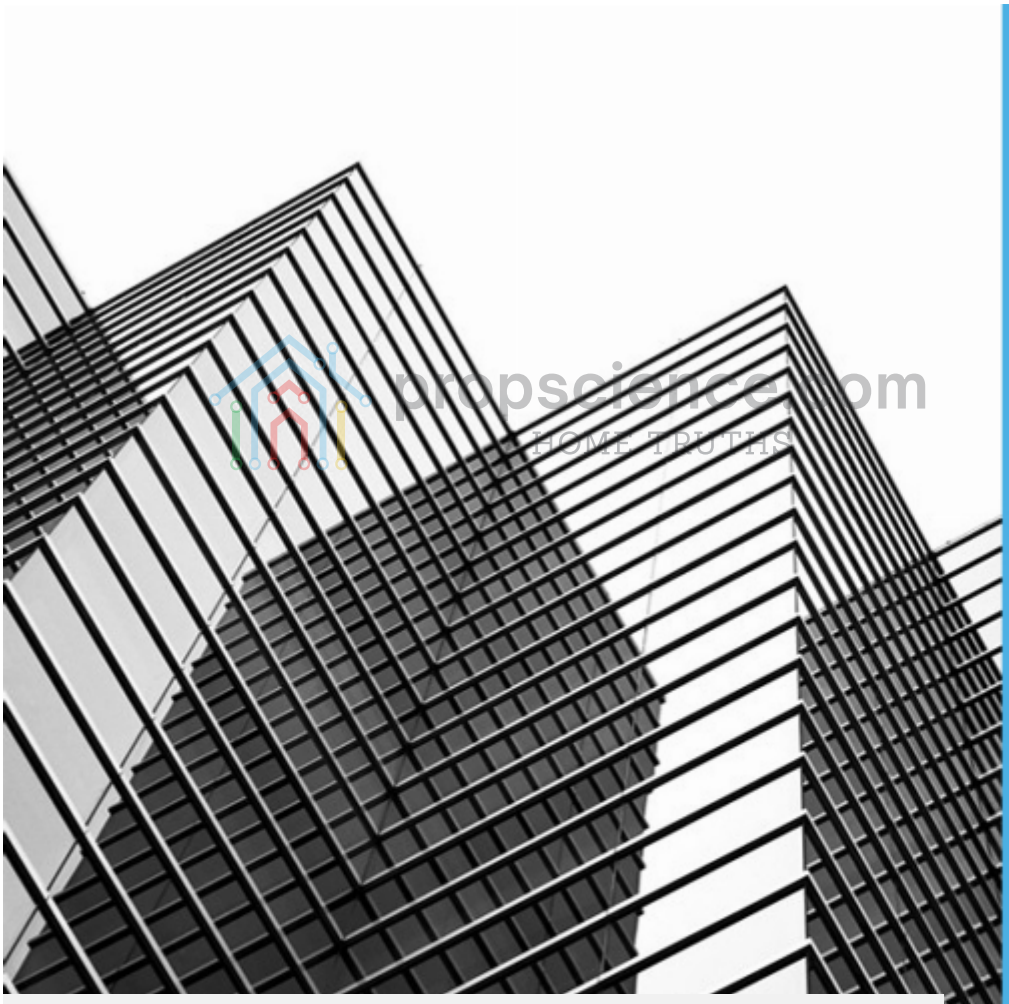
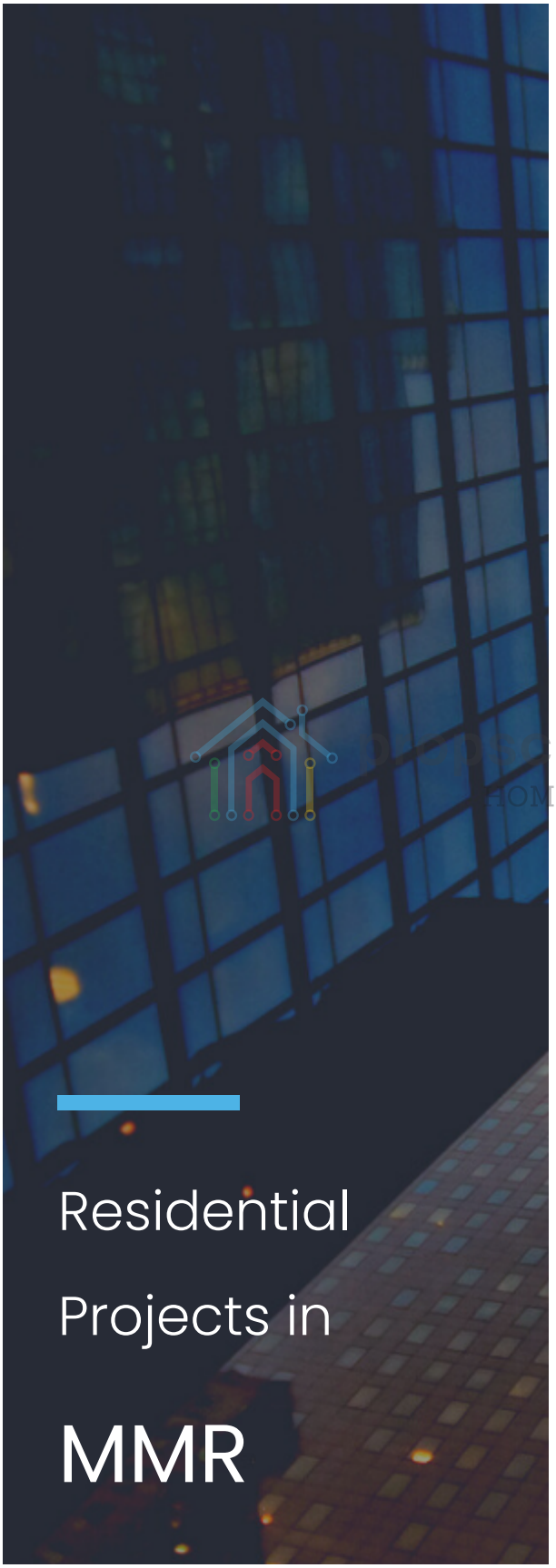
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# PROP REPORT




