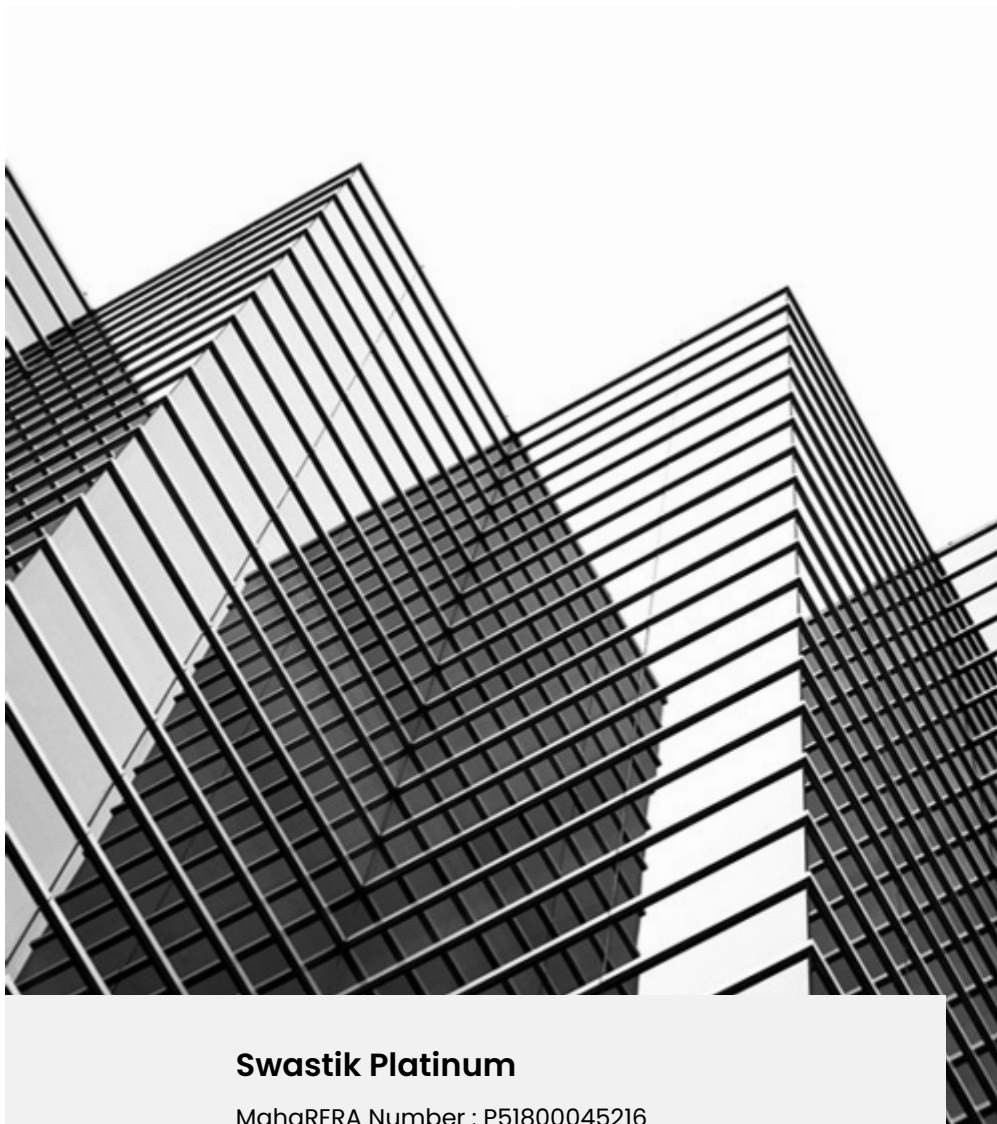


propscience.com

# PROP REPORT



**Swastik Platinum**

MahaRERA Number : P51800045216



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

### 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 **10.2 Km**
- Vikas College Bus Stop **1.6 Km**
- Vikhroli Railway Station **900 Mtrs**
- Vikhroli Flyover **600 Mtrs**
- Shushrusha Hospital **1.1 Km**
- Abhay International School **1.6 Km**
- R City Mall **5.8 Km**
- Aple Ghar Super Market **550 Mtrs**

# LAND & APPROVALS

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

SWASTIK PLATINUM

# BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
Bajaj Finance Ltd	NA	NA

SWASTIK PLATINUM

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2026	0.67 Acre	1 BHK,2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Cricket Pitch,Multipurpose Court,Football Field,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area,Reflexology Park
<b>Business &amp; Hospitality</b>	Banquet Hall,Clubhouse
<b>Eco Friendly Features</b>	Rain Water Harvesting,Landscaped Gardens

SWASTIK PLATINUM

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	2	20	6	1 BHK,2 BHK,3 BHK	120
Wing B	2	20	6	1 BHK,2 BHK,3 BHK	120
Wing C	2	20	6	1 BHK,2 BHK	120

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

SWASTIK PLATINUM

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	418 sqft
2 BHK	579 sqft
3 BHK	811 sqft
1 BHK	418 sqft
2 BHK	579 sqft
3 BHK	781 sqft

1 BHK	424 - 428 sqft
2 BHK	579 - 585 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>	Modular Kitchen

SWASTIK PLATINUM

# COMMERCIALS



Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 9196000 to 9416000
2 BHK	--	--	INR 12700000 to 12900000
3 BHK	--	--	INR 17200000 to 17800000

**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

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment



**Bank Approved  
Loans**

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.

SWASTIK PLATINUM

## ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
September 2022	540	11	INR 10948628	INR 20275.24
September 2022	578	14	INR 11676193	INR 20201.03
September 2022	578	13	INR 11075191	INR 19161.23
August 2022	428	12	INR 6839533	INR 15980.22
August 2022	540	11	INR 11602745	INR 21486.56
August 2022	417	13	INR 7808623	INR 18725.71

August 2022	428	5	INR 8723762	INR 20382.62
August 2022	423	21	INR 7250000	INR 17139.48
August 2022	578	20	INR 12059440	INR 20864.08
June 2022	540	7	INR 9000000	INR 16666.67
June 2022	578	20	INR 11870500	INR 20537.2

SWASTIK PLATINUM

## 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	83
Infrastructure	72

<b>Local Environment</b>	80
<b>Land &amp; Approvals</b>	50
<b>Project</b>	61
<b>People</b>	43
<b>Amenities</b>	56
<b>Building</b>	55
<b>Layout</b>	55
<b>Interiors</b>	63
<b>Pricing</b>	40
<b>Total</b>	<b>59/100</b>

---

SWASTIK PLATINUM

### **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 or 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.