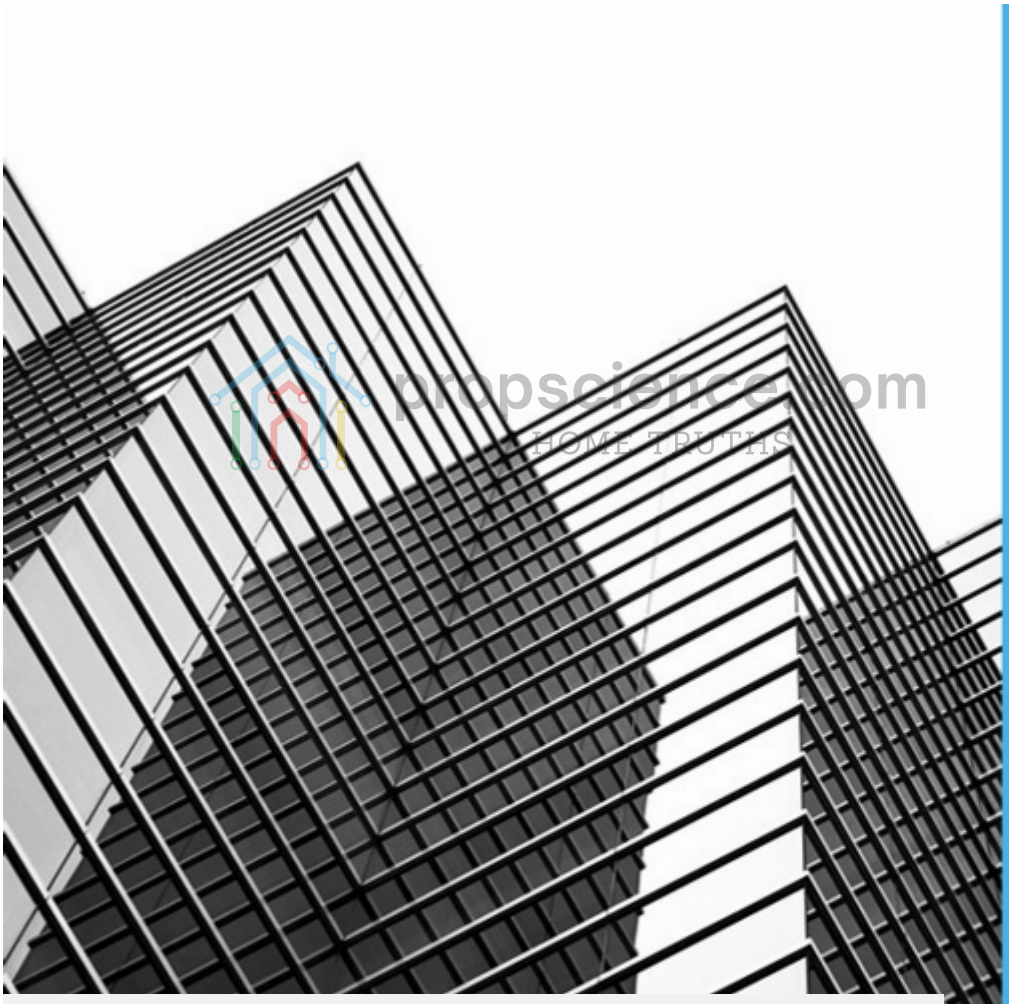
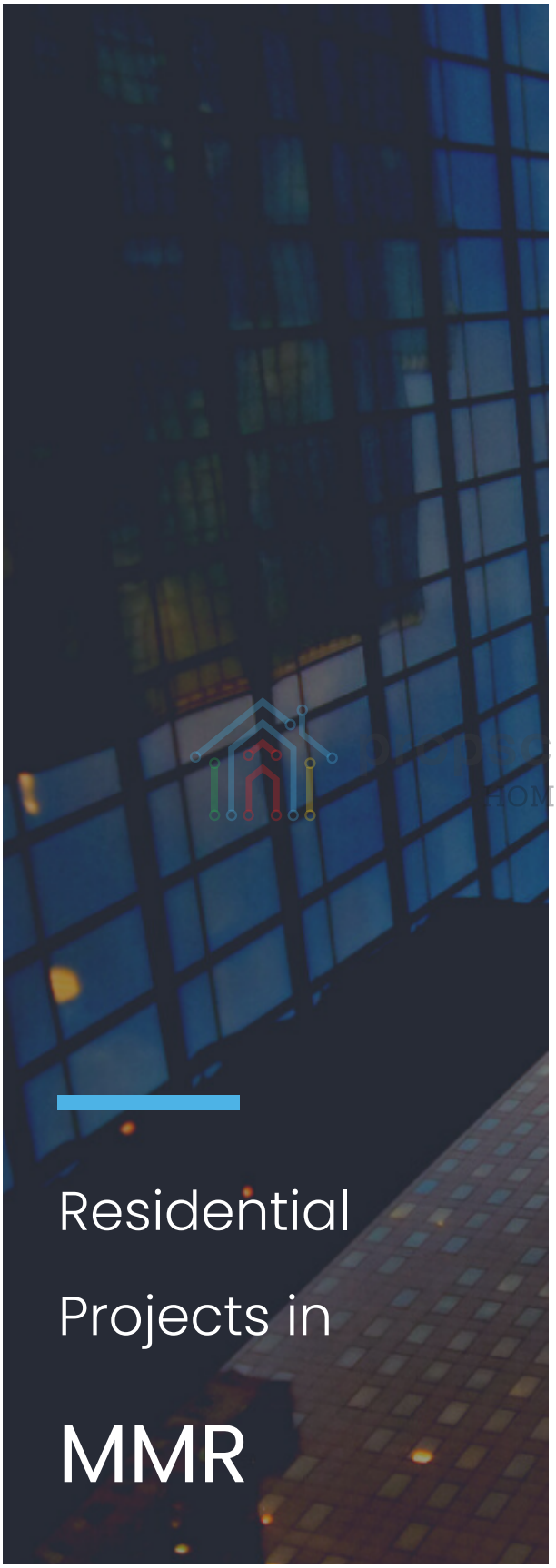
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PROP REPORT



