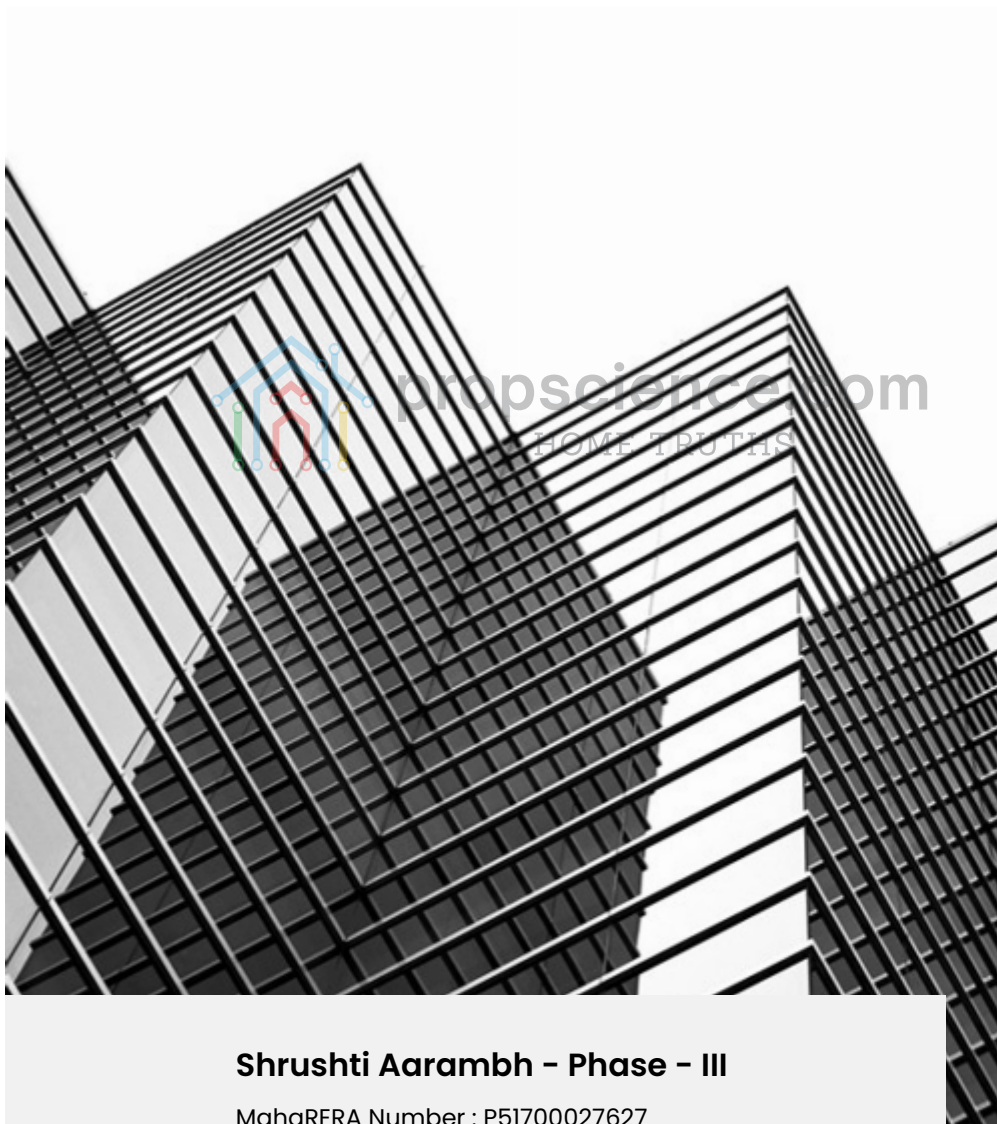


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# PROP REPORT



**Shrushti Aarambh - Phase - III**

MahaRERA Number : P51700027627



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 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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### Connectivity & Infrastructure


- 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
May 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
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2022 Ready to move

10290 Sqmt

1 BHK,2 BHK

## Project Amenities

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

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing B	1	8	9	1 BHK,2 BHK	72
Wing B1	1	8	5	1 BHK,2 BHK	40

First Habitable Floor

1st 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

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	287.29 - 311.18 sqft
2 BHK	420.82 - 428.79 sqft
1 BHK	296.55 - 353.04 sqft
2 BHK	437.82 sqft

**Floor To Ceiling Height**

Between 9 and 10 feet

**Views Available**

Open Grounds / Landscape / Project Amenities

<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Brass Joinery, Concealed copper wiring, Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint, Anodized Aluminum / UPVC Window Frames, 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
1 BHK	INR 3960.27	INR 1138000	INR 1194900 to 1468950

2 BHK	INR 3962.31	INR 1670000	INR 1753500 to 1821750
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**Disclaimer:** Prices mentioned are approximate value and subject to change.

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
1%	7%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 0	INR 10000

<b>Festive Offers</b>	 <p>The builder is not offering any festive offers at the moment.</p>
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,DHFL Bank,HDFC Bank,Indialbulls Home Loans,L&T Housing Finance Ltd,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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# 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	74
People	39
Amenities	42



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<b>Building</b>	55
<b>Layout</b>	53
<b>Interiors</b>	73
<b>Pricing</b>	40
<b>Total</b>	<b>58/100</b>

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