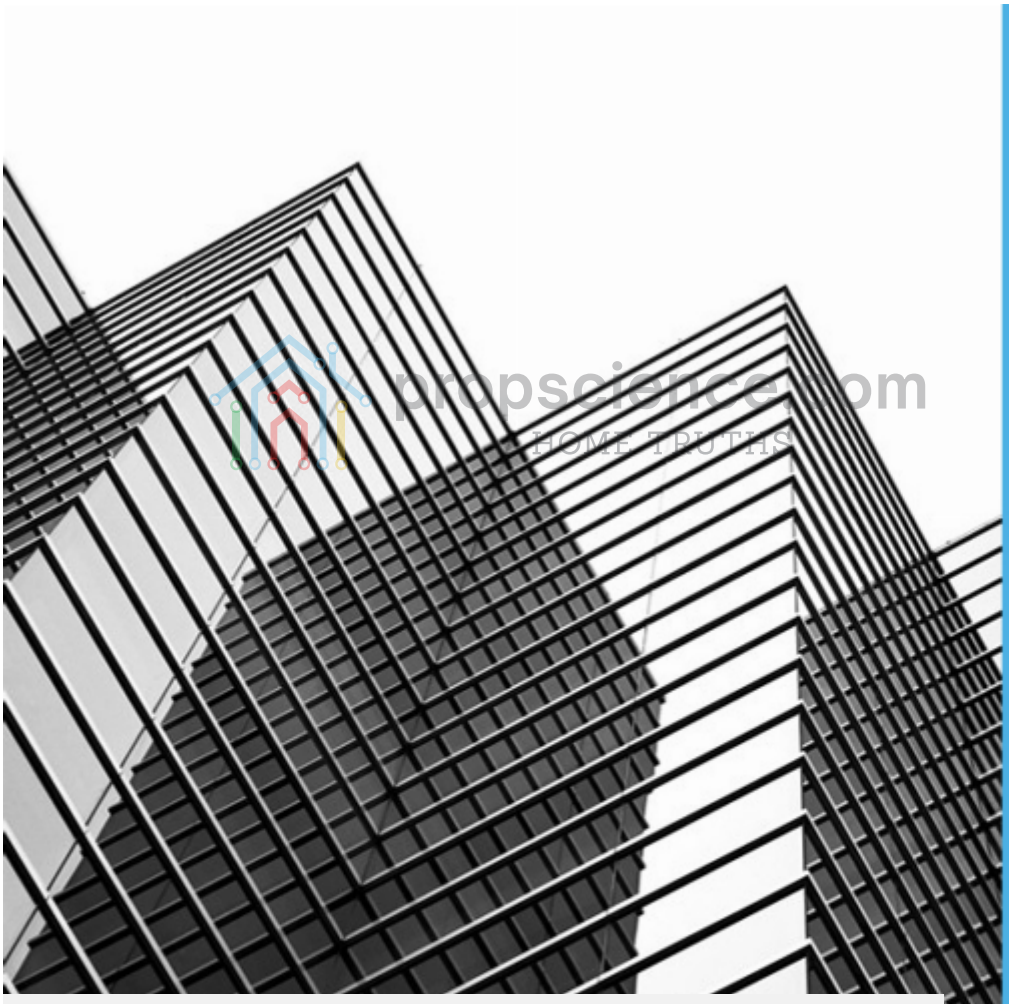
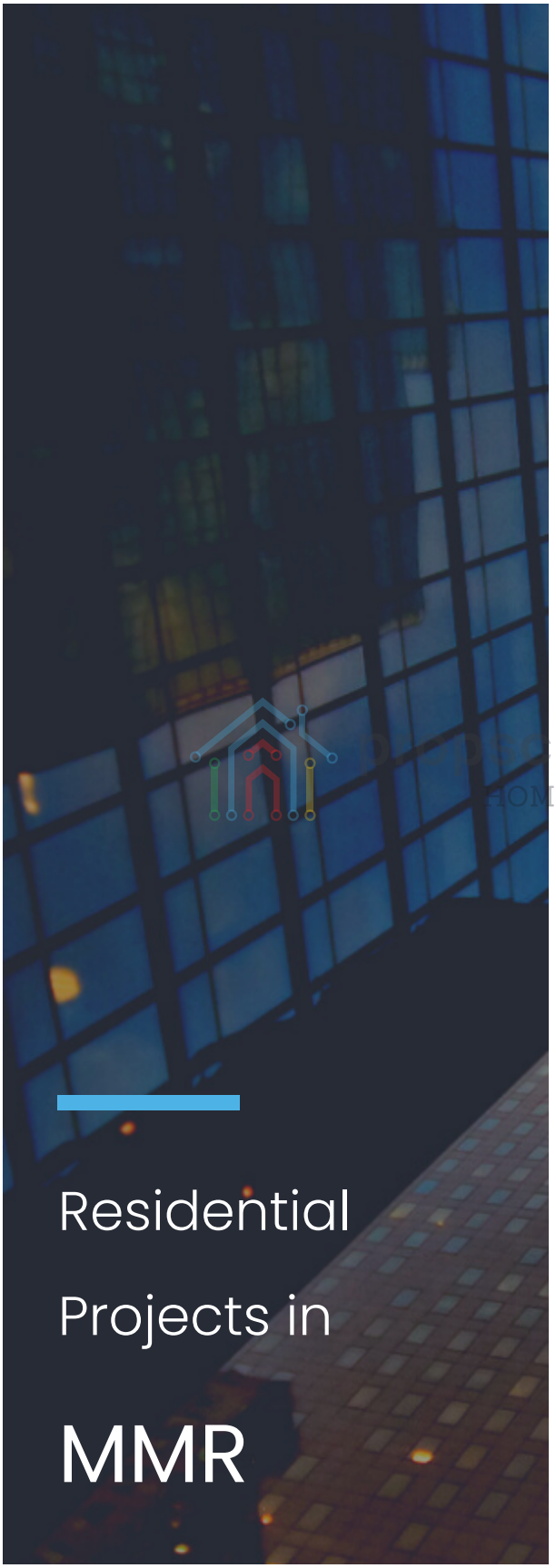
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PROP REPORT