**Samarth Srishti Phase 2 Wing A**

MahaRERA Number : P51800028396



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

The project is in Bhandup (West). Bhandup, a suburban locality in Mumbai derives its name rom 'bhandupeshwas', one of the names of the hindu god Shiva. Bhandup has Asia's biggest water filtration plant. Bhandup West is a developing affordable suburb in Western Mumbai with mix of residential and commercial properties.

| Post Office | Police Station | Municipal Ward |
|---|---|---|
| Bhandup Ind. Estate | NA | Ward S |

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## Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 94 AQI and the noise pollution is Greater than 85 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **13.3 Km**
- Shangrila Company Bus Stop **700 Mtrs**
- Bhandup Railway Station (W) **2.4 Km**
- Lal Bahadur Shastri Marg **600 Mtrs**
- Fortis Hospital **2 Km**
- GS Shetty International School **600 Mtrs**
- Dreams Mall **1.7 Km**
- Daily Shop **800 Mtrs**

# LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|---|---|---|
| March 2022 | NA | 1 |

SAMARTH SRISHTI PHASE 2 WING A

# BUILDER & CONSULTANTS

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

SAMARTH SRISHTI PHASE 2 WING A

# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|

| | | |
|---|---|---|
| Completed on 31st December, 2023 | 0.399 Acre | 1 BHK,2 BHK |

## Project Amenities

| | |
|---|---|
| **Sports** | Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| **Leisure** | Senior Citizen Zone,Sit-out Area,Reflexology Park |
| **Business & Hospitality** | Clubhouse |
| **Eco Friendly Features** | Rain Water Harvesting,Landscaped Gardens |

SAMARTH SRISHTI PHASE 2
WING A

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# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| Wing A | 4 | 22 | 8 | 1 BHK,2 BHK | 176 |

| | |
|---|---|
| **First Habitable Floor** | 1st Floor |

## Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** Sprinkler System,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

SAMARTH SRISHTI PHASE 2
WING A

# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---|---|
| 1 BHK | 450 sqft |
| 2 BHK | 620 sqft |

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| | |
|---|---|
| **Floor To Ceiling Height** | Between 9 and 10 feet |
| **Views Available** | Road View / No View |

| | |
|---|---|
| **Flooring** | Marble Flooring,Vitrified Tiles |
| **Joinery, Fittings & Fixtures** | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink |

| | |
|---|---|
| **Finishing** | Double glazed glass windows |
| **HVAC Service** | Split / Box A/C Provision |
| **Technology** | Optic Fiber Cable |
| **White Goods** | Modular Kitchen |

SAMARTH SRISHTI PHASE 2

WING A

# COMMERCIALS

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| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 1 BHK | INR 14262.22 | INR 6418000 | INR 6418000 |
| 2 BHK | INR 14269.35 | INR 8847000 | INR 8847000 |

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

| GST | Stamp Duty | Registration |
|---|---|---|
| 0% | 5% | 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** | Construction Linked Payment |
| **Bank Approved Loans** | Axis Bank,HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,SBI Bank |

**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** | 63 |
| **Connectivity** | 83 |
| **Infrastructure** | 86 |
| **Local Environment** | 73 |
| **Land & Approvals** | 50 |
| **Project** | 69 |
| **People** | 39 |
| **Amenities** | 48 |
| **Building** | 53 |
| **Layout** | 45 |
| **Interiors** | 55 |
| **Pricing** | 40 |
| **Total** | **59/100** |

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SAMARTH SRISHTI PHASE 2
WING A

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