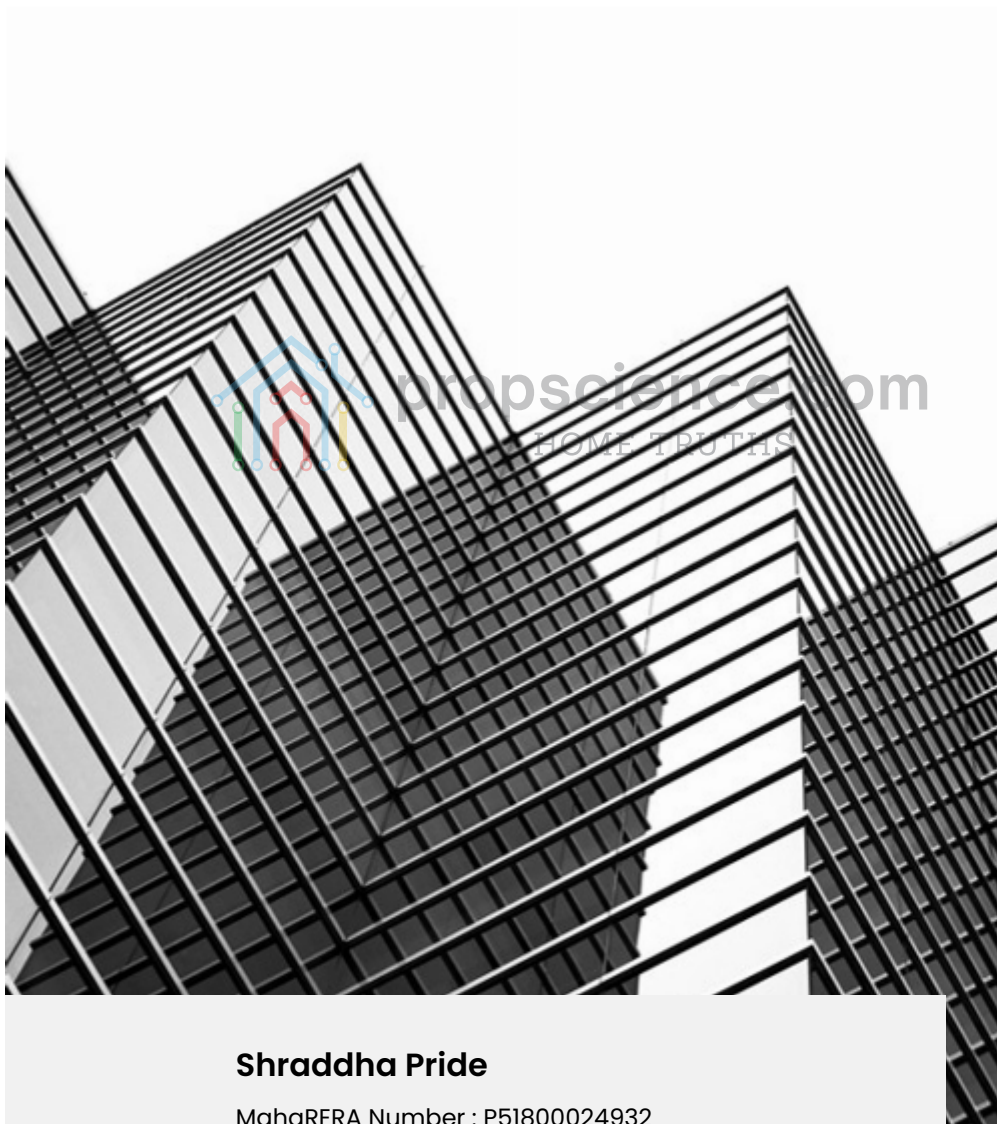


propscience.com

# PROP REPORT



**Shraddha Pride**

MahaRERA Number : P51800024932



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
Tagore Nagar	Vikhroli Police Station	Ward S

 propscience.com  
**Neighborhood & Surroundings** HOME TRUTHS

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 Km**
- Kannamwar Nagar Bus Stop **1 Km**
- Vikhroli Railway Station **700 Mtrs**
- Vikhroli Flyover **450 Mtrs**
- Shushrusha Hospital **900 Mtrs**
- Abhay International School **1.4 Km**
- R City Mall **5.8 Km**
- Shree Maa Sudha General Stores, Shop No 3, Building No 177, Gadpati Marg, Kannamwar Nagar II, Vikhroli, Mumbai, Maharashtra 400083 **2 Km**

