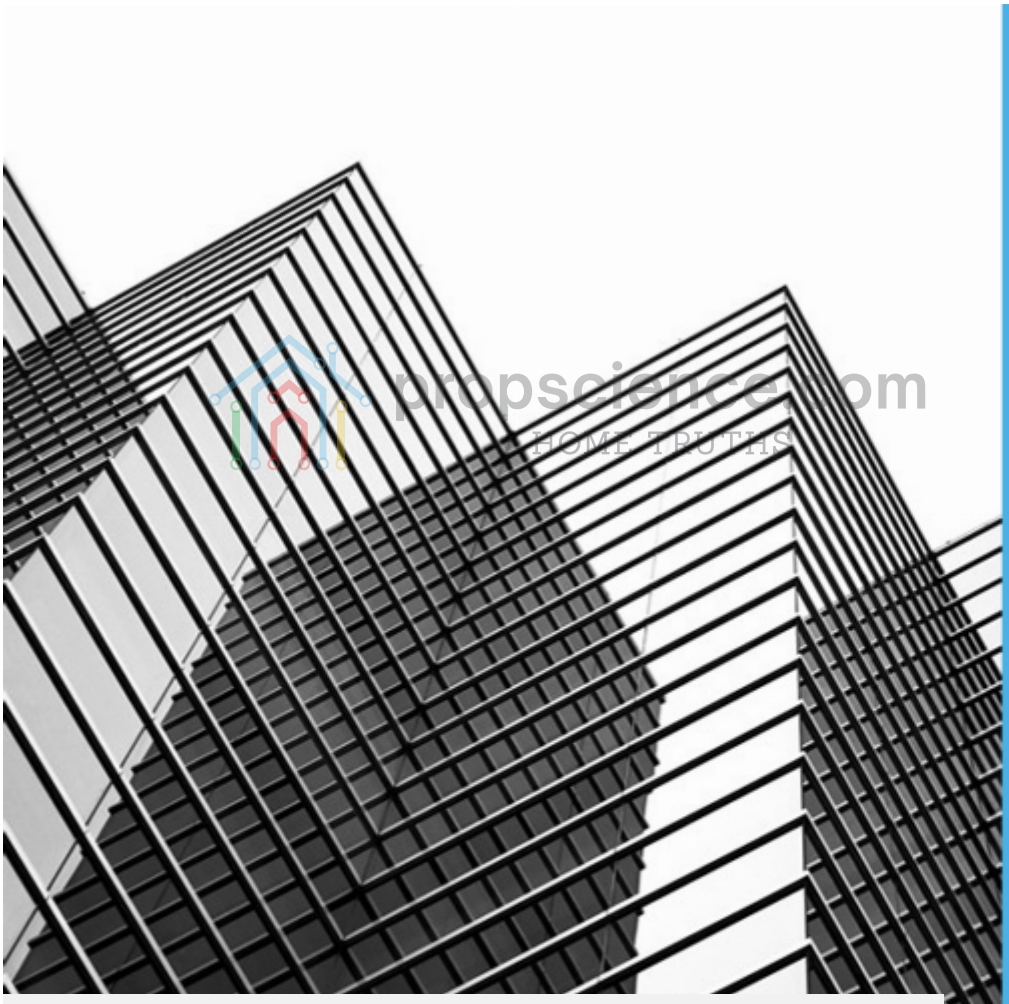
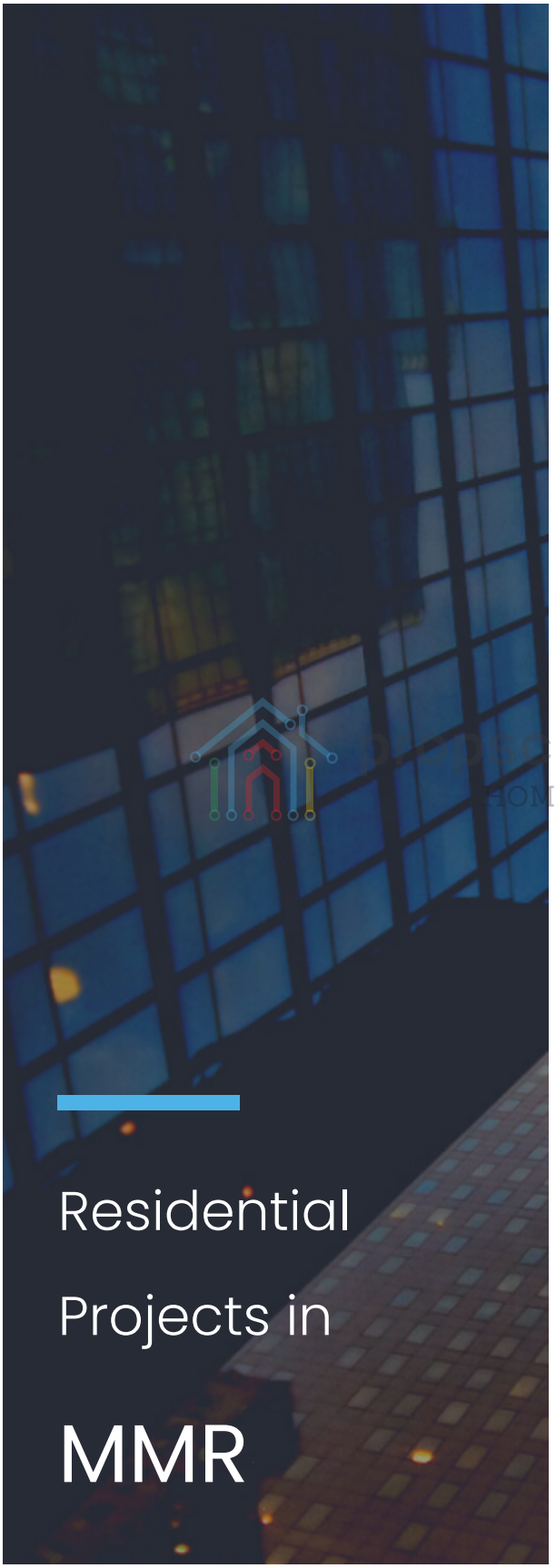
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PROP REPORT