Swastik Emerald

MahaRERA Number : P51800014935



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 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

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Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 113 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **11 Km**
- Kannamwar Nagar Bus Stop **1.1 Km**
- Vikhroli Railway Station **1 Km**
- Vikhroli Flyover **900 Mtrs**
- Shushrusha Hospital **1.3 Km**
- Abhay International School **1.8 Km**
- R City Mall **5.6 Km**
- Om Super Market **1.8 Km**

LAND & APPROVALS

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

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BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
HDFC Bank	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2022	0.23 Acre	1 BHK,2 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area,Reflexology Park
Business & Hospitality	Multipurpose Hall
Eco Friendly Features	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
Swastik Emerald	2	22	5	1 BHK,2 BHK	110

First Habitable Floor	2nd 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 nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	418 sqft
2 BHK	503 - 554 sqft

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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards

Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	WIFI enabled
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 9600000
2 BHK	--	--	INR 11500000 to 13200000

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

GST	Stamp Duty	Registration
5%	5%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,ICICI 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.
May 2022	418	5	INR 8160000	INR 19521.53
May 2022	529	21	INR 9500000	INR 17958.41
April 2022	418	12	INR 7835000	INR 18744.02

March 2022	529	17	INR 9500000	INR 17958.41
January 2022	553	15	INR 8800000	INR 15913.2
October 2021	529	22	INR 9911000	INR 18735.35
July 2021	553	22	INR 8950000	INR 16184.45
June 2021	418	16	INR 6100000	INR 14593.3
May 2021	418	5	INR 7324000	INR 17521.53
May 2021	418	21	INR 6500000	INR 15550.24
April 2021	418	2	INR 7482200	INR 17900
March 2021	553	21	INR 9421000	INR 17036.17
March 2021	529	17	INR 9699000	INR 18334.59
March 2021	529	14	INR 8300000	INR 15689.98
March 2021	529	21	INR 8752000	INR 16544.42
March 2021	529	22	INR 9000000	INR 17013.23
March 2021	529	16	INR 9498000	INR 17954.63

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February 2021	529	11	INR 9699000	INR 18334.59
February 2021	529	19	INR 10250000	INR 19376.18
February 2021	418	14	INR 6300000	INR 15071.77

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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.

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Category	Score
Place	48
Connectivity	83
Infrastructure	72

Local Environment	80
Land & Approvals	30
Project	74
People	48
Amenities	48
Building	55
Layout	45
Interiors	63
Pricing	40
Total	**57/100**

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SWASTIK EMERALD

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