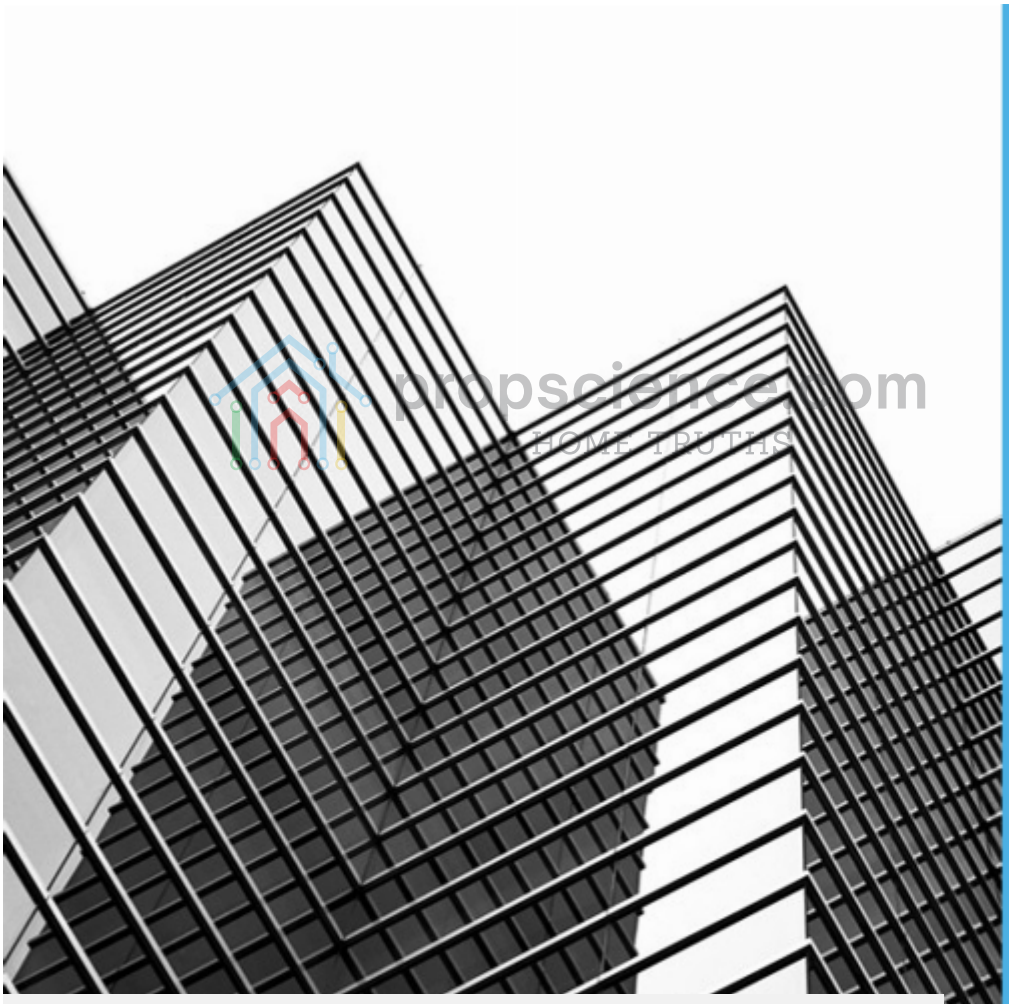
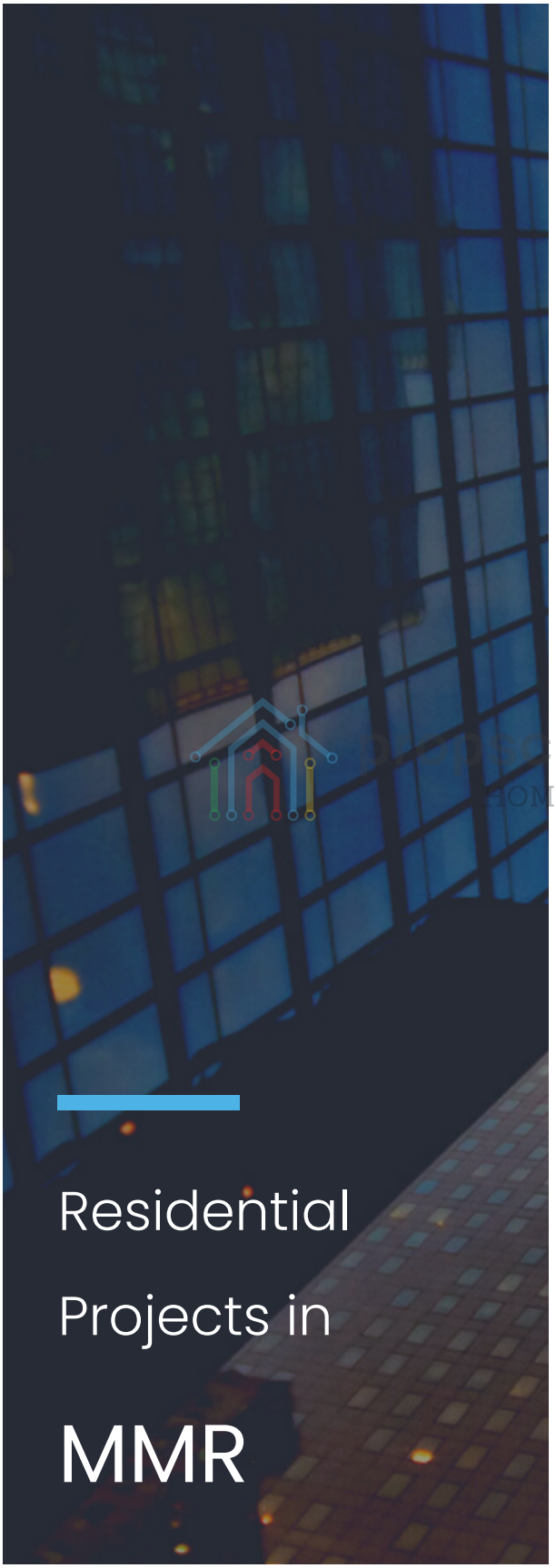
propscience.com

