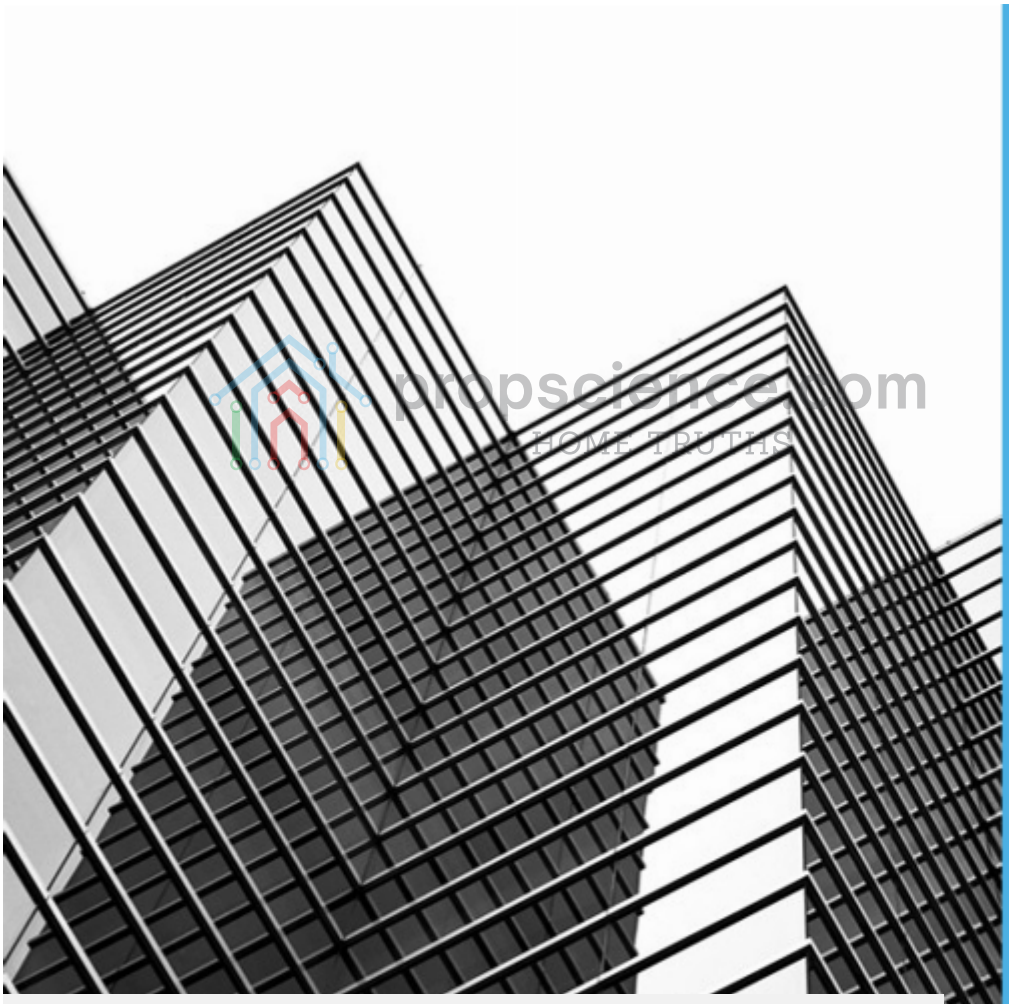
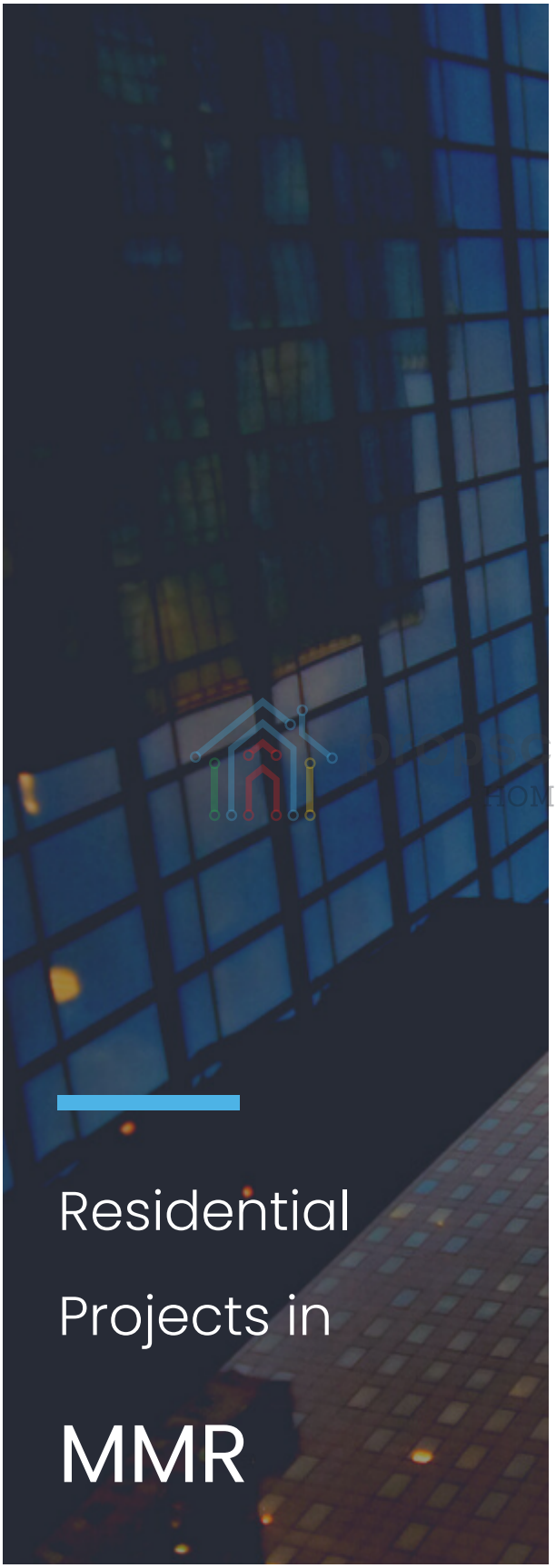
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PROP REPORT