SHRADDHA PRIDE

## LAND & APPROVALS

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

SHRADDHA PRIDE

## BUILDER & CONSULTANTS



propscience.com

HOME TRUTHS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

SHRADDHA PRIDE

## PROJECT & AMENITIES

Time Line	Size	Typography
-----------	------	------------

Completed on 31st December, 2023

0.2 Acre

1 BHK,2 BHK,Studio

## Project Amenities

<b>Sports</b>	Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Senior Citizen Zone,Pet Friendly,Sit-out Area
<b>Business &amp; Hospitality</b>	Restaurant / Cafe
<b>Eco Friendly Features</b>	Rain Water Harvesting,Landscaped Gardens

SHRADDHA PRIDE



propscience.com

HOME TRUTHS

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Shraddha Pride	2	20	4	1 BHK,2 BHK,Studio	80

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

SHRADDHA PRIDE

## FLAT INTERIORS

Configuration	RERA Carpet Range
Studio	255 sqft
1 BHK	365 - 379 sqft
2 BHK	595 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,Laminated flush doors
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	NA


SHRADDHA PRIDE

**COMMERCIALS**  propscience.com  
HOME TRUTHS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 18898.04	INR 4819000	INR 4819000
1 BHK	INR 18898.63	INR 6898000	INR 6898000 to 7163000
2 BHK	INR 17478.99	INR 10400000	INR 10400000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
0%	5%	INR 350000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
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 PRIDE

## ANNEXURE A

<b>Transaction Date</b>	<b>Carpet Area</b>	<b>Floor</b>	<b>Sale Price</b>	<b>Rate per sq.ft.</b>
<b>March 2022</b>	255	23	INR 3568230	INR 13993.06

<b>December 2021</b>	595	23	INR 9090750	INR 15278.57
<b>August 2021</b>	255	23	INR 4429640	INR 17371.14
<b>August 2021</b>	591	22	INR 9476000	INR 16033.84
<b>June 2021</b>	591	23	INR 10306310	INR 17438.76
<b>June 2021</b>	255	6	INR 4478840	INR 17564.08
<b>May 2021</b>	255	18	INR 4335750	INR 17002.94
<b>April 2021</b>	255	13	INR 4397865	INR 17246.53
<b>April 2021</b>	255	19	INR 4312175	INR 16910.49
<b>March 2021</b>	255	18	INR 4359738	INR 17097.01
<b>March 2021</b>	365	17	INR 5619040	INR 15394.63
<b>February 2021</b>	255	6	INR 4302000	INR 16870.59
<b>February 2021</b>	255	3	INR 4335750	INR 17002.94
<b>January 2021</b>	379	2	INR 5807200	INR 15322.43



propscience.com

HOME TRUTHS

January 2021	365	11	INR 5394000	INR 14778.08
December 2020	365	2	INR 5394000	INR 14778.08
December 2020	379	5	INR 5483900	INR 14469.39
November 2020	417	1	INR 5403000	INR 12956.83
November 2020	401	7	INR 5356880	INR 13358.8
October 2020	401	9	INR 5230000	INR 13042.39

SHRADDHA PRIDE

## 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	65
Connectivity	83
Infrastructure	72
Local Environment	100
Land & Approvals	30
Project	61
People	39
Amenities	48
Building	53
Layout	53
Interiors	63
Pricing	40
Total	59/100



propscience.com  
HOME TRUTHS

### Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable

for any personal information of data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.



**propscience.com**  
HOME TRUTHS