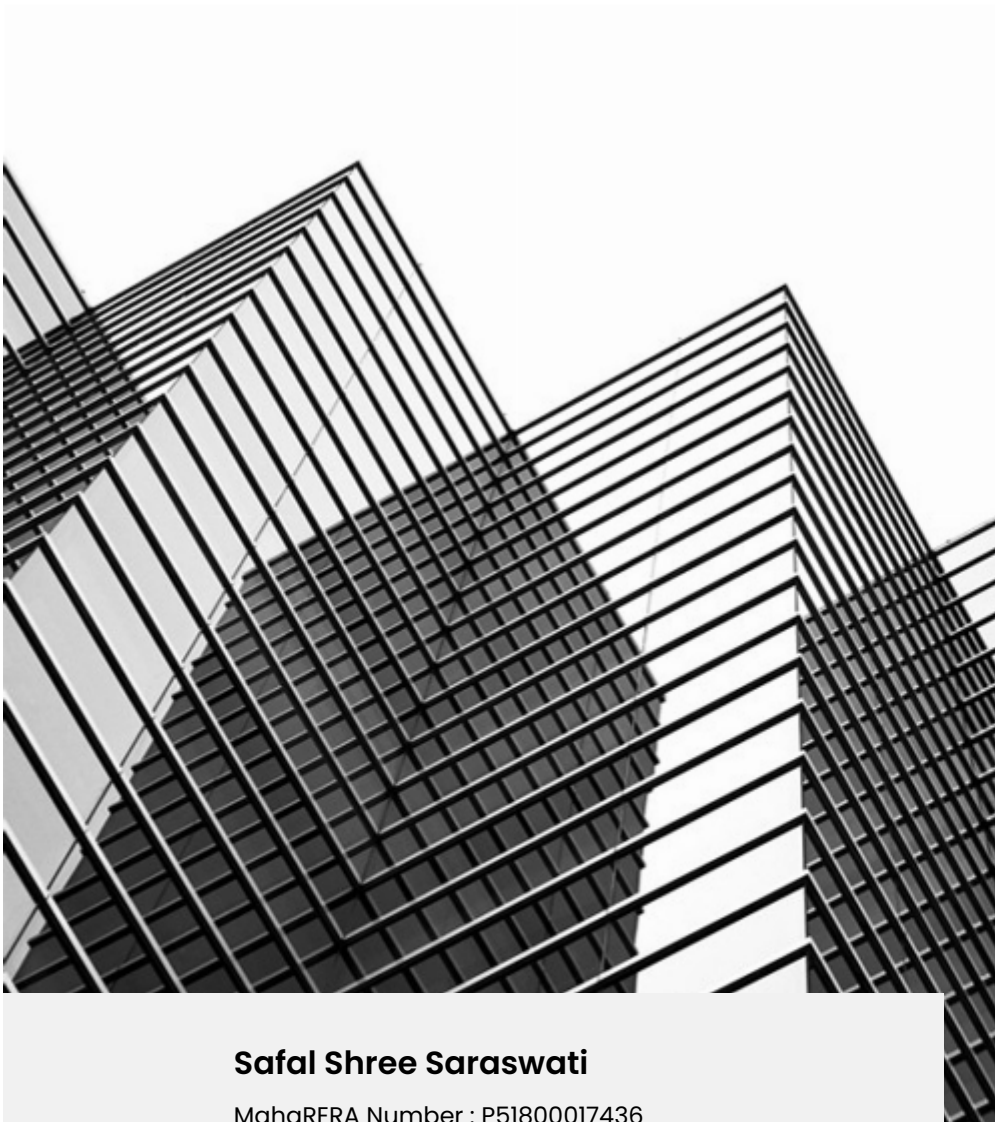


propscience.com

# PROP REPORT



**Safal Shree Saraswati**

MahaRERA Number : P51800017436



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Chembur (East). Chembur is an upmarket large suburb in Mumbai. Chembur is also said to be a reference to Chevul at the mouth of the Kundalika River on mainland Maharashtra. S V Patel Nagar , Gurudwara , Aggarwal Colony , Central Railway Colony , New Rna Colony are the neighbouring localities to Chembur East. After independence, Chembur was one of the sites where refugee camps were set up to settle refugees after partition. The industrialisation of Trombay during and after the war led to the demand for housing and the growth of Chembur thereafter. Famous studios like the RK studios built by the late Raj Kapoor were present in Chembur.