Sanghvi Atlanta

MahaRERA Number : P51800006480



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 West	NA	Ward S

Neighborhood & Surroundings

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HOME TRUTHS

The locality is prone to traffic jams during rush hour. The air pollution levels are 94 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **10.5 Km**
- Janata Market Bus Stop **1 Km**
- Bhandup Railway Station (W), **750 Mtrs**
- Lal Bahadur Shastri Rd, **500 Mtrs**
- Fortis Hospital Mulund **3.5 Km**
- I.D.U.B.S High School & Junior College **950 Mtrs**
- Neptune Magnet Mall **900 Mtrs**
- Shree Bahuchar Super Market **800 Mtrs**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
September 2018	NA	1

SANGHVI ATLANTA

BUILDER & CONSULTANTS

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Sanghvi S3 Group, Sanghvi Group's newly established corporate brand with a strong 37-year legacy with the vision of creating a positive future by providing people with an effective and improved quality of life and standards of living. Its unique new home design and development process engages its clients on an intimate level, from conception to the start of construction and delivery of the home. They have projects in all parts of Mumbai and are also expanding in Nashik and Lonavala.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

SANGHVI ATLANTA

PROJECT & AMENITIES

Time Line	Size	Typography
2021 Ready to move	0.28 Acre	1 BHK,1.5 BHK,2 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Clubhouse
Eco Friendly Features	Green Zone

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Sanghvi Atlanta	2	21	3	1 BHK,1.5 BHK,2 BHK	63

First Habitable Floor	1st Floor

Services & Safety

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

SANGHVI ATLANTA

FLAT INTERIORS

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Configuration	RERA Carpet Range
1 BHK	310 - 421 sqft
1.5 BHK	450 sqft
2 BHK	670 sqft

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

Flooring	Marble Flooring,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	NA
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Chimney & Hob,Modular Kitchen

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COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 6500000 to 9000000
1.5 BHK	--	--	INR 11000000
2 BHK	--	--	INR 15200000

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 700000	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 India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,Kotak Bank,LIC Housing Finance Ltd,SBI Bank

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Transaction History

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

SANGHVI ATLANTA

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	83
Infrastructure	78
Local Environment	80
Land & Approvals	44
Project	59
People	56
Amenities	48
Building	55
Layout	65
Interiors	63
Pricing	40

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Total	**60/100**

SANGHVI ATLANTA

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