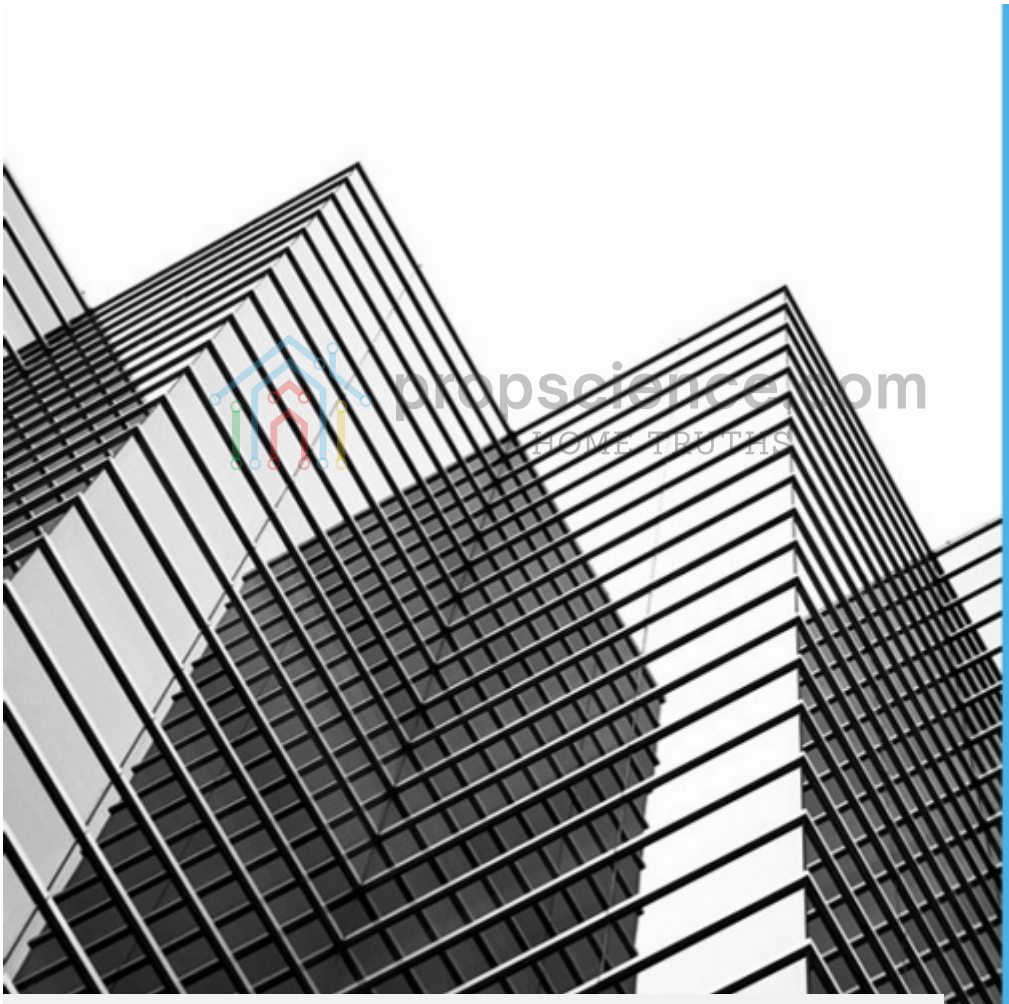
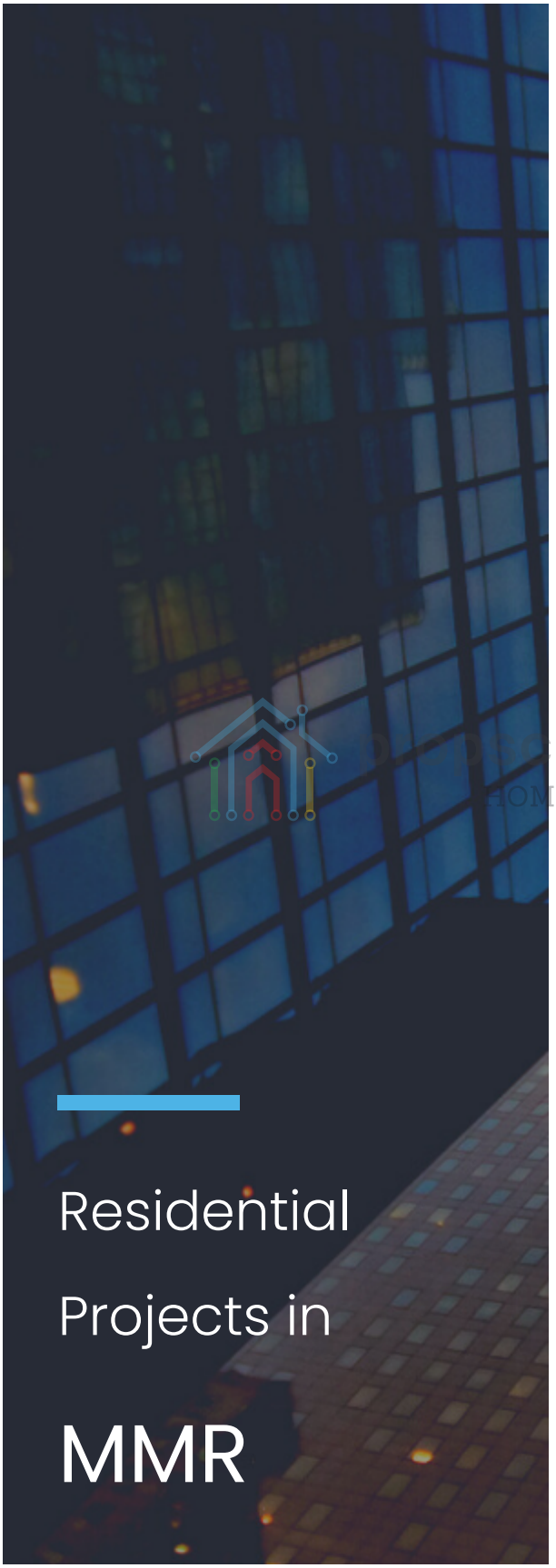
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PROP REPORT



