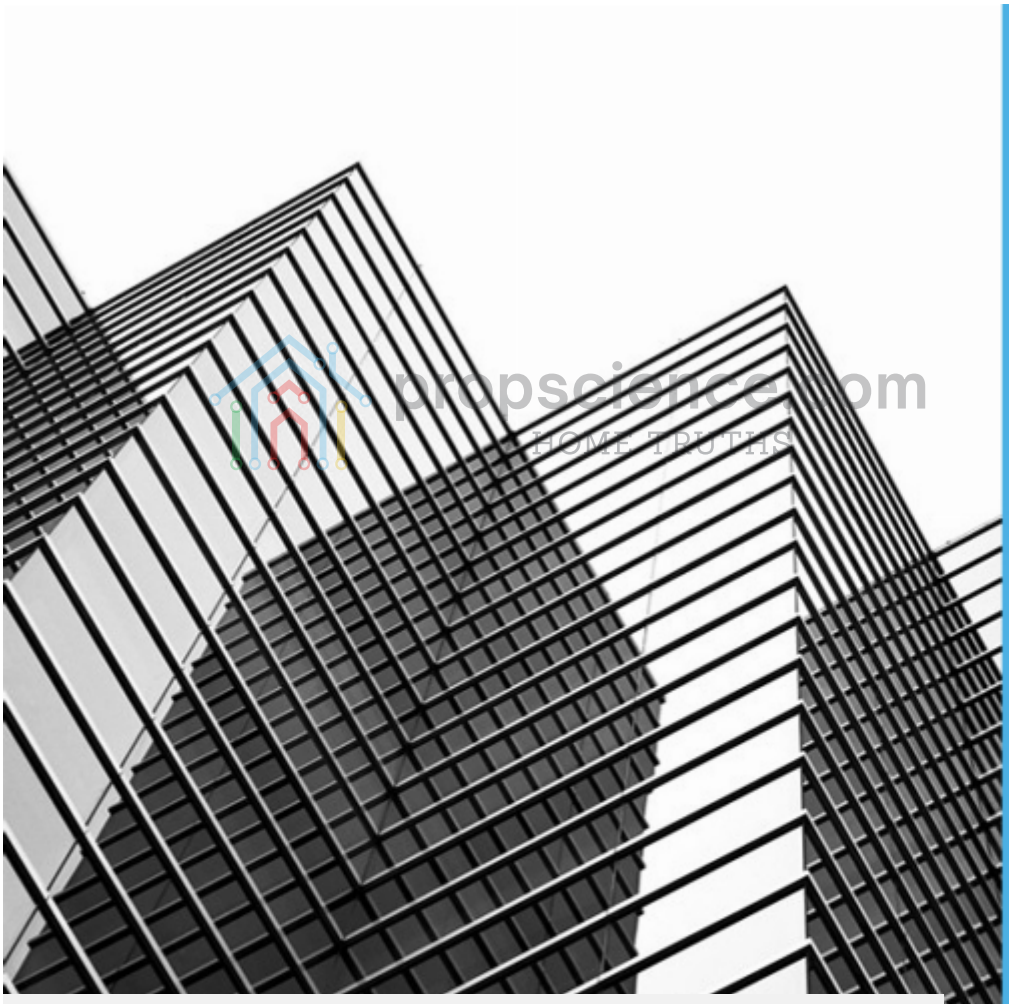
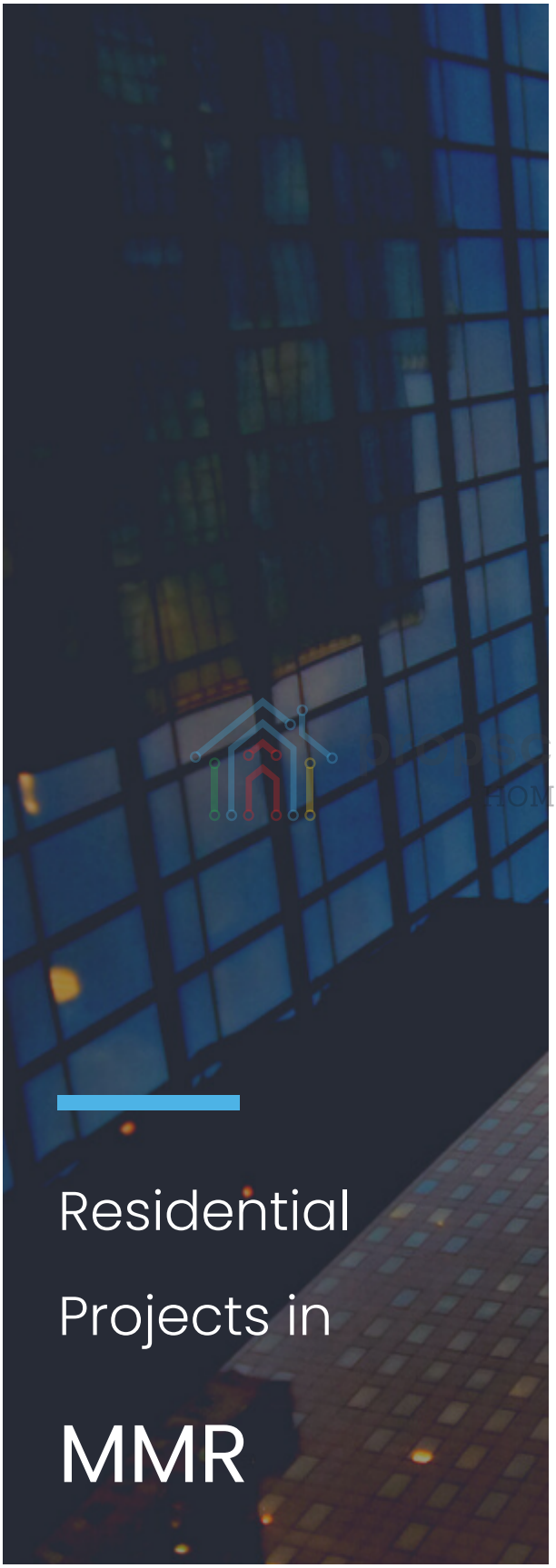
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PROP REPORT



