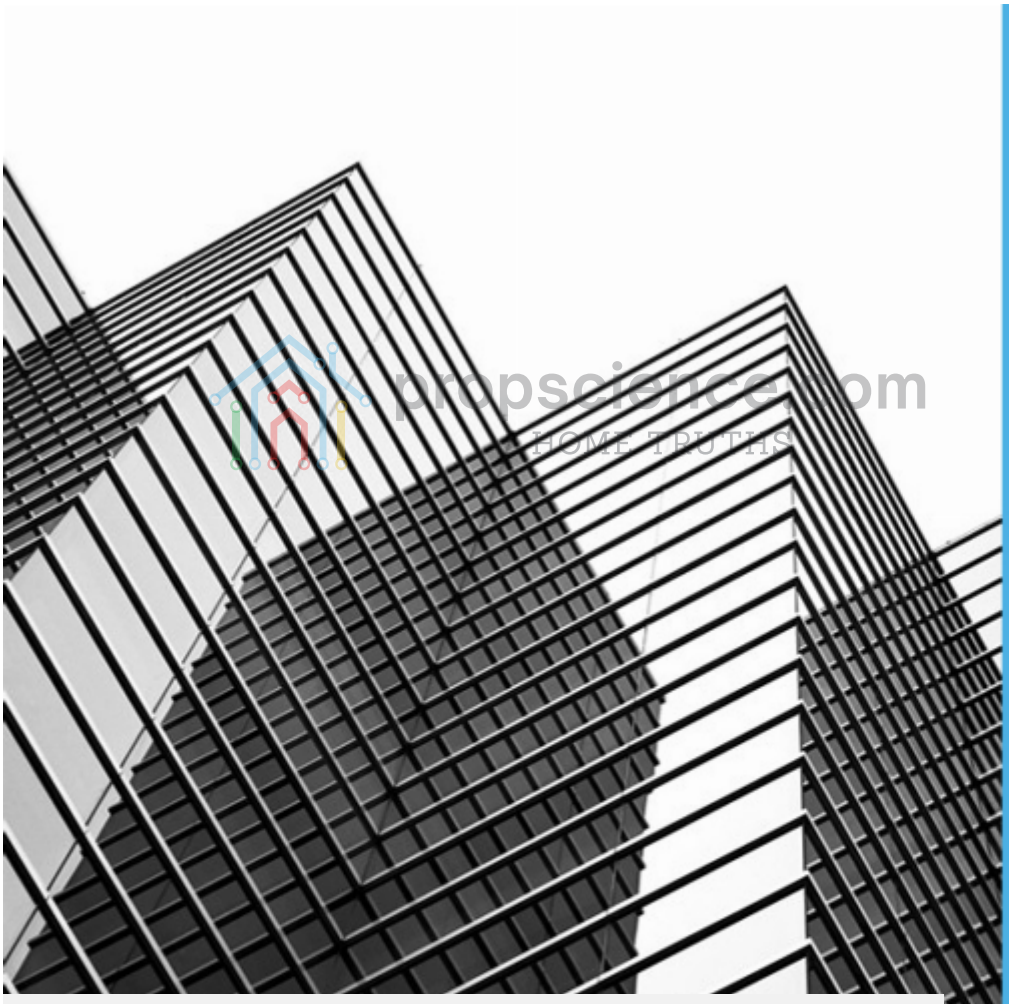
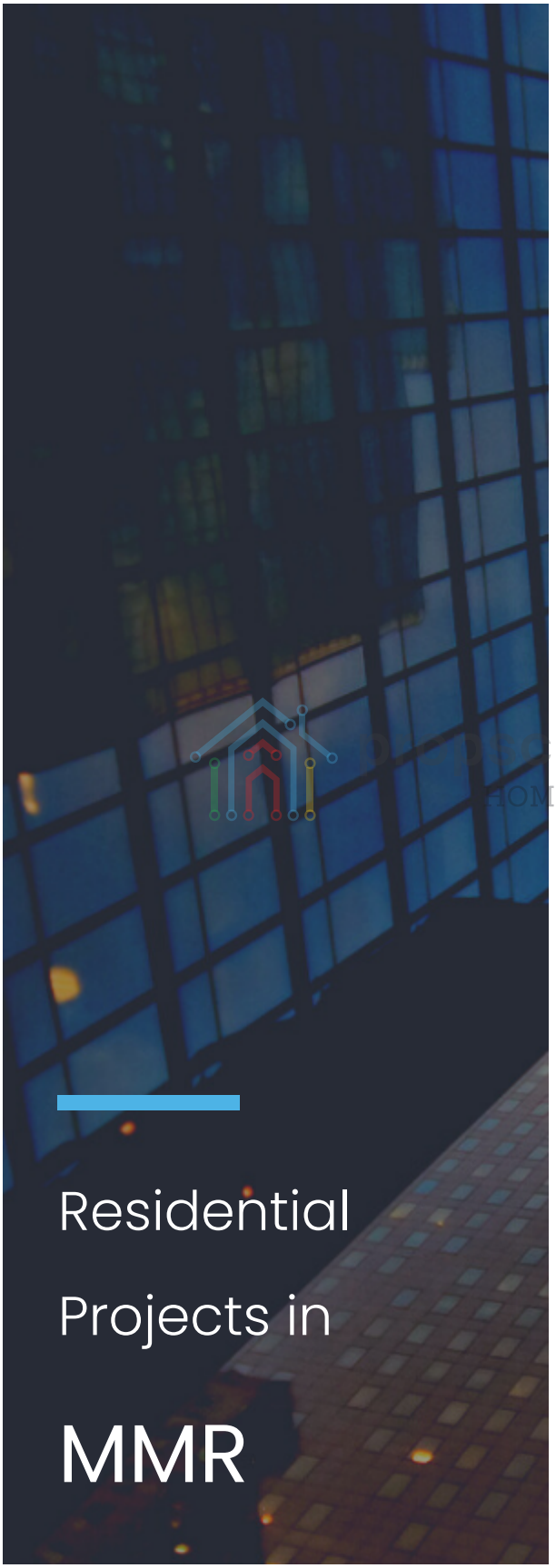
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PROP REPORT