Shreeji Aspire

MahaRERA Number : P51800003919



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 Malad (West). Malad is a suburb located in North Mumbai. Malad has a railway station on the Western line. The railway tracks of the Western Line divide Malad into Malad (West) and Malad (East). Also located in Malad is a prominent office commercial space extending from the back of the two prominent shopping malls Inorbit Mall & Infiniti Mall. Marve Beach and Aksa Beach are Located in Malad. Malad West is a prominent and up market residential locality in the western suburbs, situated on the western line of the Mumbai Suburban Railway. It is a green and serene locality situated along the Malad Creek and surrounded by mangroves. The residential development in Malad West majorly comprises of multi- storey apartments, and villas; and is driven by proximity to Mindspace and other IT parks, along with excellent connectivity to other parts of Mumbai.

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Post Office	Police Station	Municipal Ward
Orlem	Malad Police Station	Ward P North

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 82 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **18.5 Km**
- Malad Bus Depot **2.4 Km**
- Malad west **2.1 Km**
- Malad East Highway **2.9 Km**
- Zenith Hospital **650 Mtrs**
- Atharva College **1.5 Km**
- Infinity Mall **2.3 Km**
- DMart **2.1 Km**

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LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Shreeji Construction is one the leading real estate developers based in Mumbai, led by Mr Nimesh Desai and Mr Bhushan Patil. Their immense experience and the unparalleled expertise of the engineers and admin teams have brought immense reputation and recognition to Shreeji Construction. They have completed various projects in Mumbai and have 5 upcoming skyscrapers planned in Orlem, Malad.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

SHREEJI ASPIRE

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 28th November, 2022	2054 Sqmt	1 BHK,2 BHK

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Project Amenities

Sports	Multipurpose Court,Kids Play Area,Gymnasium
Leisure	Senior Citizen Zone
Business & Hospitality	Clubhouse
Eco Friendly Features	Rain Water Harvesting,Water Storage

SHREEJI ASPIRE

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Shreeji Aspire	3	22	5	1 BHK,2 BHK	110

First Habitable Floor	3rd Floor

Services & Safety

- **Security :** Intercom Facility,Security Staff
- **Fire Safety :** Fire cylinders,Fireman's Lift
- **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	437 - 442 sqft
2 BHK	576 sqft

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

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames
HVAC Service	NA
Technology	NA
White Goods	Geyser,Water Purifier

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 12000000 to 12100000

2 BHK	--	--	INR 14500000

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

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,Central Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,IndusInd Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,SBI Bank,Standard Chartered Bank,Tata Capital,YES Bank

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Transaction History

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

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
October 2022	480	4	INR 11000000	INR 22916.67
September 2022	486	20	INR 8000000	INR 16460.91
July 2022	486	9	INR 8000000	INR 16460.91
July 2022	480	18	INR 8523000	INR 17756.25
June 2022	486	19	INR 9095000	INR 18713.99
June 2022	486	20	INR 8620000	INR 17736.63
May 2022	486	14	INR 8245000	INR 16965.02
May 2022	330	17	INR 2200000	INR 6666.67
April 2022	486	12	INR 7872000	INR 16197.53
February 2022	480	20	INR 8803000	INR 18339.58

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January 2022	330	17	INR 5000000	INR 15151.52
December 2021	633	15	INR 12264800	INR 19375.67
October 2021	330	17	INR 3500000	INR 10606.06
October 2021	437	16	INR 7613000	INR 17421.05
September 2021	486	10	INR 7610000	INR 15658.44
September 2021	330	17	INR 7435500	INR 22531.82
August 2021	330	9	INR 5600000	INR 16969.7
August 2021	486	4	INR 7585000	INR 15607
July 2021	486	15	INR 7585000	INR 15607
June 2021	486	19	INR 8784500	INR 18075.1

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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.

Category	Score
Place	55
Connectivity	83
Infrastructure	100
Local Environment	100
Land & Approvals	36
Project	74
People	46
Amenities	36

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Building	81
Layout	45
Interiors	55
Pricing	40
Total	**63/100**

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