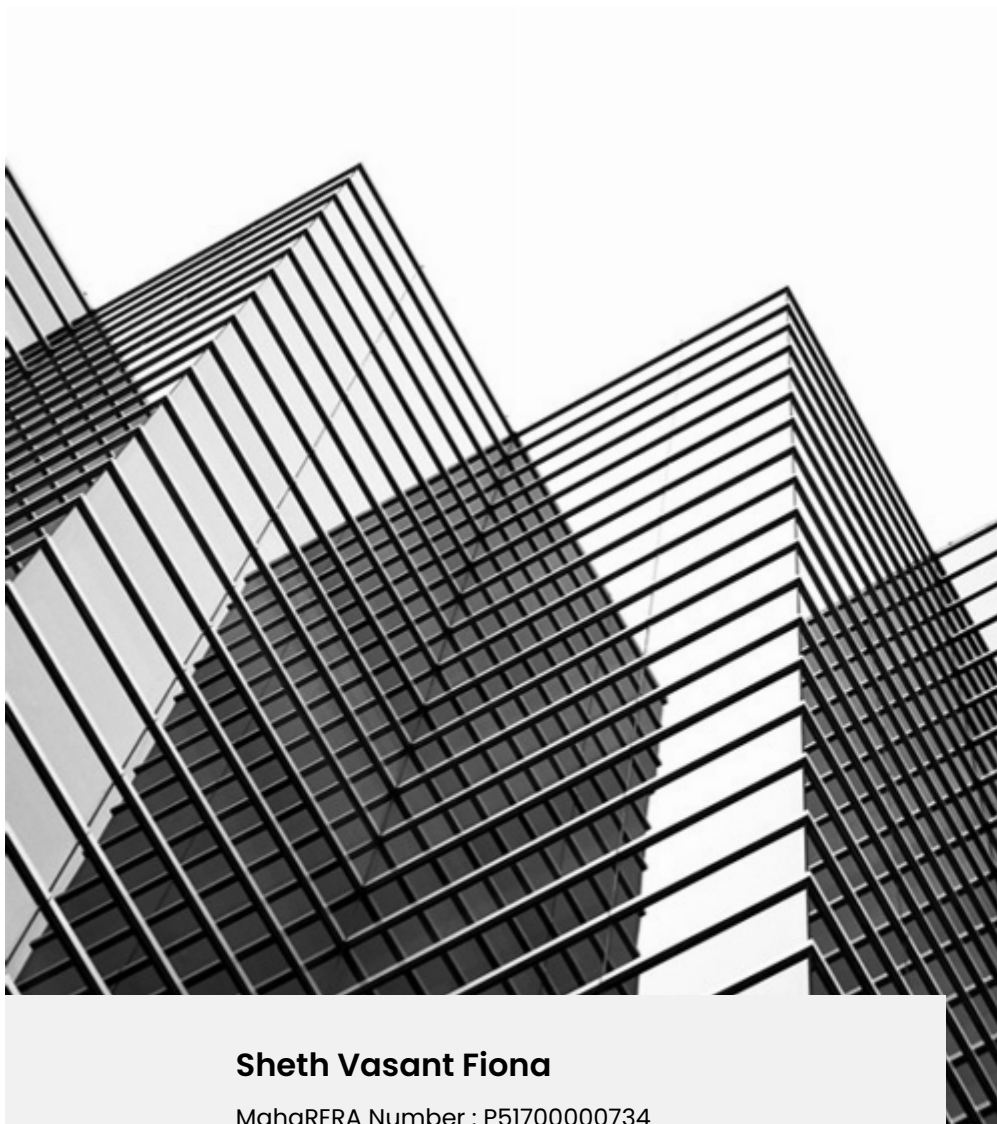


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# PROP REPORT



**Sheth Vasant Fiona**

MahaRERA Number : P51700000734



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Vartak Nagar. Vartak Nagar is a locality in the city of Thane. Pokhran No. 1 passes through the area and joins Pokhran No. 2 at Lake Upvan. A large part of Vartak Nagar is covered by 63 acres of MHADA colonial buildings. These buildings are occupied by industrial workers employed by manufacturing units in and around Thane. Some well-known companies, such as Raymond, Kores, Voltas, NRB Bearing, Blue Star, etc., have branches in Vartak Nagar and the neighbouring areas. The famous landmark in the area is the Sai Baba Temple. Schools in the area include Sulochana Devi Singhania High School, Little Flower High School, Brahman Vidyalaya, Smt Savitri Devi Thirani School, and College. Due to remodelling and new real estate development, the area is gradually transforming. The locality is well connected by roads as the Eastern Expressway is very near and the nearest railway station is Thane.

Post Office	Police Station	Municipal Ward
Jekegram	Vartaknagar Police Station	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 35 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **21.7 Km**
- Khopat Bus Depot **2.7 Km**
- Thane **4.4 Km**
- Eastern Express Hwy **2.5 Km**
- Jupiter Hospital Thane **3.2 Km**
- Smt. Sulochanadevi Singhanian School **2.7 Km**
- Viviana Mall **3.0 Km**
- Big Bazaar Viviana Mall **3.0 Km**

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SHETH VASANT FIONA

## LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
December 2019	NA	3

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SHETH VASANT FIONA

# BUILDER & CONSULTANTS

Sheth Creators (Sheth Group) was founded in 2011 by Jitendra N Sheth and Vallabh N Sheth. The same team was responsible for Sheth Developers Pvt. Ltd (SDPL), a successful real estate development company for 26 years, has founded Sheth Creators in a bid to create buildings synonymous with luxury and cutting-edge development. They have developed over 20million square feet of residential, commercial, and retail spaces have over 60 mixed-use developments under their belt. They have won several accolades for their exemplary work in the industry. Some of their iconic projects include Sheth Beaumont in Prabhadevi and Sheth Avalon in Thane.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

SHETH VASANT FIONA

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2019	2356.96 Sqmt	2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Badminton Court,Multipurpose Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Yoga Room / Zone,Spa,Senior Citizen Zone,Pet Friendly
<b>Business &amp; Hospitality</b>	ATM / Bank Attached,Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage,Solar Pannel,Charging Ports - Electrical Cars

SHETH VASANT FIONA

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Vasant Fiona F Wing	2	12	6	2 BHK,3 BHK	72
<b>First Habitable Floor</b>				1st	

### Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation** : There are slums settlements near the project
- **Vertical Transportation** : High Speed Elevators,Stretcher Lift

SHETH VASANT FIONA

## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	580 sqft
3 BHK	798 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	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,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	WIFI enabled,Optic Fiber Cable
<b>White Goods</b>	NA

SHETH VASANT FIONA

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 9300000
3 BHK	--	--	INR 12800000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
1%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>



NA	INR 500000	INR 0
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<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Time Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Catalyst Trusteeship Limited,Central Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,Indialbulls Home Loans,IndusInd Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,RBL Bank,SBI Bank,Tata Capital,YES Bank

### Transaction History

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

SHETH VASANT FIONA

## 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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	73
<b>Connectivity</b>	73
<b>Infrastructure</b>	92
<b>Local Environment</b>	90
<b>Land &amp; Approvals</b>	56
<b>Project</b>	69
<b>People</b>	56
<b>Amenities</b>	84
<b>Building</b>	80
<b>Layout</b>	56
<b>Interiors</b>	63
<b>Pricing</b>	30
<b>Total</b>	<b>68/100</b>

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