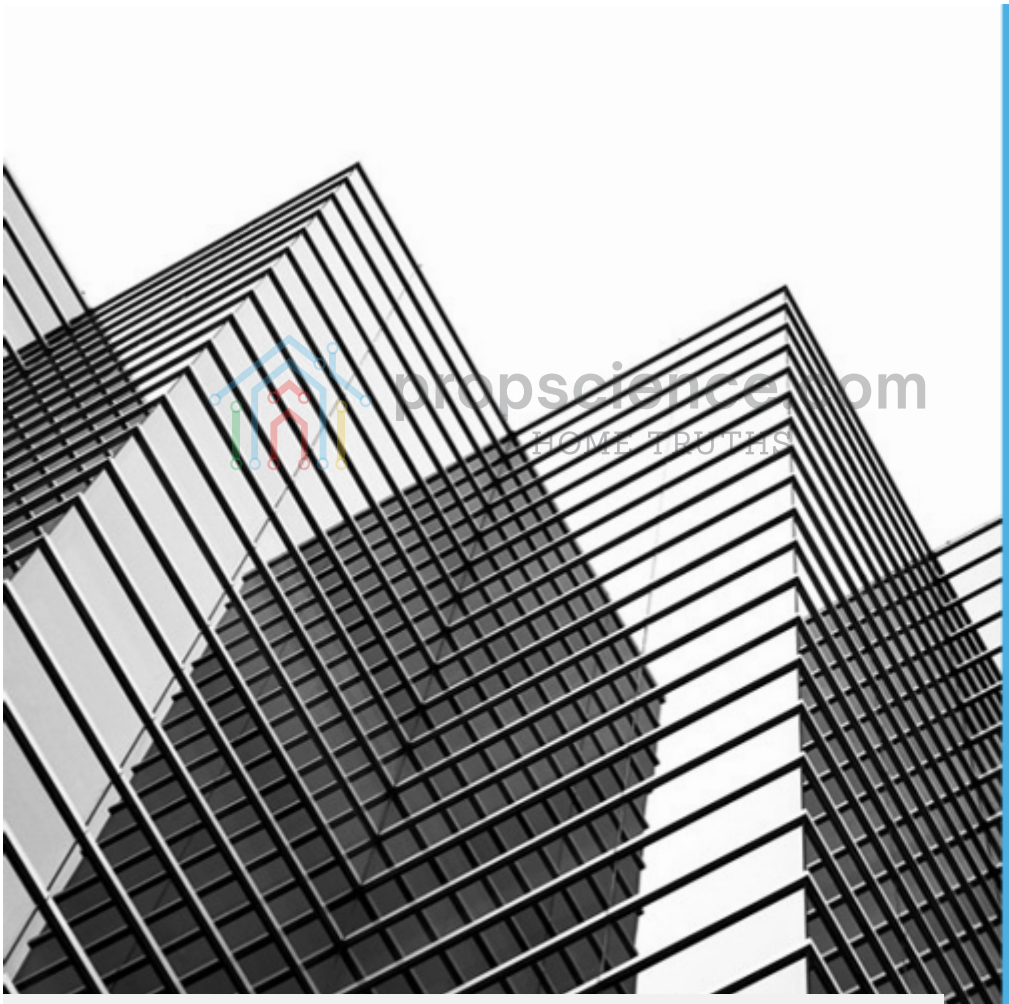
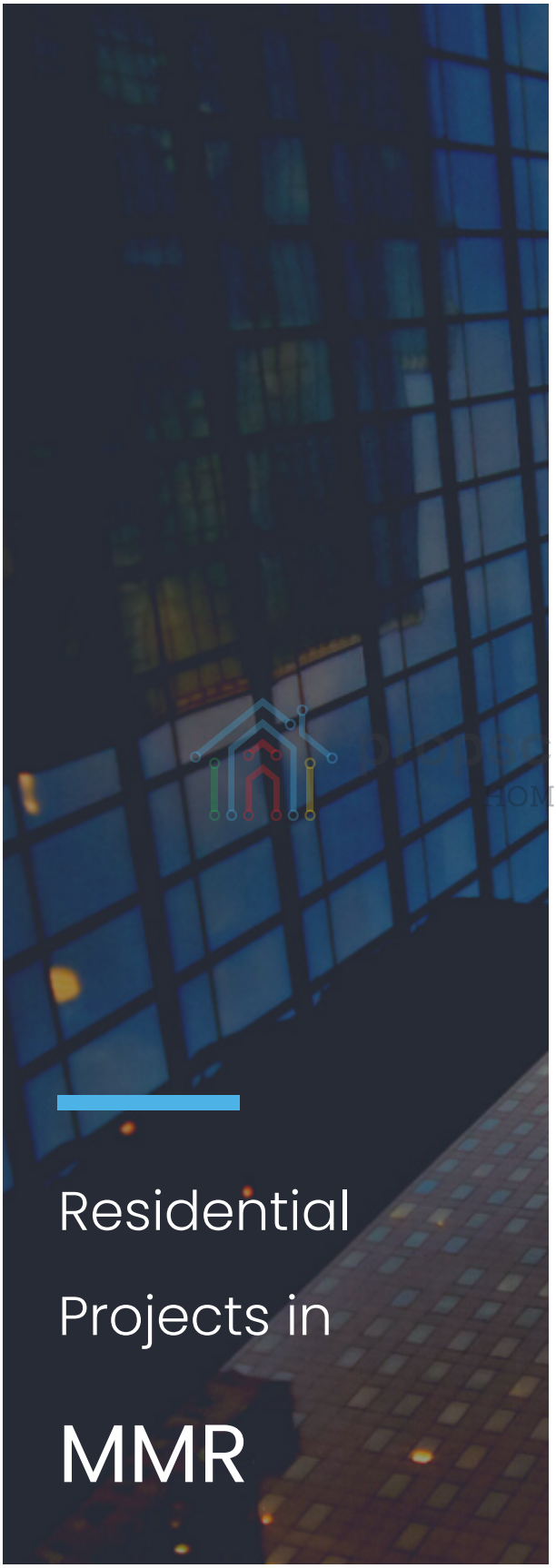
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PROP REPORT



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.

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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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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

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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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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 1

FLAT INTERIORS

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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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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

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

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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

Bank Approved Loans	Axis Bank,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,Indialbulls Home Loans,IndusInd Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd

Transaction History

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

SURAKSHA SMART CITY PHASE 1

ANNEXURE A

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Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
June 2022	283	NA	INR 2250000	INR 7950.53
June 2022	283	NA	INR 2250000	INR 7950.53
June 2022	283	NA	INR 2250000	INR 7950.53
June 2022	283	NA	INR 2250000	INR 7950.53
June 2022	283	NA	INR 2250000	INR 7950.53
June 2022	283	NA	INR 2250000	INR 7950.53

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.

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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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HOME TRUTHS

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