Serene Shelter

MahaRERA Number : P51800009965



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 Kurla (East). Kurla is a neighbourhood of East Mumbai, India. Kurla may be divided into two parts: Kurla (East) and Kurla (West), It is the headquarters of the Kurla taluka of Mumbai Suburban district. Kurla East is bordered by the suburban neighbourhoods of Chunabhatti in the south, Chembur in the East and Ghatkopar in the North. The Eastern Express Highway is the main thoroughfare for Kurla East.

Post Office	Police Station	Municipal Ward
Nehru Nagar	Kurla Police Station	Ward L

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Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 173 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **8.1 Km**
- Nehru Nagar Kurla Bus Station (E) **3.1 Km**
- Kurla Railway Station **3.4 Km**
- Eastern Express Highway **5.8 Km**
- Aryan Hospital & Medical Centre **550 Mtrs**
- Vivekanand Education Society's Swami Vivekanand Vidyalaya & Kanishtha Mahavidyalaya, CST Rd, Opposite Nehru Nagar S.T. Depot, Milan Nagar, Kurla, Mumbai, Maharashtra 400024 **800 Mtrs**
- Phoenix Marketcity **4.3 Km**
- K Star Mall **2.8 Km**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
April 2022	NA	5

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BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
LIC Housing Finance Ltd	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 31st December, 2022	5112.20 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Outdoor Gym
Leisure	Yoga Room / Zone
Business & Hospitality	Community Hall
Eco Friendly Features	Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Serene Shelter	2	17	6	1 BHK,2 BHK	102

First Habitable Floor	2 Floor

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Security Staff
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Goods Lift

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	468 - 719 sqft
2 BHK	649 - 734 sqft

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

Flooring	Marble Flooring,Wooden Flooring
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Safety door

Finishing	Dry Walls,False Ceiling,Double glazed glass windows
HVAC Service	Centralized Air Conditioning System
Technology	WIFI enabled,Optic Fiber Cable
White Goods	Modular Kitchen,Air Conditioners,Washing Machine & Dryer,Refrigerator,Microwave Oven

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COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 11100000 to 16900000
2 BHK	--	--	INR 15200000 to 18000000

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

GST	Stamp Duty	Registration
5%	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,DHFL Bank,HDFC Bank,ICICI Bank,Kotak Bank,L& T Housing Finance Ltd,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

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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	45
Infrastructure	84
Local Environment	70
Land & Approvals	56
Project	76
People	48
Amenities	42
Building	71
Layout	45
Interiors	70
Pricing	40
Total	**58/100**

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