PROP REPORT



Serein Phase 1

MahaRERA Number : P51700000295



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.

Propscience.com HOME TRUTHS

LOCATION

The project is in Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

Post Office	Police Station	Municipal Ward
Apna Bazar	NA	NA

propscience.com
HOME TRUTHS

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

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **22.9 Km**
- Vasant Vihar **400 Mtrs**
- Thane Railway Station **6.0 Km**
- Ghodbunder Rd **1.9 Km**
- Bethany Hospital **300 Mtrs**
- Vasant Vihar High School & Jr. College **900 Mtrs**
- Viviana Mall **2.6 Km**
- DMart Kolshet **2.5 Km**

SEREIN PHASE 1

LAND & APPROVALS

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

SEREIN PHASE 1

BUILDER & CONSULTANTS

propscience.com
HOME TRUTHS

Established in 1984, TATA Housing is a closely held public limited company and a subsidiary of TATA Sons Private Limited. The TATA Group is a global enterprise, headquartered in India, comprising of thirty companies across ten verticals. It operates in more than 100 countries across six continents. Since 2006, TATA Housing has evolved into one of the fastest growing real estate development companies in India. With the primary business being development of properties in residential, commercial and retail sectors, the company's operations span across various aspects of real estate development, such as land identification and acquisition, project planning, designing, marketing & sales, project execution, property services and estate management. The company is recognized for its quality construction, ethical and transparent business practices, and high standards of maintenance of properties. By offering products ranging from Rs. 15 lakhs to Rs. 14 crores, the company has a diversified portfolio of more than 70 million sq. ft. under various stages of development. Besides projects under execution, there is a steady pipeline of projects of over 19 million sq. ft.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

SEREIN PHASE 1

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th September, 2022	24317.99 Sqmt	1 BHK,2 BHK,3 BHK

propscience.com
HOME TRUTHS

Project Amenities

Sports	Badminton Court,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Pet Friendly,Sit-out Area
Business & Hospitality	Clubhouse,Multipurpose Hall
Eco Friendly Features	Landscaped Gardens,Water Storage,Solar Pannel

SEREIN PHASE 1

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower1	4	27	6	2 BHK,3 BHK	162
Tower 2	4	32	4	2 BHK,3 BHK	128
Tower4	6	32	8	1 BHK,2 BHK	256
First Habitable Floor				2nd	

propscience.com
HOME TRUTHS

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,MyGate / Security Apps
- **Fire Safety :** Sprinkler System,Fire Hose,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

SEREIN PHASE 1

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	740 - 835 sqft
3 BHK	965 - 1072 sqft
2 BHK	740 - 835 sqft
3 BHK	965 - 1072 sqft
1 BHK	447 sqft
2 BHK	740 sqft

propscience.com
HOME TRUTHS

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

Flooring	Marble Flooring,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	Dry Walls,Laminated flush doors,Double glazed glass windows

HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

SEREIN PHASE 1

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 16500000 to 21000000
3 BHK	--	--	INR 23000000 to 30000000
1 BHK	--	--	INR 9000000

propscience.com
HOME TRUTHS

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

GST	Stamp Duty	Registration
1%	6%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	INR 500000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Time Linked Payment
Bank Approved Loans	Axis Bank,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,Indialbulls Home Loans,PNB Housing Finance Ltd,SBI Bank

Transaction History

propscience.com
HOME TRUTHS

Details of some of the latest transactions can be viewed in Annexure A.

SEREIN PHASE 1

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	73
Connectivity	65
Infrastructure	100
Local Environment	100
Land & Approvals	50
Project	78
People	56
Amenities	70
Building	78
Layout	58
Interiors	63
Pricing	30
Total	68/100

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.

propscience.com
HOME TRUTHS

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