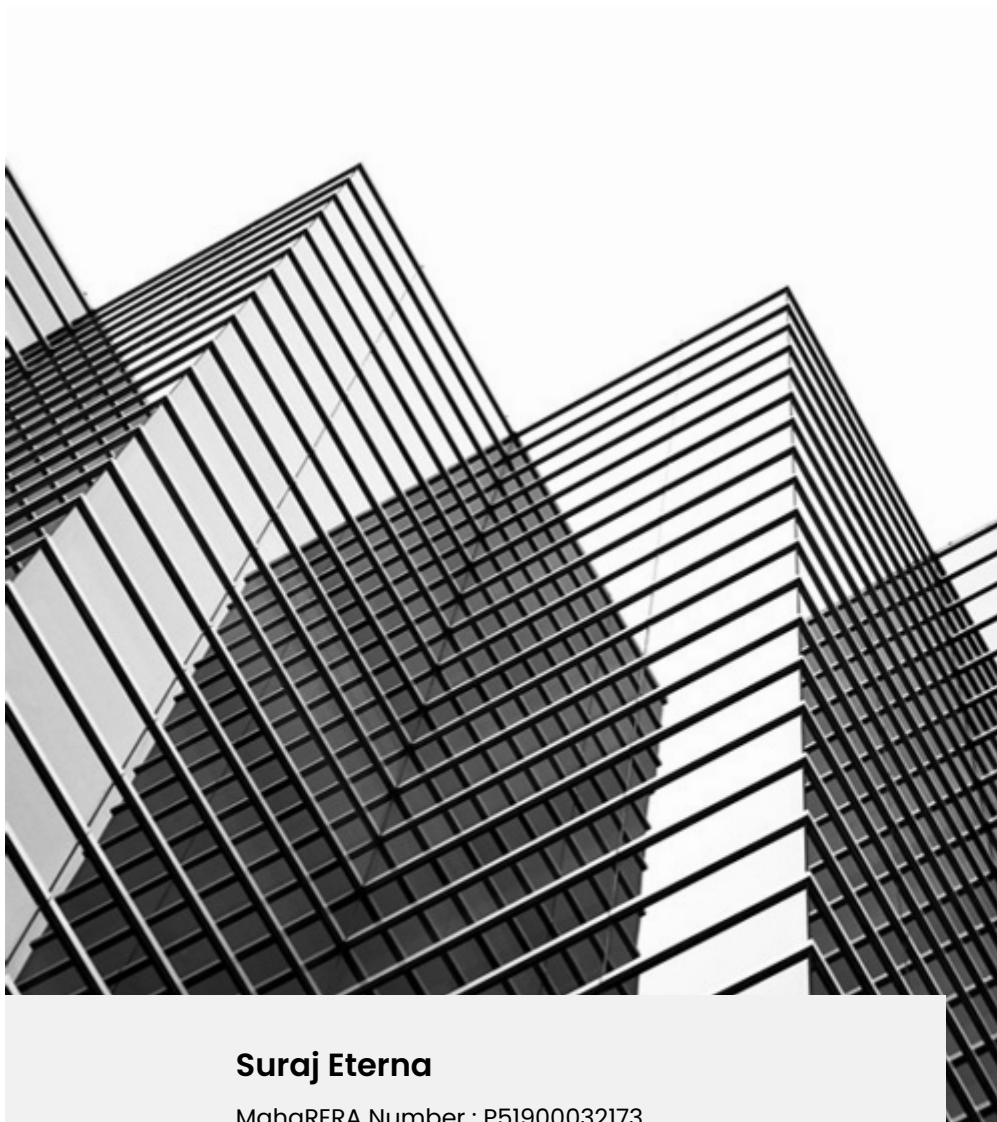


propscience.com

PROP REPORT



Suraj Eterna

MahaRERA Number : P51900032173



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 Mahim. Mahim is a neighbourhood in Mumbai, India. The Mahim railway station is in the Mahim area, on the Mumbai suburban railway on the Western Railway line. Mahim is diverse and has a church, mosque and fire-temple existing within a few meters of each other. The name Mahim is derived from the ancient Mahikavati meaning "miraculous" in Sanskrit.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------------|----------------|
| Mahim | Mahim Police Station | Ward G North |

