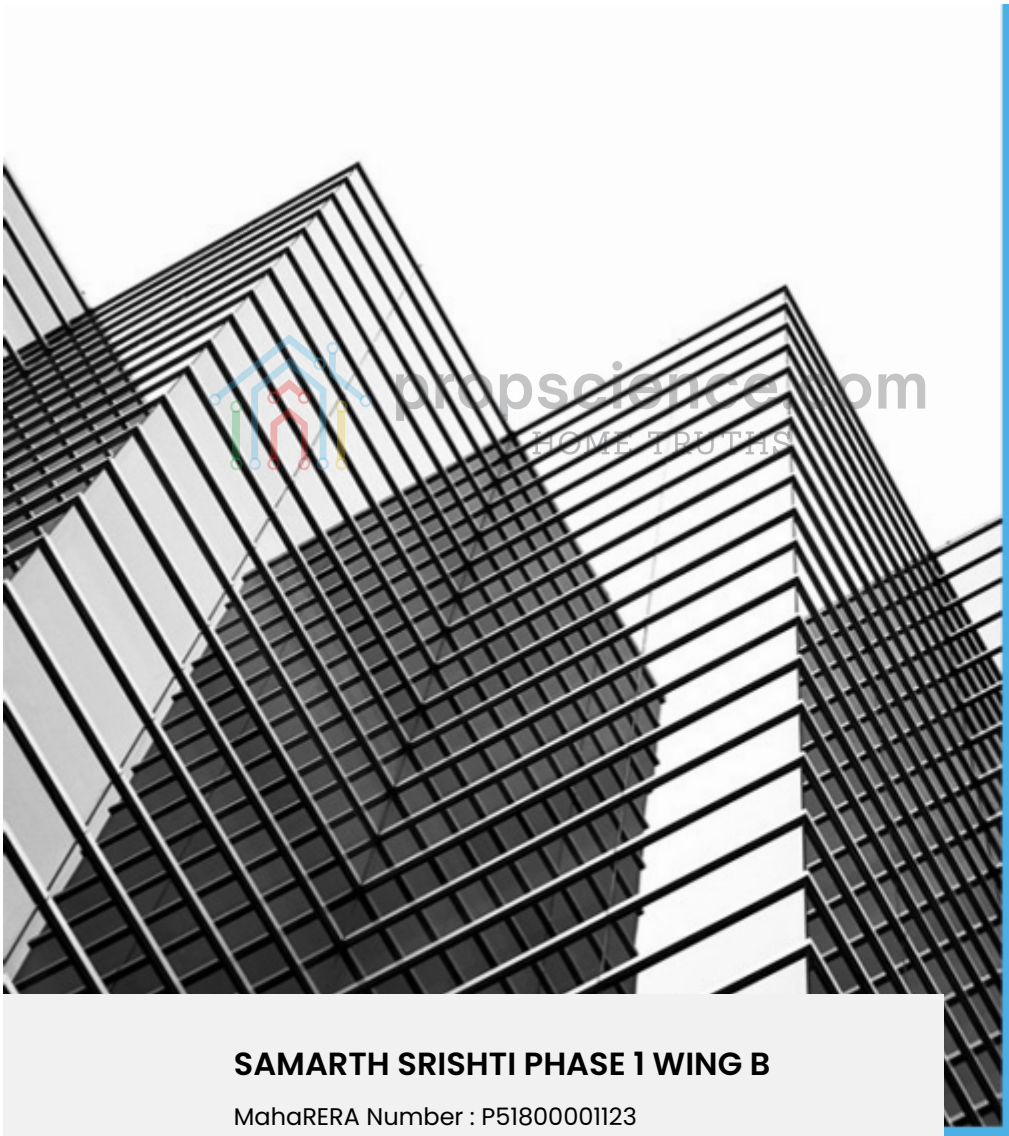
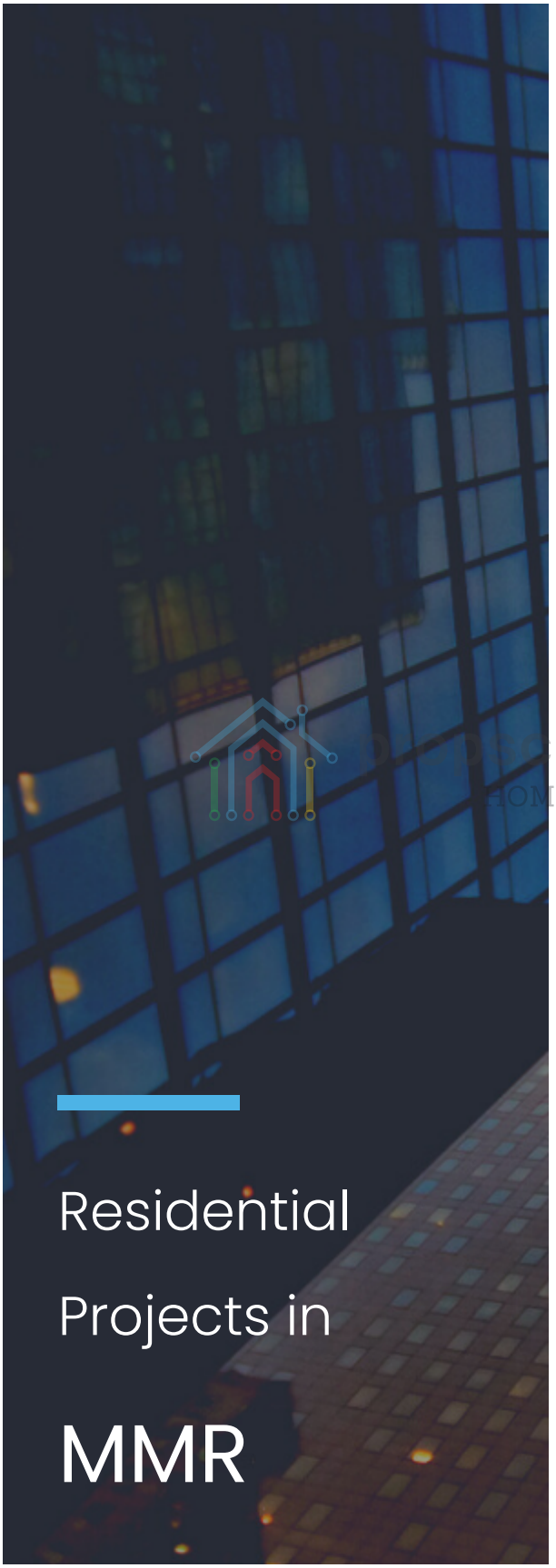
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PROP REPORT



SAMARTH SRISHTI PHASE 1 WING B

MahaRERA Number : P51800001123



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
January 2022	NA	1

SAMARTH SRISHTI PHASE 1
WING B

BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

SAMARTH SRISHTI PHASE 1
WING B

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 31st December, 2021	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 1
WING B

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing B	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 :** 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 1 WING B

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

Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Modular Kitchen

SAMARTH SRISHTI PHASE 1 WING B

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,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.

SAMARTH SRISHTI PHASE I
WING B

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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	63
Connectivity	83
Infrastructure	86
Local Environment	73
Land & Approvals	50
Project	69
People	39
Amenities	48
Building	53
Layout	45
Interiors	53
Pricing	40
Total	**58/100**

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SAMARTH SRISHTI PHASE 1
WING B

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