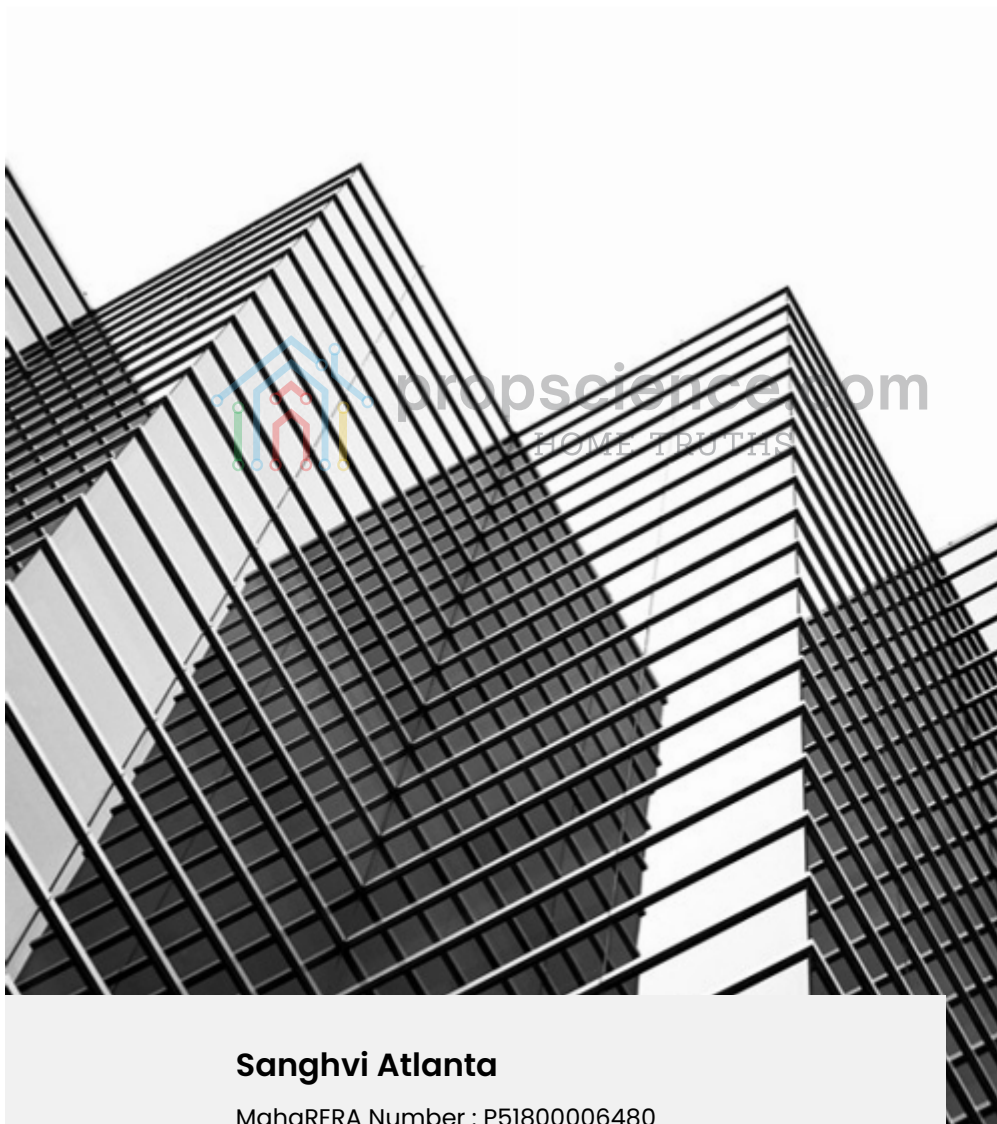


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# PROP REPORT



**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.

## LOCATION

The project is in Bhandup (West). Bhandup, a suburban locality in Mumbai derives its name from '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 a mix of residential and commercial properties.

Post Office	Police Station	Municipal Ward
Bhandup West	NA	Ward S

### Neighborhood & Surroundings

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

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

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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

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# PROJECT & AMENITIES

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

## Project Amenities

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

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## FLAT INTERIORS



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

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


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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.

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	5%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 700000	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	 Axis Bank, Bank of India, DHFL Bank, HDFC Bank, ICICI Bank, IDBI Bank, Kotak Bank, LIC 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	55
Connectivity	83
Infrastructure	78
Local Environment	80
Land & Approvals	44
 <b>Project</b>	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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