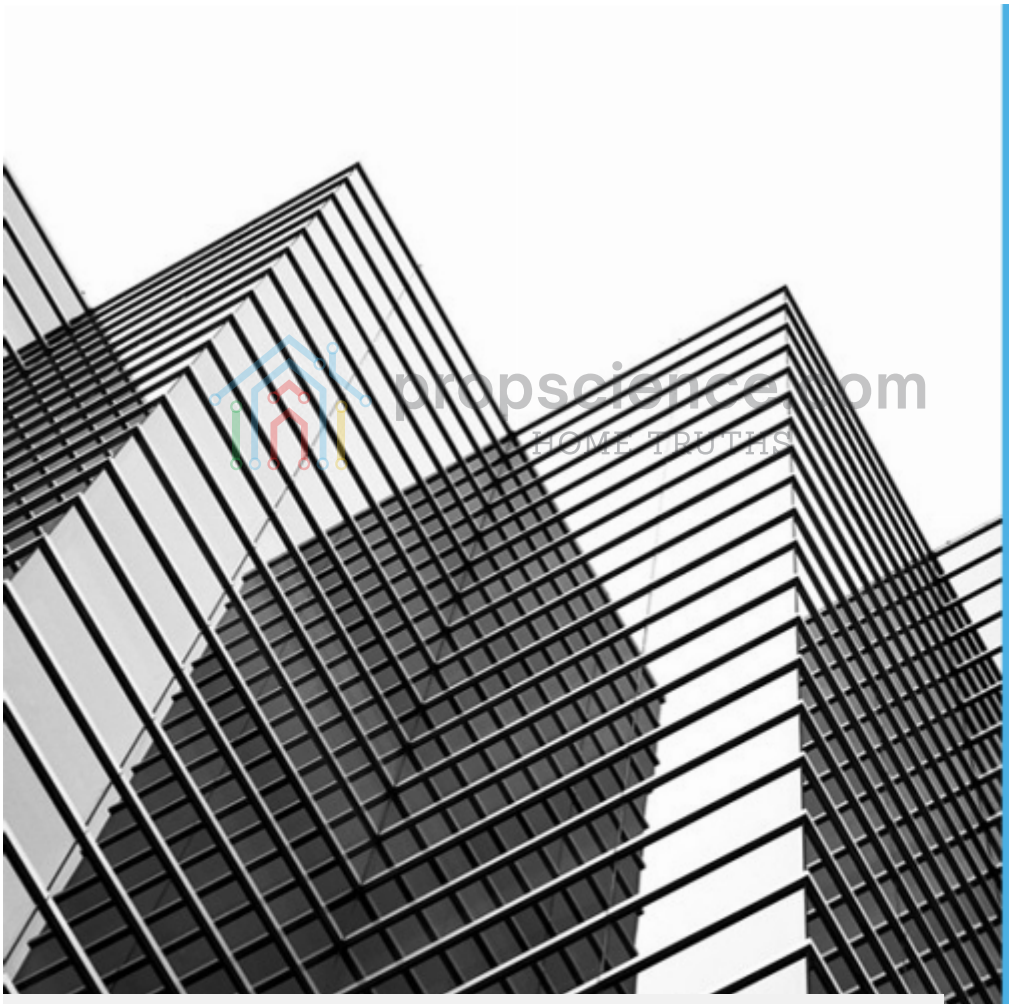
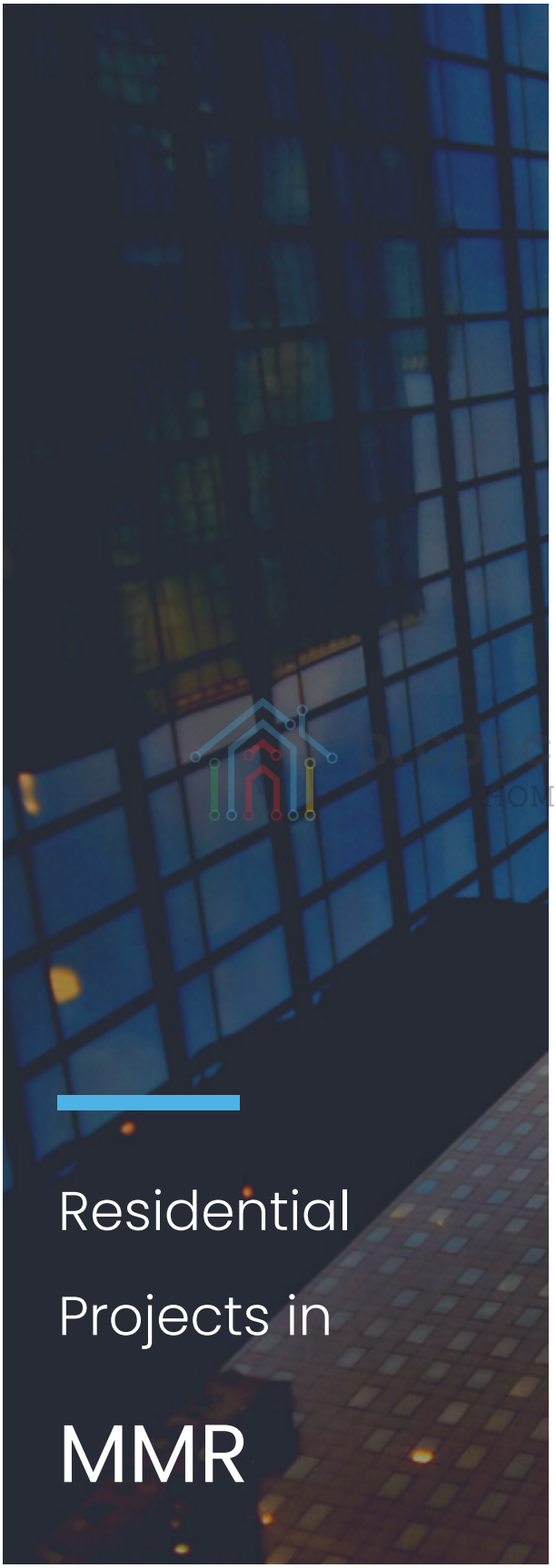
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PROP REPORT



