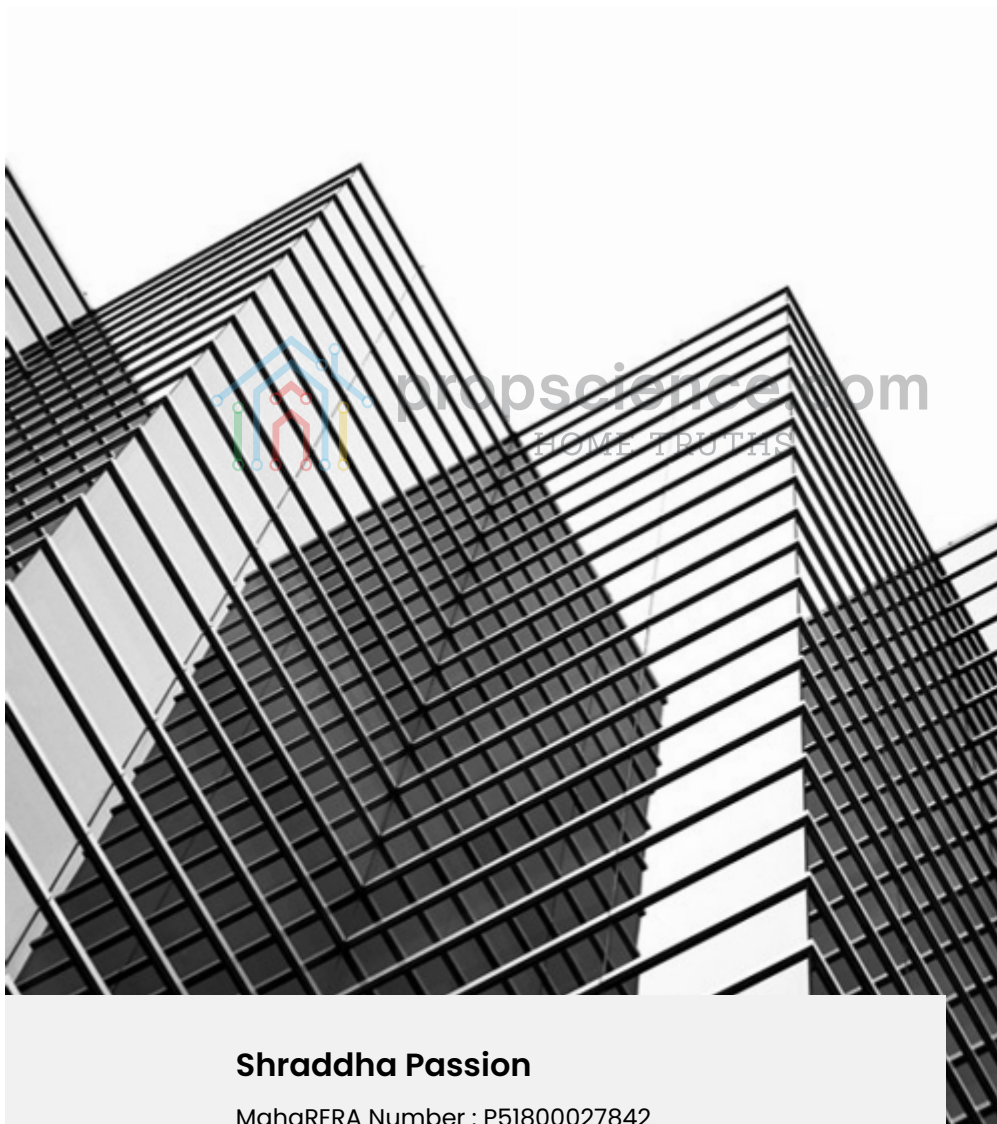


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# PROP REPORT



**Shraddha Passion**

MahaRERA Number : P51800027842



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

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **11.8 Km**
- Kannamwar Nagar Bus Stop **500 Mtrs**
- Vikhroli Railway Station **3.8 Km**
- Eastern Express Hwy **200 Mtrs**
- Shushrusha Hospital **2.8 Km**
- Abhay International School **1.5 Km**
- R City Mall **6.3 Km**
- Aple Ghar Super Market **1.7 Km**

# LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
June 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 30th June, 2024	0.23 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
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Rain Water Harvesting,Landscaped Gardens

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## BUILDING LAYOUT



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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Shraddha Passion	2	21	7	1 BHK,2 BHK	147

First Habitable Floor

1st Floor

## 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 nallas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	387 - 410 sqft
2 BHK	546 - 565 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,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards

<b>Finishing</b>	Anodized Aluminum / UPVC Window Frames, Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	Modular Kitchen

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 9000000 to 9500000
2 BHK	--	--	INR 12500000 to 12900000

**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.



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## ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
February 2022	449	13	INR 6464475	INR 14397.49
January 2022	443	2	INR 6253660	INR 14116.61

<b>November 2021</b>	621	23	INR 9007980	INR 14505.6
<b>September 2021</b>	443	18	INR 6634705	INR 14976.76
<b>August 2021</b>	426	23	INR 6402915	INR 15030.32
<b>August 2021</b>	449	2	INR 6547500	INR 14582.41
<b>July 2021</b>	443	20	INR 6548920	INR 14783.12
<b>July 2021</b>	449	8	INR 6563700	INR 14618.49
<b>June 2021</b>	599	2	INR 9836900	INR 16422.2
<b>June 2021</b>	443	7	INR 6729800	INR 15191.42
<b>May 2021</b>	443	11	INR 7078260	INR 15978.01
<b>April 2021</b>	443	9	INR 6239695	INR 14085.09
<b>April 2021</b>	426	9	INR 6081060	INR 14274.79

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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	73
Infrastructure	72
Local Environment	90
Land & Approvals	30
Project	71
People	39
Amenities	48
Building	57
Layout	53



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<b>Interiors</b>	63
<b>Pricing</b>	40
<b>Total</b>	<b>57/100</b>

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