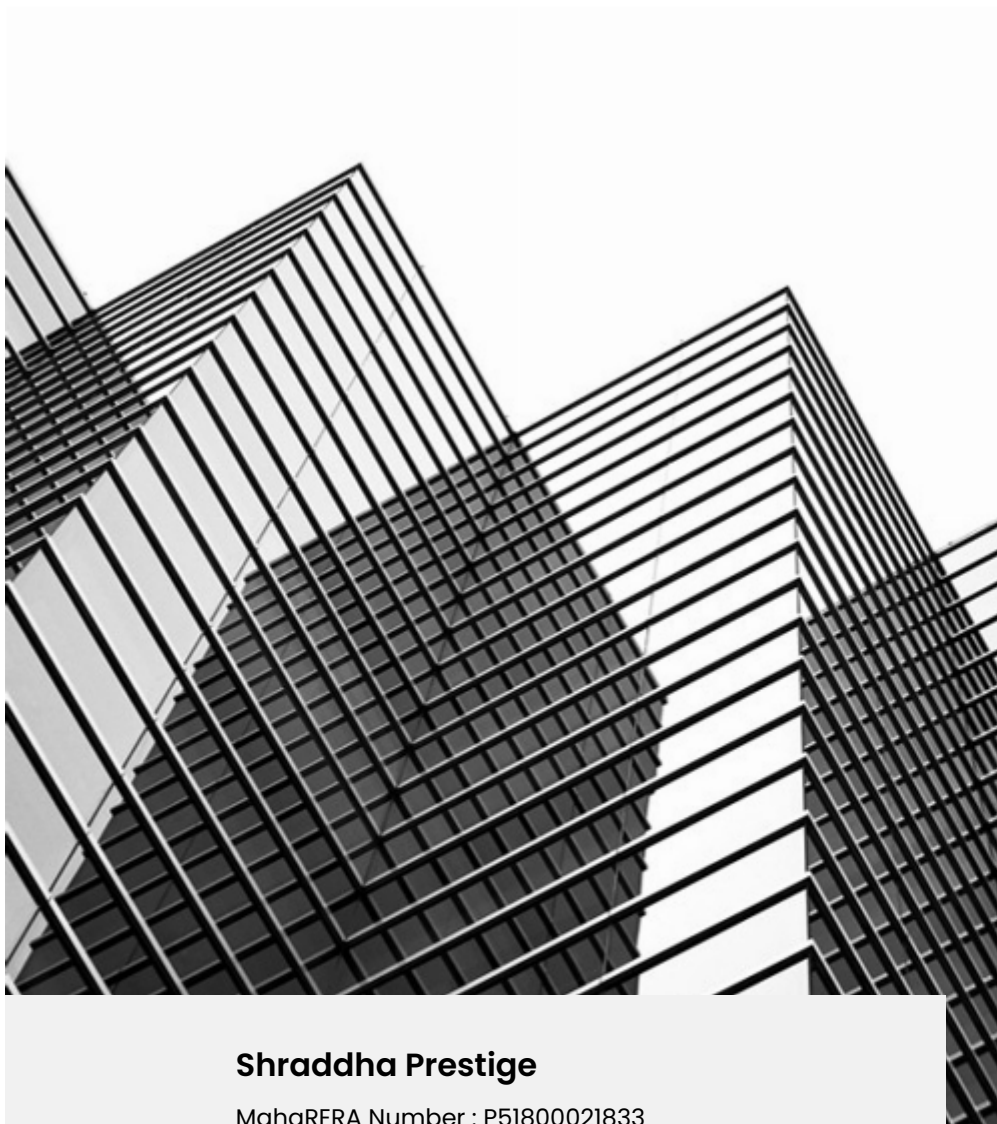


propscience.com

# PROP REPORT



**Shraddha Prestige**

MahaRERA Number : P51800021833



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 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 |
|--------------|-------------------------|----------------|
| Tagore Nagar | Vikhroli Police Station | Ward S         |

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 113 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **11.1 Km**
- Tagore Nagar Bus Stop **1 Km**
- Vikhroli Railway Station **1.3 Km**
- Eastern Express Hwy **250 Km**
- Shushrusha Hospital **1.5 Km**
- Abhay International School **2 Km**
- R City Mall **5 Km**
- Aple Ghar Super Market **450 Mtrs**

# LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| December 2021                        | NA                   | 1                          |

SHRADDHA PRESTIGE

# BUILDER & CONSULTANTS

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA                | NA        | NA               |

SHRADDHA PRESTIGE

# PROJECT & AMENITIES

| Time Line                        | Size      | Typography  |
|----------------------------------|-----------|-------------|
| Completed on 31st December, 2022 | 0.19 Acre | 1 BHK,2 BHK |

