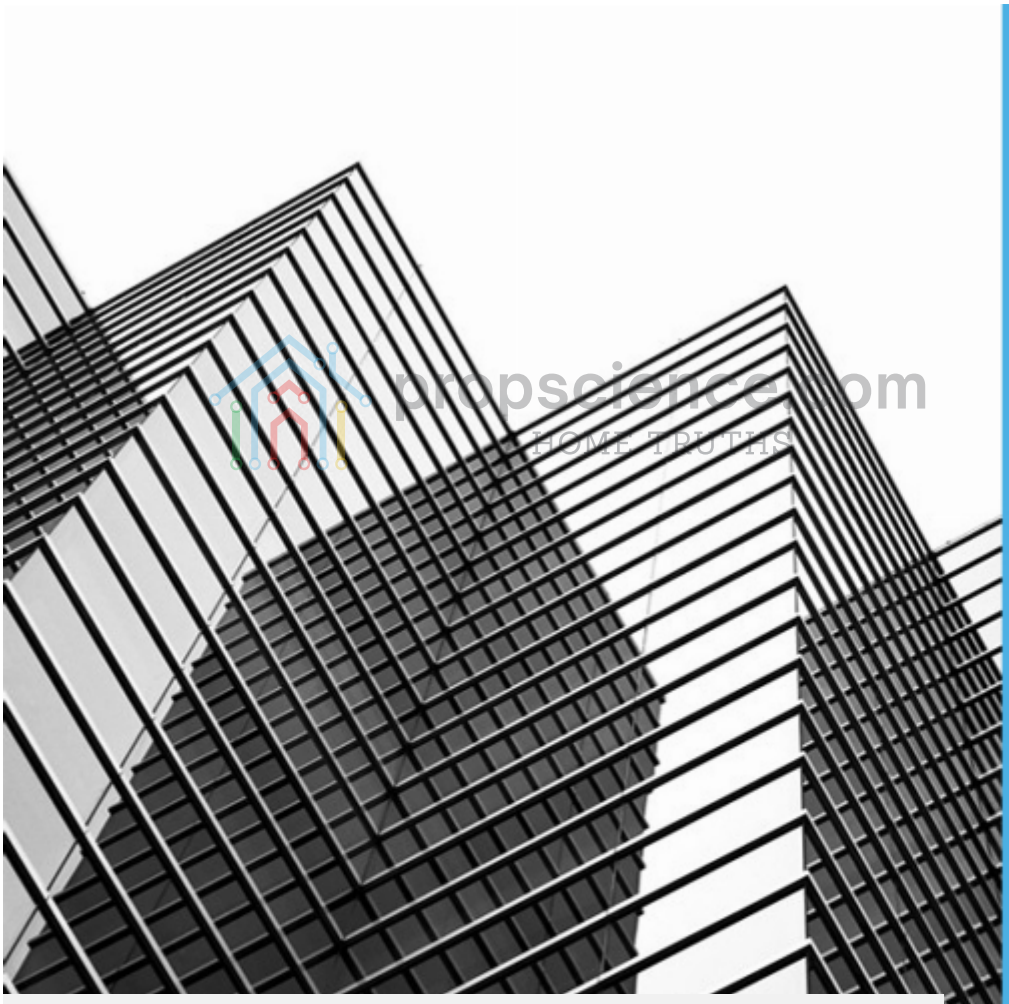
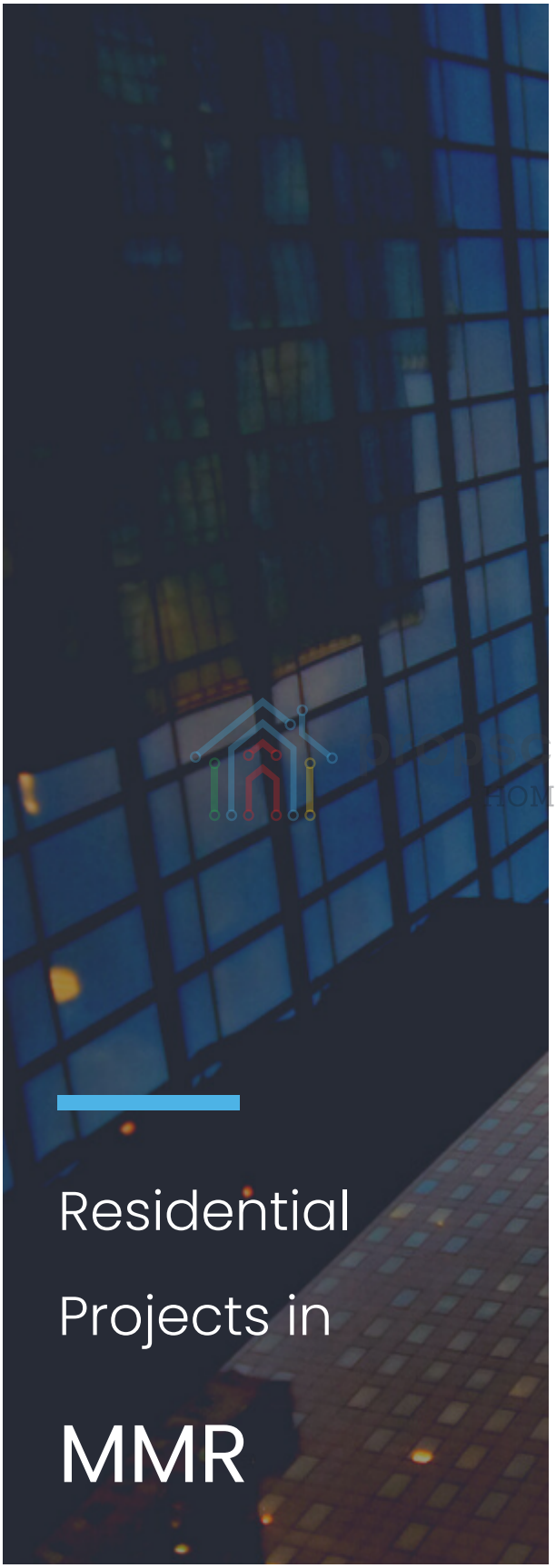
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PROP REPORT