Srishti Namaah Sector 2A- Wing A

MahaRERA Number : P51700029367



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 Mira Road East. Mira Road West is a locality of the Mira-Bhayandar Municipal Corporation, that is a part of the Thane district of the state of Maharashtra. Its an undeveloped locality of Mira Bhayandar compromising of several government regulated Salt Pans, marshes, and mangroves. This locality does not have any residential or commercial developments. It is connected to the rest of the city and the city of Mumbai via the Mumbai Suburban district railway line.

Post Office	Police Station	Municipal Ward
kainkiya post	Kanikya	NA

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Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 76 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **23.0 Km**
- Mira Road Bus Depo **2.1 Km**
- Mira Road Railway Station **2.1 Km**
- Western Express Highway **1.5 Km**
- Bhaktivedanta Hospital **100 Mtrs**
- Royal College **150 Mtrs**
- Thakur Mall **3.0 Km**
- Smart Bazaar **3.0 Km**

SRISHTI NAMAAH SECTOR 2A- WING A

LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

SRISHTI NAMAAH SECTOR 2A- WING A

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2027	833.08 Sqmt	2 BHK,3 BHK

Project Amenities

Sports	Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Reflexology Park
Business & Hospitality	Clubhouse
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

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SRISHTI NAMAAH SECTOR 2A- WING A

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Srishti Sector 2A- Wing A	4	34	7	2 BHK,3 BHK	238

First Habitable Floor	6th

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Goods Lift

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FLAT INTERIORS

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Configuration	RERA Carpet Range
2 BHK	573 - 628 sqft
3 BHK	851 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities
Flooring	Vitrified Tiles,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	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

SRISHTI NAMAAH SECTOR 2A- WING A

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 9741000 to 10676000
3 BHK	--	--	INR 14467000

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

GST	Stamp Duty	Registration
5%	6%	INR 300000
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,Bank of Baroda,Bank of India,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,SBI Bank

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Transaction History

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

SRISHTI NAMAAH SECTOR 2A- WING 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	73
Connectivity	83
Infrastructure	92
Local Environment	90
Land & Approvals	58
Project	75
People	39
Amenities	64
Building	67
Layout	56
Interiors	73
Pricing	40

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Total	**67/100**

SRISHTI NAMAAH SECTOR 2A- WING A

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