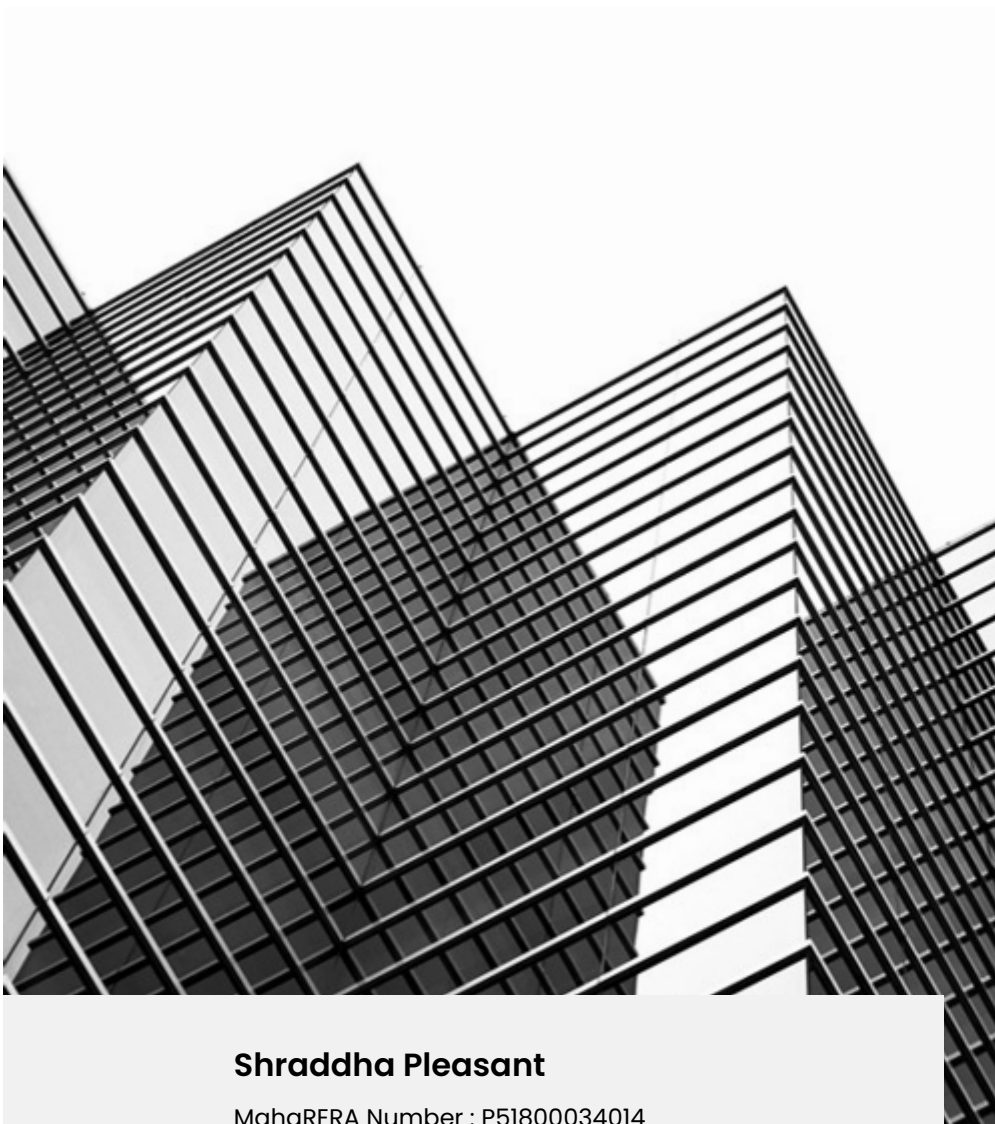


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PROP REPORT



Shraddha Pleasant

MahaRERA Number : P51800034014



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 Vikhroli (East). Vikhroli is a suburb of Mumbai located on the northeastern side of the city. It is also home to one of the largest mangrove forests in Maharashtra. Vikhroli East is a developing locality in the eastern part of the Mumbai comprising of multi-storey residential as well as commercial developments. It is home to a number of churches and temples. It is a growing area driven by proximity to various business parks, SEZs, IT parks, and industrial areas.

| Post Office | Police Station | Municipal Ward |
|-----------------|-------------------------|----------------|
| Kannamwar Nagar | Vikhroli Police Station | Ward S |

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 45 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **10.6 Km**
- Kannamwar Nagar Bus Stop **600 Mtrs**
- Vikhroli Railway Station **1.4 Km**
- Eastern Express Hwy **650 Mtrs**
- Ruby Hospital **2.1 Km**
- Abhay International School **400 Mtrs**
- R City Mall **6.6 Km**
- Shree Maa Sudha General Stores **650 Mtrs**

LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| July 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 |
|----------------------------------|-----------|-------------|
| Completed on 31st December, 2025 | 0.23 Acre | 1 BHK,2 BHK |

Project Amenities

| | |
|-----------------------------------|--------------------------------------------------------------------------|
| Sports | Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| Leisure | Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Sit-out Area |
| Business & Hospitality | NA |
| Eco Friendly Features | Rain Water Harvesting,Landscaped Gardens |

SHRADDHA PLEASANT

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-------------------|-----------------|--------------|-----------------|----------------|----------------|
| Shraddha Pleasant | 2 | 22 | 4 | 1 BHK,2 BHK | 88 |

| | |
|------------------------------|-----------|
| First Habitable Floor | 1st Floor |
|------------------------------|-----------|

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps

- **Fire Safety** : CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

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FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK | 359 – 370 sqft |
| 2 BHK | 535 sqft |

| | |
|--------------------------------|----------------------------------------------|
| Floor To Ceiling Height | Between 9 and 10 feet |
| Views Available | Open Grounds / Landscape / Project Amenities |

| | |
|-----------------------------------------|-------------------------------------------------|
| Flooring | Marble Flooring,Wooden Flooring,Vitrified Tiles |
| Joinery, Fittings & Fixtures | Electrical Sockets / Switch Boards |

| | |
|---------------------|----------------------------------------------------------------------------------|
| Finishing | Anodized Aluminum / UPVC Window Frames,False Ceiling,Double glazed glass windows |
| HVAC Service | Split / Box A/C Provision |
| Technology | Optic Fiber Cable |
| White Goods | NA |

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COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|------------------------|
| 1 BHK | INR 18105.85 | INR 6500000 | INR 6500000 to 7000000 |
| 2 BHK | INR 18691.59 | INR 10000000 | INR 10000000 |

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

| GST | Stamp Duty | Registration |
|-----|------------|--------------|
| 5% | 5% | INR 38500 |

| 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,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,SBI Bank |

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. |
|------------------|-------------|-------|-------------|-----------------|
| April 2022 | 564 | 1 | INR 8655510 | INR 15346.65 |

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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 | 48 |
| Connectivity | 83 |
| Infrastructure | 72 |
| Local Environment | 100 |
| Land & Approvals | 30 |
| Project | 71 |
| People | 39 |
| Amenities | 48 |

| | |
|------------------|---------------|
| Building | 57 |
| Layout | 53 |
| Interiors | 45 |
| Pricing | 40 |
| Total | 57/100 |

SHRADDHA PLEASANT

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