Sheth 72 West

MahaRERA Number : P51800028086



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.

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LOCATION

The project is in Andheri (West). Andheri is a locality in the western part of the city of Mumbai in India. Andheri is the major Bollywood Industry hub and it is the talent enclave of Mumbai, be it those from production houses, animation, the entertainment industry, and corporate. For administrative purposes, the area is separated into Andheri West and Andheri East. Andheri East comes under the K/E ward of BMC. Andheri West is a big and developed residential and commercial suburb.

Post Office	Police Station	Municipal Ward
Andheri	Oshiwara Police Station	Ward K West

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Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 500 Severe AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **9.30 Km**
- Yamuna Nagar Bus Stop **180 Mtrs**
- Andheri Station (W), **4.80 Km**
- Western Express Highway **4.50 Km**
- Kulkarni Hospital Andheri West, Tower 2, 11-14 Link Garden Soc, Yamuna Nagar, **97 Mtrs**
- RYAN GLOBAL SCHOOL ANDHERI, Yamuna Nagar **230 Mtrs**
- Infiniti Mall, New Link Rd, Phase D, Oshiwara, **1.10 Km**
- Local market **200 Mtrs**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2022	6	1

SHETH 72 WEST

BUILDER & CONSULTANTS

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Sheth Creators (Sheth Group) was founded in 2011 by Jitendra N Sheth and Vallabh N Sheth. The same team was responsible for Sheth Developers Pvt. Ltd (SDPL), a successful real estate development company for 26 years, has founded Sheth Creators in a bid to create buildings synonymous with luxury and cutting-edge development. They have developed over 20million square feet of residential, commercial, and retail spaces have over 60 mixed-use developments under their belt. They have won several accolades for their exemplary work in the industry. Some of their iconic projects include Sheth Beaumont in Prabhadevi and Sheth Avalon in Thane.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2024	1.18 Acre	2 BHK,3 BHK,4 BHK

Project Amenities

Sports	Multipurpose Court,Swimming Pool,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Mini Theatre,Senior Citizen Zone,Reflexology Park
Business & Hospitality	Banquet Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting

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SHETH 72 WEST

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

72 West	5	35	6	2 BHK,3 BHK,4 BHK	210

First Habitable Floor	3rd Floor

Services & Safety

- **Security :** Security System / CCTV,MyGate / Security Apps
- **Fire Safety :** Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

SHETH 72 WEST

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	783 - 793 sqft
3 BHK	1120 - 1210 sqft
4 BHK	1800 sqft

Floor To Ceiling Height	Between 9 and 10 feet

Views Available	Road View / No View

Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,False Ceiling
HVAC Service	NA
Technology	NA
White Goods	NA

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SHETH 72 WEST

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 30500	INR 23881500	INR 23881500 to 24186500

3 BHK	INR 30500	INR 34160000	INR 34160000 to 36905000
4 BHK	INR 30500	INR 54900000	INR 54900000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	NA	NA

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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 Baroda,Canara Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,LIC Housing Finance Ltd,SBI Bank,YES Bank

Transaction History

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

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	63
Infrastructure	86
Local Environment	83
Land & Approvals	50
Project	70
People	56
Amenities	50

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Building	63
Layout	62
Interiors	73
Pricing	40
Total	**63/100**

SHETH 72 WEST

Disclaimer

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