## Project Amenities

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

SHRADDHA PRESTIGE

## BUILDING LAYOUT

| Tower Name                   | Number of Lifts | Total Floors | Flats per Floor | Configurations   | Dwelling Units |
|------------------------------|-----------------|--------------|-----------------|------------------|----------------|
| Shraddha Prestige            | 2               | 23           | 6               | 1 BHK,2 BHK      | 138            |
| <b>First Habitable Floor</b> |                 |              |                 | <b>1st Floor</b> |                |

## Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety** : CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

## SHRADDHA PRESTIGE

# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK         | 382 - 399 sqft    |
| 2 BHK         | 547 - 551 sqft    |

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

|   |  |
|---|--|
| <b>Flooring</b>                         | Marble Flooring,Vitrified Tiles  |
| <b>Joinery, Fittings &amp; Fixtures</b> | Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Brass Joinery,Electrical Sockets / Switch Boards |

|                     |  |
|---------------------|--|
| <b>Finishing</b>    | Anodized Aluminum / UPVC Window Frames,Laminated flush doors |
| <b>HVAC Service</b> | Split / Box A/C Provision                                    |
| <b>Technology</b>   | Optic Fiber Cable  |
| <b>White Goods</b>  | NA   |

SHRADDHA PRESTIGE

## COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 1 BHK         | --            | --              | INR 7500000 to 7834000   |
| 2 BHK         | --            | --              | INR 10900000 to 11000000 |

**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         |

|                            |  |
|----------------------------|--|
| <b>Festive Offers</b>      | The builder is not offering any festive offers at the moment.                                  |
| <b>Payment Plan</b>        | Construction Linked Payment  |
| <b>Bank Approved Loans</b> | 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.

SHRADDHA PRESTIGE

## ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price  | Rate per sq.ft. |
|------------------|-------------|-------|-------------|-----------------|
| April 2022       | 382         | 23    | INR 5100000 | INR 13350.79    |
| April 2022       | 547         | 23    | INR 8463260 | INR 15472.14    |



|                       |     |    |             |              |
|-----------------------|-----|----|-------------|--------------|
| <b>November 2021</b>  | 552 | 23 | INR 8247400 | INR 14940.94 |
| <b>July 2021</b>      | 551 | 22 | INR 8430000 | INR 15299.46 |
| <b>July 2021</b>      | 552 | 20 | INR 8007976 | INR 14507.2  |
| <b>June 2021</b>      | 551 | 21 | INR 9356140 | INR 16980.29 |
| <b>March 2021</b>     | 547 | 13 | INR 8714200 | INR 15930.9  |
| <b>December 2020</b>  | 382 | 17 | INR 6480000 | INR 16963.35 |
| <b>November 2020</b>  | 547 | 16 | INR 8000000 | INR 14625.23 |
| <b>November 2020</b>  | 607 | 21 | INR 8686000 | INR 14309.72 |
| <b>September 2020</b> | 601 | 5  | INR 7778300 | INR 12942.26 |
| <b>September 2020</b> | 420 | 19 | INR 5050000 | INR 12023.81 |
| <b>July 2020</b>      | 382 | 20 | INR 5150000 | INR 13481.68 |
| <b>March 2020</b>     | 382 | 6  | INR 5300000 | INR 13874.35 |

|               |     |    |             |              |
|---------------|-----|----|-------------|--------------|
| March 2020    | 382 | 9  | INR 5110000 | INR 13376.96 |
| March 2020    | 547 | 7  | INR 7800000 | INR 14259.6  |
| March 2020    | 439 | 22 | INR 5718000 | INR 13025.06 |
| February 2020 | 439 | 3  | INR 5200000 | INR 11845.1  |
| February 2020 | 439 | 16 | INR 5551284 | INR 12645.29 |
| February 2020 | 547 | 19 | INR 7965000 | INR 14561.24 |

SHRADDHA PRESTIGE

## 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**

|                             |               |
|-----------------------------|---------------|
| <b>Place</b>                | 48            |
| <b>Connectivity</b>         | 65            |
| <b>Infrastructure</b>       | 78            |
| <b>Local Environment</b>    | 90            |
| <b>Land &amp; Approvals</b> | 30            |
| <b>Project</b>              | 69            |
| <b>People</b>               | 39            |
| <b>Amenities</b>            | 48            |
| <b>Building</b>             | 57            |
| <b>Layout</b>               | 53            |
| <b>Interiors</b>            | 63            |
| <b>Pricing</b>              | 40            |
| <b>Total</b>                | <b>57/100</b> |

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