Shrushti Aarambh Phase I

MahaRERA Number : P51700015554



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 Manjarli. 421503

Post Office	Police Station	Municipal Ward
Manjarli post office	NA	NA

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 29 AQI and the noise pollution is 0 to 50 dB .

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HOME TRUTHS

Connectivity & Infrastructure

- Terminal Building, Navpada **63.2 Km**
- Chhatrapati Shivaji Maharaj International Airport **52.4 Km**
- Jambhul Phata **3.4 Km**
- Badlapur Railway Station **2.6 Km**
- Barvi Dam Rd, Manjarli Gaon, Manjarli **180 Mtrs**
- Tulsi multispeciality hospital **45 Mtrs**
- Fatima High School **1.9 Km**
- Metro Junction Mall **17.1 Km**
- DMart **4.3 Km**

LAND & APPROVALS

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

SHRUSHTI AARAMBH

PHASE I

BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

SHRUSHTI AARAMBH

PHASE I

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 31st December, 2021	9590 Sqmt	1 BHK,2 BHK,Studio

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	NA
Business & Hospitality	Clubhouse,Multipurpose Hall
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

SHRUSHTI AARAMBH PHASE I

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Shrushti Aarambh - Wing C	9	9	18	1 BHK,2 BHK,Studio	162

First Habitable Floor	Ground Floor

Services & Safety

- **Security :** Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire Hose
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Goods Lift

SHRUSHTI AARAMBH

PHASE I

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	305.26 - 351.42 sqft
Studio	221.66 - 264.7 sqft
2 BHK	443.96 - 466.02 sqft

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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,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

SHRUSHTI AARAMBH PHASE I

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 3959.19	INR 1209000	INR 1269450 to 1461600
Studio	INR 3959.2	INR 878400	INR 922320 to 1100400

2 BHK	INR 3961.16	INR 1759000	INR 1846950 to 1939350

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

GST	Stamp Duty	Registration
1%	7%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	INR 10000

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,Indialbulls Home Loans,L&T Housing Finance Ltd,LIC Housing Finance Ltd

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Transaction History

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

SHRUSHTI AARAMBH PHASE I

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	30
Connectivity	73
Infrastructure	64
Local Environment	100
Land & Approvals	50
Project	64
People	39
Amenities	42

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HOME TRUTHS

Building	55
Layout	53
Interiors	73
Pricing	40
Total	**57/100**

SHRUSHTI AARAMBH
PHASE I

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