Sanghvi S3 Skyrise

MahaRERA Number : P51700034944



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 Mira Road East. Mira Road West is a locality of the Mira-Bhayandar Municipal Corporation, that is a part of the Thane district of the state of Maharashtra. Its an undeveloped locality of Mira Bhayandar compromising of several government regulated Salt Pans, marshes, and mangroves. This locality does not have any residential or commercial developments. It is connected to the rest of the city and the city of Mumbai via the Mumbai Suburban district railway line.

Post Office	Police Station	Municipal Ward
kainkiya post	Kanikya	NA

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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 125 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **23 Km**
- Thakur Mall Bus Station **1 Km**
- Dahisar Railway Station **3.4 Km**
- Dahisar Check Naka, Western Express Hwy **2.3 Km**
- Wockhardt Hospital **4 Km**
- A.P. International School **800 Mtrs**
- Thakur Mall **1.5 Km**
- Big Bazaar **2 Km**

SANGHVI S3 SKYRISE

LAND & APPROVALS

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

SANGHVI S3 SKYRISE

BUILDER & CONSULTANTS

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Sanghvi S3 Group, Sanghvi Group's newly established corporate brand with a strong 37-year legacy with the vision of creating a positive future by providing people with an effective and improved quality of life and standards of living. Its unique new home design and development process engages its clients on an intimate level, from conception to the start of construction and delivery of the home. They have projects in all parts of Mumbai and are also expanding in Nashik and Lonavala.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

SANGHVI S3 SKYRISE

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2027	2015 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
Leisure	Mini Theatre,Senior Citizen Zone,Pet Friendly,Temple
Business & Hospitality	Banquet Hall,Conference / Meeting Room,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Green Zone,Landscaped Gardens,Water Storage

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SANGHVI S3 SKYRISE

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

S3 Skyrise	3	26	7	1 BHK,2 BHK	182

First Habitable Floor	1st Floor

Services & Safety

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

SANGHVI S3 SKYRISE

FLAT INTERIORS

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Configuration	RERA Carpet Range
1 BHK	410 sqft
2 BHK	536 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,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

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SANGHVI S3 SKYRISE

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 5900000
2 BHK	--	--	INR 6800000

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

GST	Stamp Duty	Registration
2%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	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,SBI Bank

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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.
August 2022	436	7	INR 6037500	INR 13847.48

August 2022	438	12	INR 6300000	INR 14383.56
August 2022	438	8	INR 4698215	INR 10726.52
August 2022	415	8	INR 5450000	INR 13132.53
August 2022	536	14	INR 6000000	INR 11194.03

SANGHVI S3 SKYRISE

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.

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Category	Score
Place	63
Connectivity	73
Infrastructure	84
Local Environment	90

Land & Approvals	50
Project	76
People	56
Amenities	68
Building	65
Layout	53
Interiors	73
Pricing	63
Total	**68/100**

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SANGHVI S3 SKYRISE

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