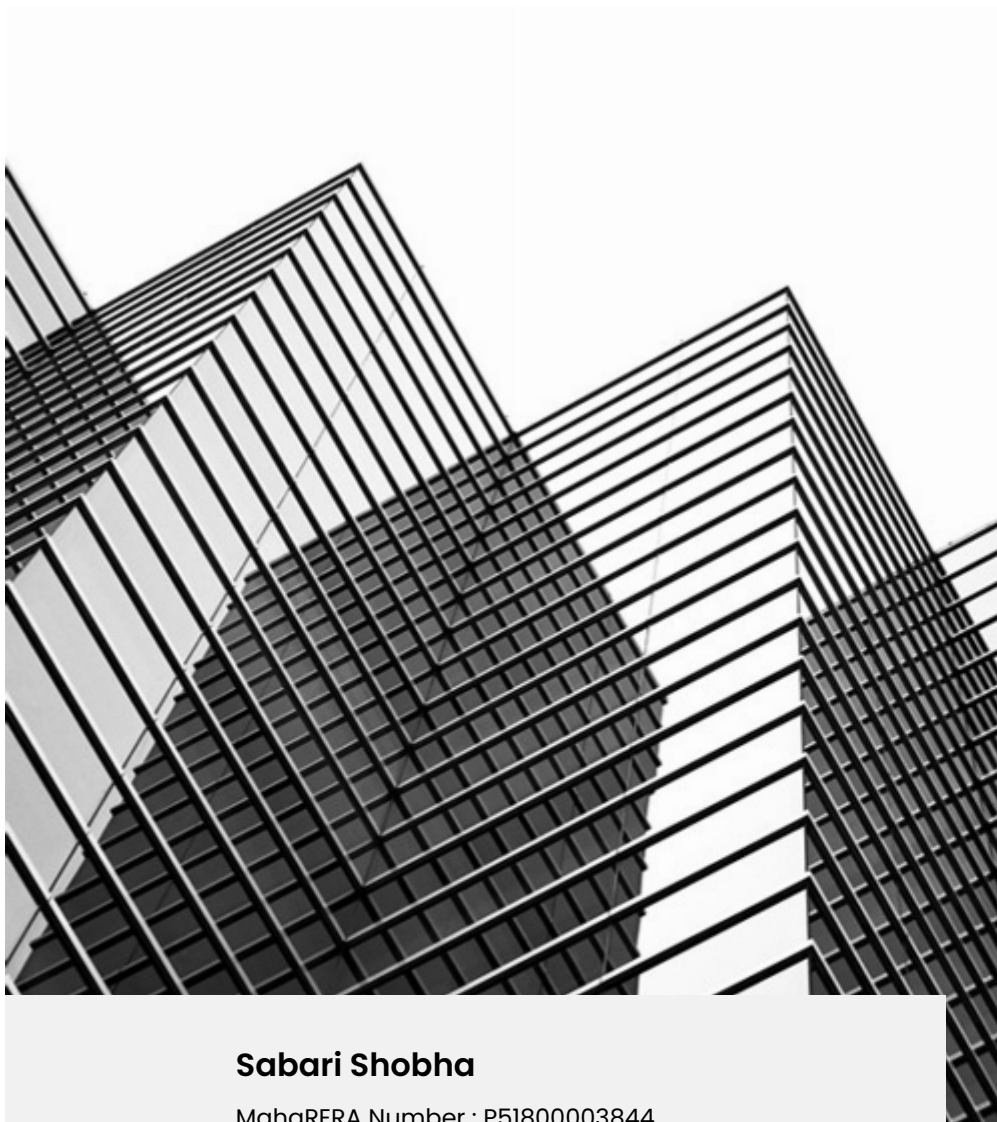


propscience.com

PROP REPORT



Sabari Shobha

MahaRERA Number : P51800003844



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 Chembur (East). Chembur is an upmarket large suburb in Mumbai. Chembur is also said to be a reference to Chevul at the mouth of the Kundalika River on mainland Maharashtra. S V Patel Nagar , Gurudwara , Aggarwal Colony , Central Railway Colony , New Rna Colony are the neighbouring localities to Chembur East. After independence, Chembur was one of the sites where refugee camps were set up to settle refugees after partition. The industrialisation of Trombay during and after the war led to the demand for housing and the growth of Chembur thereafter. Famous studios like the RK studios built by the late Raj Kapoor were present in Chembur.

Post Office	Police Station	Municipal Ward
Chembur	NA	Ward M East

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 89 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **8.6 Km**
- Maitri Park State Transport (ST) Bus Stop, VN Purav Marg, Ghatla, Chembur, Mumbai, Maharashtra 400071 **850 Mtrs**
- Chembur Railway Station, Narayan Gajanan Acharya Marg, Chembur Gaothan, Chembur, Mumbai, Maharashtra 400071 **1.1 Km**
- Eastern Express Hwy, Maharashtra **1.2 Km**
- Zen Multi Speciality Hospital in Mumbai, Plot No, 425, 10th Rd, near Sandu Garden, Jai Ambe Nagar, Chembur Gaothan, Chembur, Mumbai, Maharashtra 400071 **1 Km**
- St. Anthony's Girls' High School, St Anthony's Rd, Chembur, Mumbai, Maharashtra 400071 **300 Mtrs**
- K Star Mall **120 Mtrs**
- Ratna Department Store Private Limited, 501, Road No.5, Ghatla, Chembur, Mumbai, Maharashtra 400071 **900 Mtrs**

SABARI SHOBHA

LAND & APPROVALS

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

SABARI SHOBHA

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
ICICI Bank	NA	NA

SABARI SHOBHA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2019	0.22 Acre	3 BHK,4 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
Leisure	NA
Business & Hospitality	Clubhouse
Eco Friendly Features	Landscaped Gardens

SABARI SHOBHA

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Sabari Shobha	2	11	2	3 BHK,4 BHK	22

First Habitable Floor	2nd Floor
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Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,Earthquake Resistant Design
- **Fire Safety** : Fire rated doors / walls
- **Sanitation** : The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

SABARI SHOBHA

FLAT INTERIORS

Configuration	RERA Carpet Range
4 BHK	1373 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Water Body / City Skyline

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	Geyser

SABARI SHOBHA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
4 BHK	--	--	INR 46700000

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

GST	Stamp Duty	Registration
0%	0%	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,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,SBI Bank

Transaction History

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

SABARI SHOBHA

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
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February 2022	1329	5	INR 46000000	INR 34612.49
November 2021	1329	9	INR 28500000	INR 21444.7
June 2021	1336	6	INR 31500000	INR 23577.84
March 2021	1307	6	INR 42100000	INR 32211.17
January 2021	1679	3	INR 41500000	INR 24717.09
December 2020	1679	NA	INR 32500000	INR 19356.76
October 2019	1462	NA	INR 29000000	INR 19835.84

SABARI SHOBHA

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	48
Connectivity	83
Infrastructure	86
Local Environment	80
Land & Approvals	44
Project	69
People	55
Amenities	42
Building	55
Layout	75
Interiors	38
Pricing	30
Total	59/100

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