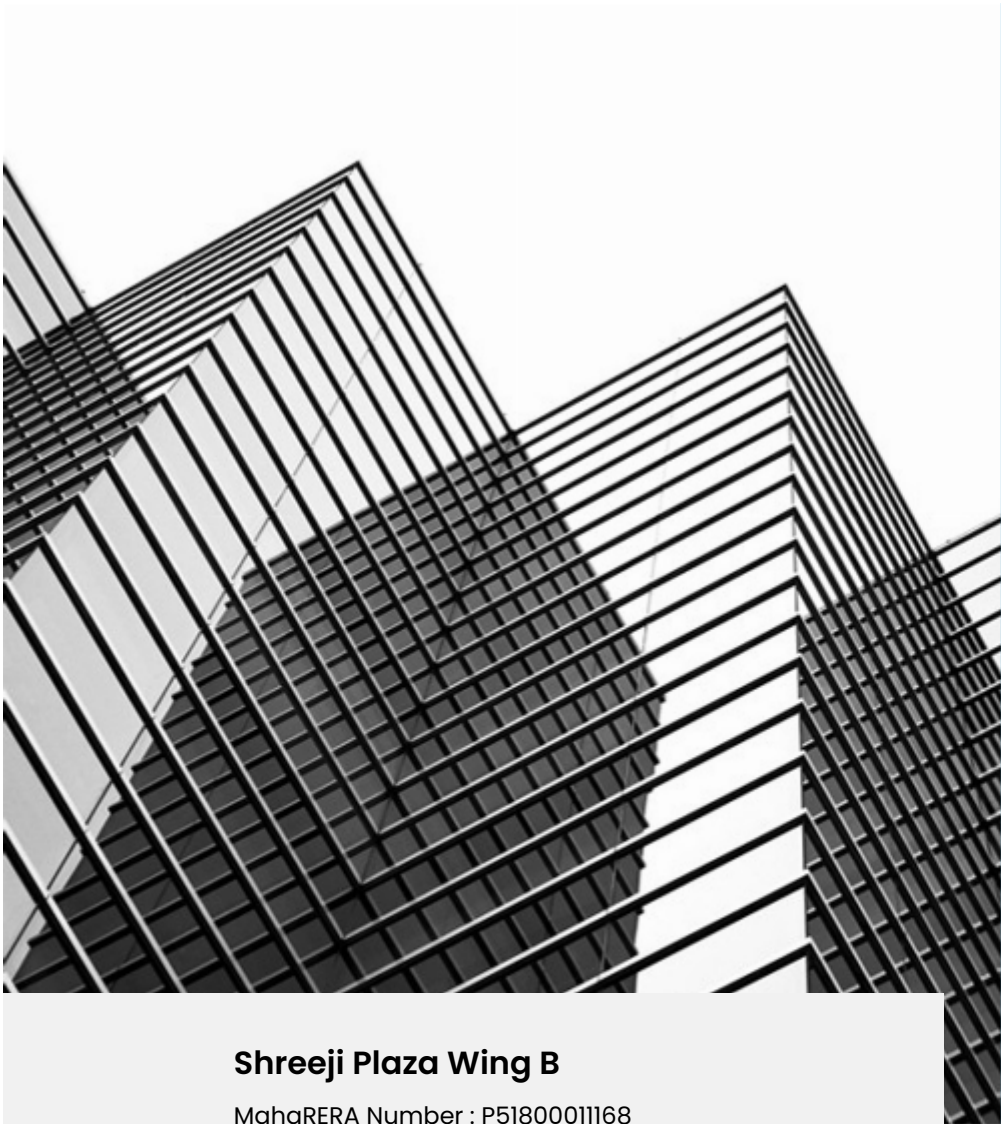


propscience.com

# PROP REPORT



**Shreeji Plaza Wing B**

MahaRERA Number : P51800011168



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 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.

| 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 **14.40 Km**
- Malad Bus Depot **1.50 Km**
- Malad Station **2.10 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**

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SHREEJI PLAZA WING B

## LAND & APPROVALS

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

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SHREEJI PLAZA WING B

## BUILDER & CONSULTANTS

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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.

|                          |                  |                         |
|--------------------------|------------------|-------------------------|
| <b>Project Funded By</b> | <b>Architect</b> | <b>Civil Contractor</b> |
| NA                       | NA               | NA                      |

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SHREEJI PLAZA WING B

# PROJECT & AMENITIES

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|                              |             |                   |
|------------------------------|-------------|-------------------|
| <b>Time Line</b>             | <b>Size</b> | <b>Typography</b> |
| Completed on 30th June, 2025 | 1 Acre      | 1 BHK,2 BHK       |