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 26 Good AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **12.60 Km**
- Mahim Bus Stop, Near Dargah, Lady Jamshedji Road, **50 Mtrs**
- Dadar TT Circle, Dadar East, Dadar, Mumbai, Maharashtra 400014 **3.90 Km**
- Western Express Highway **4.50 Km**
- S L Raheja Hospital | Best Hospital in Mahim, Mumbai, Raheja Rugnalaya Marg, Mahim West, Mahim, Mumbai, Maharashtra 400016 **1.00 Km**
- Bombay Scottish School, Mahim, 153, SVS Rd, New Mangal Wadi, Mahim West, Mahim, Mumbai, Maharashtra 400016 **1.00 Km**
- Kenilworth Mall, 39th Rd, Khar, Khar West, Mumbai, Maharashtra 400050 **3.20 Km**
- Dadar market Bhaji, 2RCV+9V2, Matunga Central Railway Workshop, Lokmanya Tilak Colony, Dadar, Mumbai, Maharashtra 400028 **2.90 Km**

LAND & APPROVALS

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

BUILDER & CONSULTANTS

Suraj Estates was founded in 1986 with the goal of changing the way people think about real estate by focusing on quality and customer service. Their residential and commercial projects have become a permanent fixture in the Mumbai skyline in the last 35 years. Suraj Estates has created unique places for the National Stock Exchange of India, Union Bank of India, and Clearing Corporation of India, amongst others. Their board of directors include Rahul Rajan Jesu Thomas, Sujatha R Thomas, Rajan Meenathakonil Thomas, Mrutyunjay Mahapatra, Sunil Pant and Satyendra Shridhar Nayak. Suraj Estate Developers Limited is a publicly listed company.

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA | NA | NA |

PROJECT & AMENITIES

| Time Line | Size | Typography |
|----------------------------------|----------|-------------|
| Completed on 31st December, 2024 | 700 Sqmt | 1 BHK,2 BHK |

Project Amenities

| | |
|-----------------------------------|--------------------------|
| Sports | Kids Play Area,Gymnasium |
| Leisure | NA |
| Business & Hospitality | NA |
| Eco Friendly Features | Rain Water Harvesting |

SURAJ ETERNA

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|--------------|-----------------|--------------|-----------------|----------------|----------------|
| SURAJ ETERNA | 2 | 20 | 4 | 1 BHK,2 BHK | 80 |

First Habitable Floor

1st Floor

Services & Safety

- **Security** : Security System / CCTV,Earthquake Resistant Design
- **Fire Safety** : Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : NA

SURAJ ETERNA

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|-------------------------|---------------------------------|
| 1 BHK | 360 - 434 sqft |
| 2 BHK | 633 sqft |
| Floor To Ceiling Height | Between 9 and 10 feet |
| Views Available | Water Body / City Skyline |
| Flooring | Marble Flooring,Vitrified Tiles |

| | |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards |
| Finishing | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,False Ceiling,Laminated flush doors |
| HVAC Service | NA |
| Technology | NA |
| White Goods | NA |

SURAJ ETERNA

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------------------|
| 1 BHK | INR 42000 | INR 15120000 | INR 15120000 to 18228000 |
| 2 BHK | INR 42000 | INR 26586000 | INR 26586000 |

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

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

| | |
|----------------------------|---------------------------------------------------------------|
| Festive Offers | The builder is not offering any festive offers at the moment. |
| Payment Plan | NA |
| Bank Approved Loans | Axis Bank,HDFC Bank,ICICI Bank,Kotak Bank |

Transaction History

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

SURAJ ETERNA

ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price | Rate per sq.ft. |
|-------------------------|--------------------|--------------|-------------------|------------------------|
| June 2022 | 427 | 15 | INR 12810000 | INR 30000 |

| | | | | |
|-------------------|-----|----|--------------|--------------|
| June 2022 | 350 | 12 | INR 13750000 | INR 39285.71 |
| April 2022 | 427 | 16 | INR 15945000 | INR 37341.92 |

SURAJ ETERNA

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 | 83 |
| Connectivity | 63 |
| Infrastructure | 78 |
| Local Environment | 80 |
| Land & Approvals | 44 |
| Project | 78 |

| | |
|------------------|---------------|
| People | 46 |
| Amenities | 30 |
| Building | 57 |
| Layout | 63 |
| Interiors | 73 |
| Pricing | 30 |
| Total | 60/100 |

SURAJ ETERNA

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