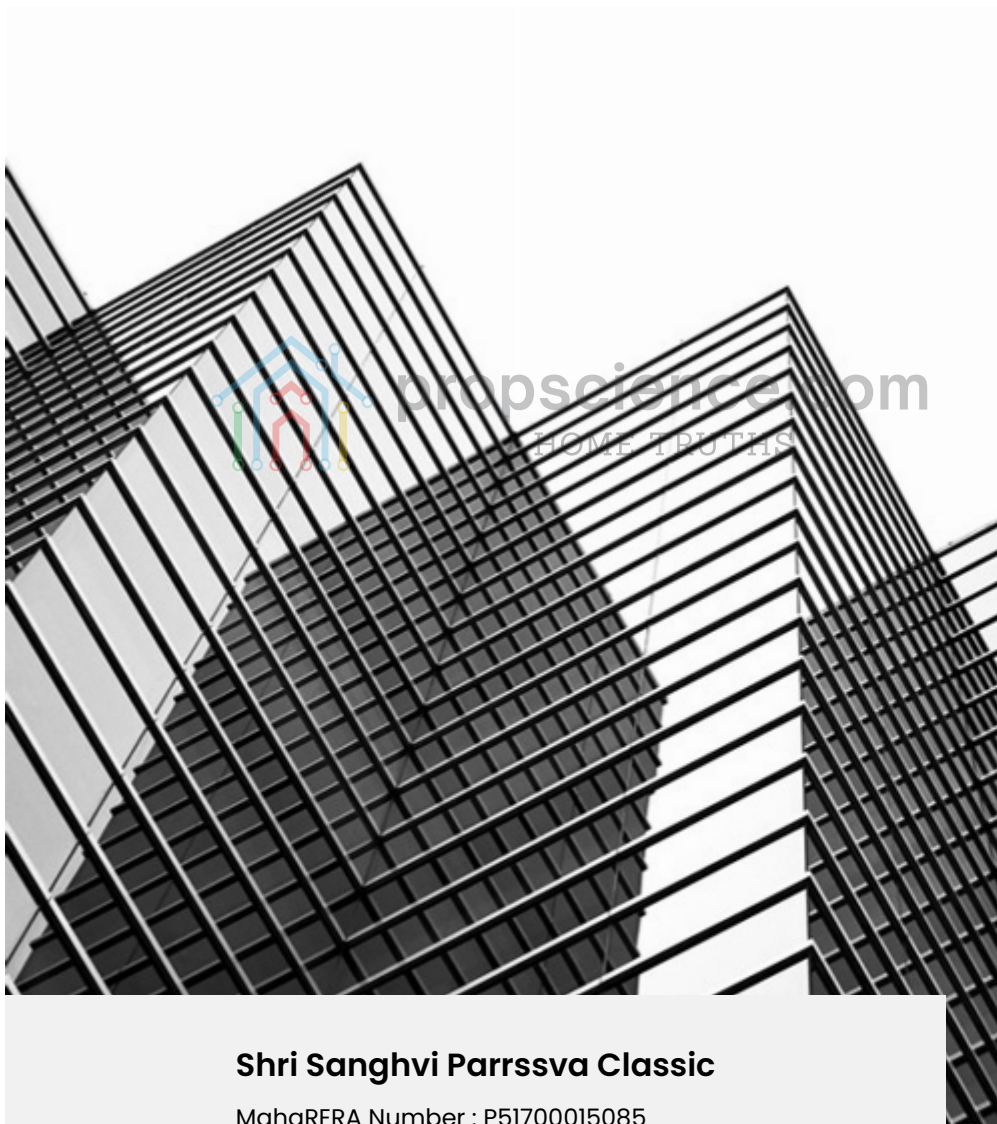


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# PROP REPORT



**Shri Sanghvi Parrssva Classic**

MahaRERA Number : P51700015085



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 Mumbai- Nasik Highway. Bhiwandi is a city in the Thane district. It is located 20 km northeast of Mumbai and 15 km northeast of the city of Thane and is part of the Mumbai Metropolitan Region. Bhiwandi is a well-known centre of logistics and textile industries. Although mainly inhabited by ethnic minorities, the area has become a secular city due to the development of infrastructure and industries. Bhiwandi Nizampur City Municipal Corporation is a civic body founded in 2002 Maharashtra State Government to manage the industrial community of Bhiwandi. Many renowned real estate developers are entering the market, along with some individual local developers. It is the main commercial centre connecting Mumbai and the rest of India via the Mumbai-Agra Highway.

The diagram features a central house icon with a blue roof and red walls, with a 'propscience.com' watermark. Below the icon are three columns representing different locations. The first column is labeled 'Post Office' and contains 'Bhiwandi'. The second column is labeled 'Police Station' and contains 'Kalyan Taluka Police Station'. The third column is labeled 'Municipal Ward' and contains 'Bhiwandi-Nizampur Municipal Corporation'.

Post Office	Police Station	Municipal Ward
Bhiwandi	Kalyan Taluka Police Station	Bhiwandi-Nizampur Municipal Corporation

## Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 57 AQI and the noise pollution is 0 to 50 dB .

## Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **42.5 Km**
- Chhatrapati Shivaji Maharaj International Airport **35.7 Km**
- Bhiwandi Bus Depot **6.6 Km**
- Bhiwandi Railway Station Rd, **7.2 Km**
- NH848, Bhadwad Gaon **1.2 Km**
- JEEVAK HOSPITAL **87 Mtrs**
- Swayam Siddhi College Of Management & Research **350 Mtrs**
- Metro Junction Mall **8.5 Km**
- D Mart, Mohan Square One **9 Km**

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## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS

Project Funded By

Architect

Civil Contractor

NA

NA


NA

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## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th September, 2021	1431.28. Sqmt	1 BHK,2 BHK,Studio

### Project Amenities

	HOME TRUTHS
 Sports	NA
Leisure	Pet Friendly,Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Landscaped Gardens,Water Storage,Solar Pannel

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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Sanghvi Parrssva Classic	2	8	8	1 BHK,2 BHK,Studio	64

First Habitable Floor	2nd
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## Services & Safety

- **Security** : Society Office,Security System / CCTV,Earthquake Resistant Design
- **Fire Safety** : Fire Hose
- **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
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Studio	291 - 306 sqft
1 BHK	350 - 473 sqft
2 BHK	555 sqft

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

<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Concealed copper wiring, Electrical Sockets / Switch Boards
<b>Finishing</b>	Laminated flush doors, Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	NA
<b>White Goods</b>	NA

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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 12138.89	INR 3533050	INR 3719000 to 3910000
1 BHK	INR 12141	INR 4249350	INR 4473000 to 6045000
2 BHK	INR 12141.17	INR 6738350	INR 7093000

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



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HOME TRUTHS

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
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<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	HDFC Bank,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	45
Connectivity	48
Infrastructure	58

<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	44
<b>Project</b>	55
<b>People</b>	39
<b>Amenities</b>	42
<b>Building</b>	78
<b>Layout</b>	45
<b>Interiors</b>	63
<b>Pricing</b>	40
<b>Total</b>	<b>55/100</b>



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HOME TRUTHS

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