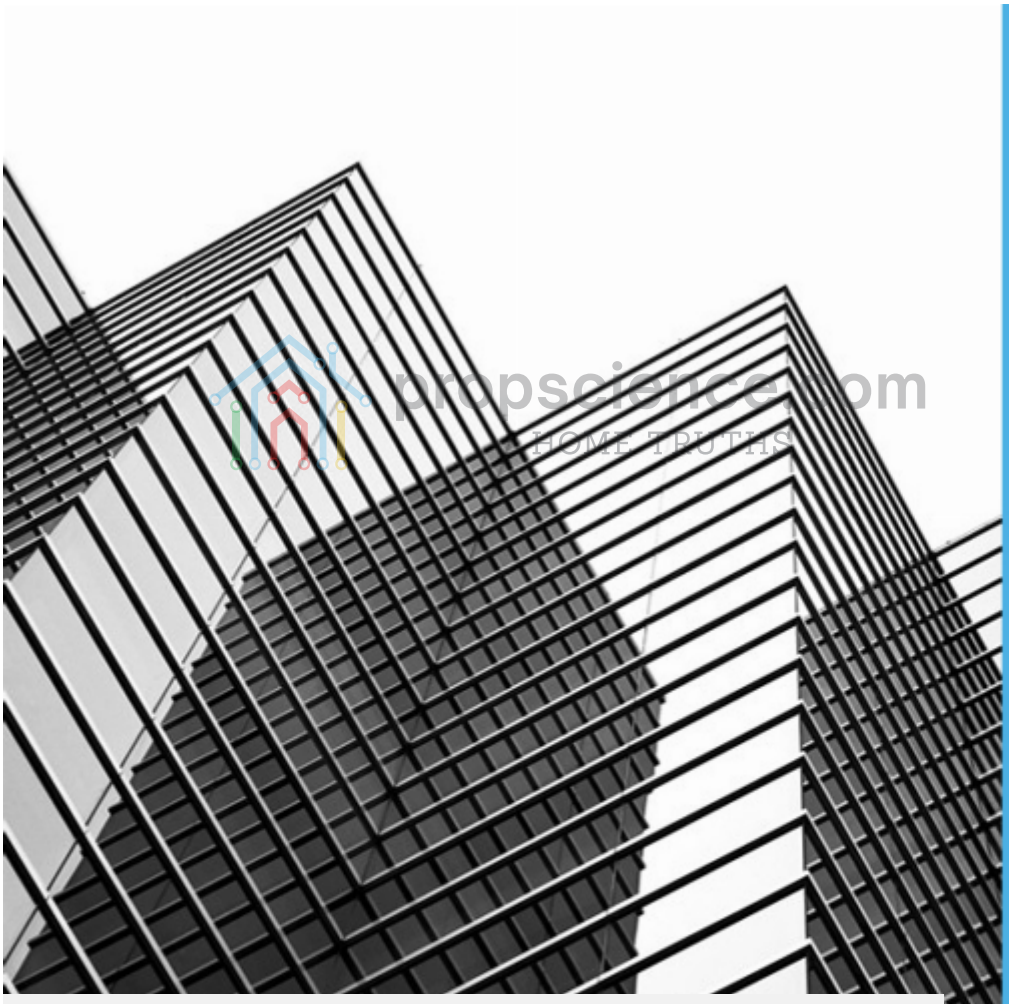
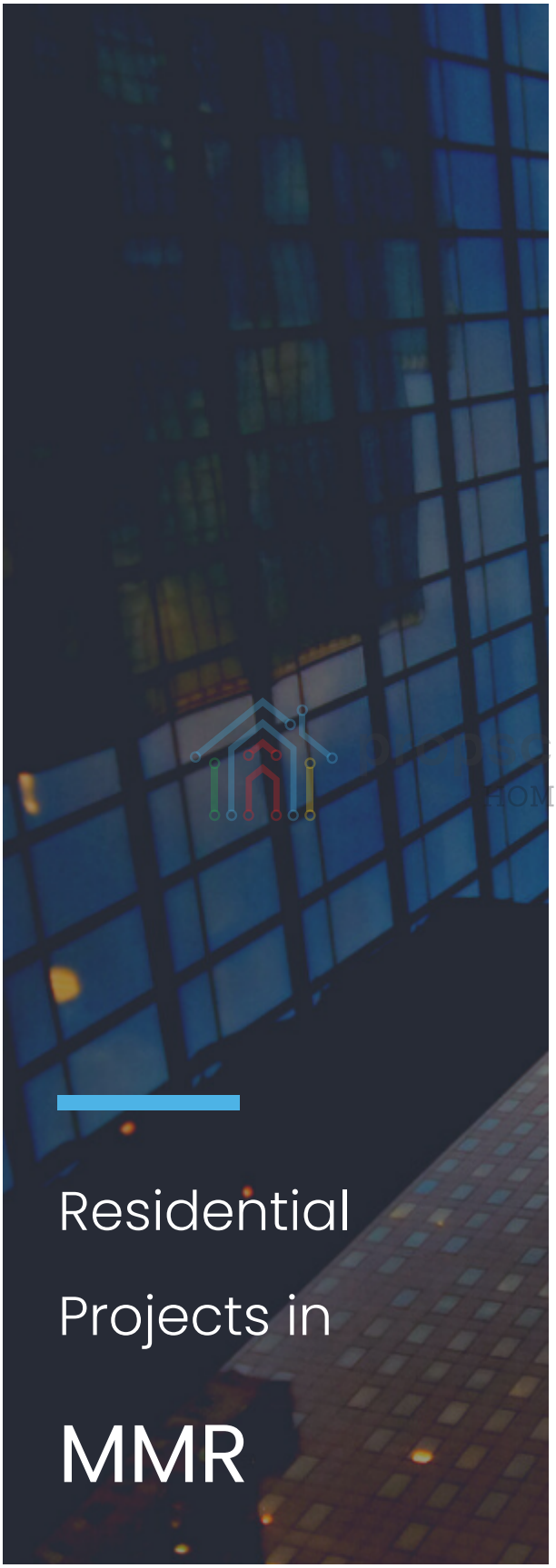
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PROP REPORT