Post Office	Police Station	Municipal Ward
Chembur	NA	Ward M East

### 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

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East, Vile Parle, Mumbai, Maharashtra 400099 **11.7 Km**
- Chhatrapati Shivaji Maharaj International Airport **11.6 Km**
- Subhash Nagar, Narayan Gajanan Acharya Marg, Subhash Nagar Redevelopment Cluster, Subhash Nagar, Chembur, Mumbai, Maharashtra 400071 **350 Mtrs**
- Monorail Chembur Station **1.5 Km**
- Govandi Railway Station **1.6 Km**
- Amar Mahal Junction Flyover, Gulshan Baug, Chembur West, Jyothi Nagar, Chedda Nagar, Mumbai, Maharashtra **4.2 Km**
- Zen Multi Speciality Hospital in Mumbai, Plot No 425, 10th Road Near Sandu Garden, Chembur Gaothan, Chembur, Mumbai, Maharashtra 400071 **1.4 Km**
- N.G.Acharya & D.K Marathe Collage **300 Mtrs**
- K Star Mall **1.6 Km**
- Choice Food **700 Mtrs**

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SAFAL SHREE SARASWATI

## LAND & APPROVALS

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

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SAFAL SHREE SARASWATI

# BUILDER & CONSULTANTS

The Safal Group of Companies which was established in 1995 is one of the most trusted names in the Real Estate industry. Over the past two decades they have added many gems to Mumbai's shining skyline. Business expertise and dedication are the key reasons of our Group's success. Every customer knows us for our best in class quality benchmarks that we strictly adhere to. Our team consists of experienced professionals who constantly strive to achieve higher standards in building trust, quality, transparency and customer satisfaction with all our projects.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	11541 Sqmt	2 BHK,4 BHK

## Project Amenities

Sports	Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
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<b>Leisure</b>	Library / Reading Room,Senior Citizen Zone,Sit-out Area
<b>Business &amp; Hospitality</b>	Banquet Hall,Conference / Meeting Room,Clubhouse
<b>Eco Friendly Features</b>	Landscaped Gardens

**SAFAL SHREE SARASWATI**

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A1	2	13	3	2 BHK,4 BHK	39
B6	2	14	3	2 BHK,4 BHK	42

<b>First Habitable Floor</b>	1st Floor
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## Services & Safety

- **Security** : Society Office, Maintenance Staff, Security System / CCTV, Intercom Facility, Security Staff, Video Door Phone, MyGate / Security Apps
- **Fire Safety** : Sprinkler System, CNG / LPG Gas Leak Detector
- **Sanitation** : There are slums settlements near the project
- **Vertical Transportation** : High Speed Elevators

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## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	635 - 755 sqft
4 BHK	1275 - 1511 sqft
2 BHK	635 - 755 sqft
4 BHK	1275 - 1511 sqft

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

<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>	False Ceiling
<b>HVAC Service</b>	NA
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	Modular Kitchen,Water Purifier

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 32000	INR 20320000	INR 22382000 to 26606000
4 BHK	INR 32000	INR 40800000	INR 44910000 to 53217200

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



<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
1%	6%	0
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 700000	INR DEV. CHARGES - 400/- Per Sq.Ft.

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,DHFL Bank,HDFC Bank,IIFL Bank,Kotak Bank,PNB Housing Finance Ltd,SBI Bank,YES Bank

### Transaction History

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

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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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	48
<b>Connectivity</b>	73
<b>Infrastructure</b>	86
<b>Local Environment</b>	80
<b>Land &amp; Approvals</b>	44
<b>Project</b>	68
<b>People</b>	46
<b>Amenities</b>	70
<b>Building</b>	78
<b>Layout</b>	54
<b>Interiors</b>	63
<b>Pricing</b>	40

**Total**

**62/100**

**SAFAL SHREE SARASWATI**

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