Marvel Heights

MahaRERA Number : P99000026982



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

Post Office	Police Station	Municipal Ward
Vasai Road E	NA	NA

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 75 AQI and the noise pollution is 0 to 50 dB .

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Connectivity & Infrastructure

- Mumbai International Airport **45 Km**
- Vasai Bus Depot **4.2 Km**
- Vasai Railway Station **5.5 Km**
- NH 48 **7 Km**
- Evershine Hospital **2.2 Km**
- Saraswati Vidyamandir **6 Km**
- Carnival Cinemas **2.6 Km**
- D Mart **4 Km**

MARVEL HEIGHTS

LAND & APPROVALS

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

MARVEL HEIGHTS

BUILDER & CONSULTANTS

Shantee Group's journey began in 2005, and since then, they have established themselves as one of the premier real estate development companies in the city of Mumbai Suburb Vasai- Virar Sub Region. The firm has a distinction in developing commercial projects and residential complexes which are deemed to be outstanding works of perfection. All of which is accomplished under the supervision of high quality test, professional management and timely completion of projects. Shantee Group deliver top-class structures with its continuous innovative construction strategies to achieve new milestones, leading it to surge ahead with its presence felt in the sector. Over the years, Shantee Group has giving its clients the best of both worlds – sovereign lifestyle at economical rates. With a clear and bright future and a defined principle.

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

MARVEL HEIGHTS

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2024	3985 Sqmt	1 BHK

Project Amenities

Sports	Multipurpose Court,Kids Play Area
Leisure	Temple,Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Water Storage

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MARVEL HEIGHTS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Marvel Heights	2	10	8	1 BHK	80

First Habitable Floor	1st Floor

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

MARVEL HEIGHTS

FLAT INTERIORS

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Configuration	RERA Carpet Range
1 BHK	346 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles,Anti Skid Tiles

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

MARVEL HEIGHTS

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 3300000

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

GST	Stamp Duty	Registration
2%	6%	INR 25000

Floor Rise	Parking Charges	Other Charges
NA	INR 400000	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,HDFC Bank,ICICI 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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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
June 2022	344	8	INR 3059835	INR 8894.87
May 2022	241	1	INR 2298711	INR 9538.22
May 2022	241	8	INR 2348751	INR 9745.85

April 2022	247	2	INR 2514815	INR 10181.44
April 2022	241	9	INR 2291750	INR 9509.34
April 2022	312	1	INR 2479959	INR 7948.59
March 2022	245	1	INR 2077111	INR 8478
February 2022	242	9	INR 2623556	INR 10841.14
February 2022	241	2	INR 2459581	INR 10205.73
January 2022	245	9	INR 2465585	INR 10063.61
January 2022	344	7	INR 2806715	INR 8159.06
November 2021	239	8	INR 2038000	INR 8527.2
October 2021	247	4	INR 2139500	INR 8661.94
September 2021	210	6	INR 2246676	INR 10698.46
July 2021	245	3	INR 2216500	INR 9046.94

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July 2021	247	7	INR 2267368	INR 9179.63
June 2021	346	3	INR 2566467	INR 7417.53
May 2021	312	6	INR 1957000	INR 6272.44
April 2021	383	8	INR 2566467	INR 6700.96
April 2021	241	3	INR 1957000	INR 8120.33

MARVEL HEIGHTS

PROJECT PROPSCORE

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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	38
Infrastructure	70

Local Environment	100
Land & Approvals	44
Project	76
People	46
Amenities	36
Building	65
Layout	53
Interiors	63
Pricing	63
Total	**59/100**

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