Shreeji Plaza Wing A

MahaRERA Number : P51800007051



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 72 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **14.4 Km**
- Malad Bus Depot **1.50 Km**
- Malad Station **2.1 Km**
- Pushpa Park Malad East Highway **5.1 Km**
- Zenith Hospital **650 Mtrs**
- Shri Balaji International School **1 Km**
- Infinity Mall **1.5 Km**
- DMart **2.2 Km**

SHREEJI PLAZA WING A

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
November 2022	2	1

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SHREEJI PLAZA WING A

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 PLAZA WING A

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2023	1 Acre	1 BHK,2 BHK

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Project Amenities

Sports	Swimming Pool,Jogging Track,Gymnasium
Leisure	Yoga Room / Zone,Reflexology Park,Pergola
Business & Hospitality	Conference / Meeting Room,Party Lawn
Eco Friendly Features	Rain Water Harvesting

SHREEJI PLAZA WING A

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Shreeji Plaza Wing A	3	38	5	1 BHK,2 BHK	190

First Habitable Floor	7th Floor

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility
- **Fire Safety :** Sprinkler System
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Goods Lift

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SHREEJI PLAZA WING A

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	350 - 430 sqft
2 BHK	555 sqft

Floor To Ceiling Height	Greater than 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,Safety door,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames
HVAC Service	NA
Technology	NA
White Goods	NA

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SHREEJI PLAZA WING A

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price

1 BHK	--	--	INR 8100000 to 9700000
2 BHK	--	--	INR 12600000

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	AU Small Finance Bank,Axis Bank,Bajaj Finance Ltd,Bank of Baharain & Kuwait,Bank of Baroda,Bank of India,Canara Bank,Catalyst Trusteeship Limited,Central Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IDBI Trusteeship Services Limited,IIFL Bank,Indialbulls Home Loans,IndusInd Bank,Karur Vysya Bank,Kotak Bank,L& T Housing Finance Ltd,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,RBL Bank,SBI Bank,South India Bank,Standard Chartered Bank,Tata Capital,The Catholic Syrian Bank Ltd,The Saraswat Co-op Bank Ltd,YES 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.
February 2023	473	7	INR 4956250	INR 10478.33
January 2023	431	27	INR 7179480	INR 16657.73
December 2022	431	18	INR 7636750	INR 17718.68

December 2022	473	14	INR 8127000	INR 17181.82
November 2022	431	19	INR 6991320	INR 16221.16
October 2022	431	15	INR 7074150	INR 16413.34
October 2022	431	23	INR 7467600	INR 17326.22
September 2022	555	20	INR 10105995	INR 18209
September 2022	473	32	INR 7875450	INR 16650
September 2022	555	32	INR 10743735	INR 19358.08
August 2022	473	17	INR 8650000	INR 18287.53
August 2022	555	9	INR 11476335	INR 20678.08
July 2022	350	18	INR 6565000	INR 18757.14
July 2022	473	14	INR 5866900	INR 12403.59
June 2022	555	31	INR 11000000	INR 19819.82

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June 2022	555	6	INR 9885000	INR 17810.81
April 2022	430	6	INR 6480000	INR 15069.77
April 2022	384	5	INR 5854000	INR 15244.79
March 2022	473	19	INR 7400000	INR 15644.82
March 2022	350	11	INR 6800000	INR 19428.57

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PROJECT PROPSCORE

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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	65
Infrastructure	100

Local Environment	100
Land & Approvals	36
Project	76
People	46
Amenities	48
Building	67
Layout	55
Interiors	48
Pricing	50
Total	**62/100**

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SHREEJI PLAZA WING A

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