## Project Amenities

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

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SHREEJI PLAZA WING B

# BUILDING LAYOUT

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| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Shreeji Plaza Wing B  | 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 nallas / slums / gutters / sewers
- **Vertical Transportation** : High Speed Elevators, Goods Lift

SHREEJI PLAZA WING B

## FLAT INTERIORS

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

|                                |                      |
|--------------------------------|----------------------|
| <b>Floor To Ceiling Height</b> | Greater than 10 feet |
| <b>Views Available</b>         | Road View / No View  |

|   |   |
|---|---|
| <b>Flooring</b>                         | Vitrified Tiles   |
| <b>Joinery, Fittings &amp; Fixtures</b> | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Safety door,Electrical Sockets / Switch Boards |
| <b>Finishing</b>                        | Anodized Aluminum / UPVC Window Frames  |
| <b>HVAC Service</b>                     | NA  |
| <b>Technology</b>                       | NA  |
| <b>White Goods</b>                      | Geyser  |

SHREEJI PLAZA WING B

## COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|-----------|
|---------------|---------------|-----------------|-----------|

|       |    |    |                           |
|-------|----|----|---------------------------|
| 1 BHK | -- | -- | INR 8100000 to<br>9700000 |
| 2 BHK | -- | -- | INR 12600000              |

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

|                   |                        |                      |
|-------------------|------------------------|----------------------|
| <b>GST</b>        | <b>Stamp Duty</b>      | <b>Registration</b>  |
| 5%                | 6%                     | INR 30000            |
| <b>Floor Rise</b> | <b>Parking Charges</b> | <b>Other Charges</b> |
| NA                | NA                     | NA                   |

|                       |   |
|-----------------------|---|
| <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**

AU Small Finance Bank,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,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,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.

SHREEJI PLAZA WING B

## ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price   | Rate per sq.ft. |
|------------------|-------------|-------|--------------|-----------------|
| February 2023    | 473         | 10    | INR 7825140  | INR 16543.64    |
| January 2023     | 555         | 23    | INR 10787025 | INR 19436.08    |
| January 2023     | 473         | 23    | INR 7965750  | INR 16840.91    |

|                           |     |    |              |              |
|---------------------------|-----|----|--------------|--------------|
| <b>December<br/>2022</b>  | 555 | 26 | INR 10156500 | INR 18300    |
| <b>November<br/>2022</b>  | 555 | 29 | INR 10164825 | INR 18315    |
| <b>November<br/>2022</b>  | 555 | 28 | INR 10499000 | INR 18917.12 |
| <b>November<br/>2022</b>  | 473 | 23 | INR 7740000  | INR 16363.64 |
| <b>October<br/>2022</b>   | 555 | 31 | INR 10743500 | INR 19357.66 |
| <b>October<br/>2022</b>   | 555 | 21 | INR 10212000 | INR 18400    |
| <b>October<br/>2022</b>   | 555 | 27 | INR 10812000 | INR 19481.08 |
| <b>September<br/>2022</b> | 350 | 13 | INR 8740950  | INR 24974.14 |
| <b>September<br/>2022</b> | 555 | 23 | INR 10118205 | INR 18231    |
| <b>September<br/>2022</b> | 555 | 19 | INR 11093940 | INR 19989.08 |

|             |     |    |              |              |
|-------------|-----|----|--------------|--------------|
| August 2022 | 350 | 18 | INR 6266750  | INR 17905    |
| August 2022 | 350 | 22 | INR 6300000  | INR 18000    |
| August 2022 | 473 | 32 | INR 7783000  | INR 16454.55 |
| July 2022   | 473 | 21 | INR 7804500  | INR 16500    |
| July 2022   | 555 | 3  | INR 9882500  | INR 17806.31 |
| June 2022   | 555 | 22 | INR 11135000 | INR 20063.06 |
| April 2022  | 555 | 13 | INR 11302559 | INR 20364.97 |

SHREEJI PLAZA WING B

## 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>    | 55           |

|                             |               |
|-----------------------------|---------------|
| <b>Connectivity</b>         | 65            |
| <b>Infrastructure</b>       | 100           |
| <b>Local Environment</b>    | 100           |
| <b>Land &amp; Approvals</b> | 36            |
| <b>Project</b>              | 85            |
| <b>People</b>               | 46            |
| <b>Amenities</b>            | 48            |
| <b>Building</b>             | 67            |
| <b>Layout</b>               | 55            |
| <b>Interiors</b>            | 48            |
| <b>Pricing</b>              | 50            |
| <b>Total</b>                | <b>63/100</b> |

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SHREEJI PLAZA WING B

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