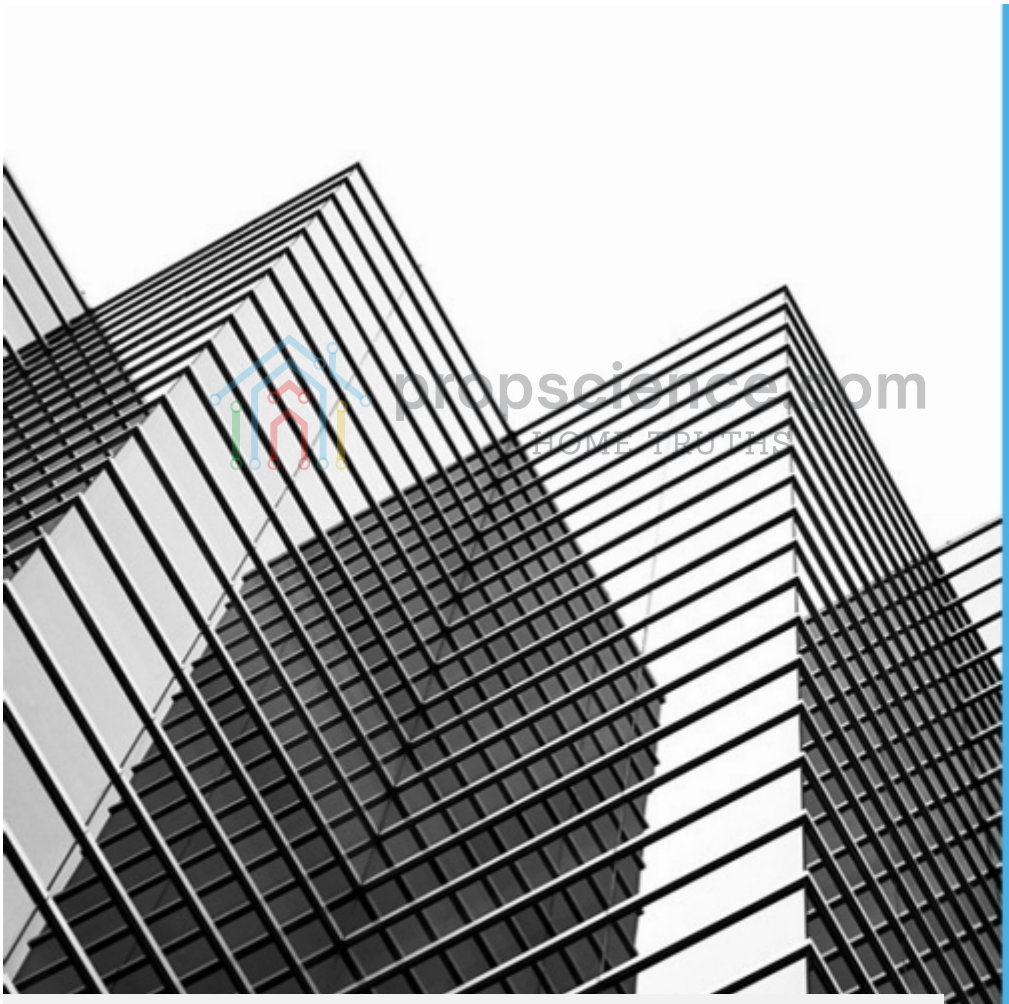
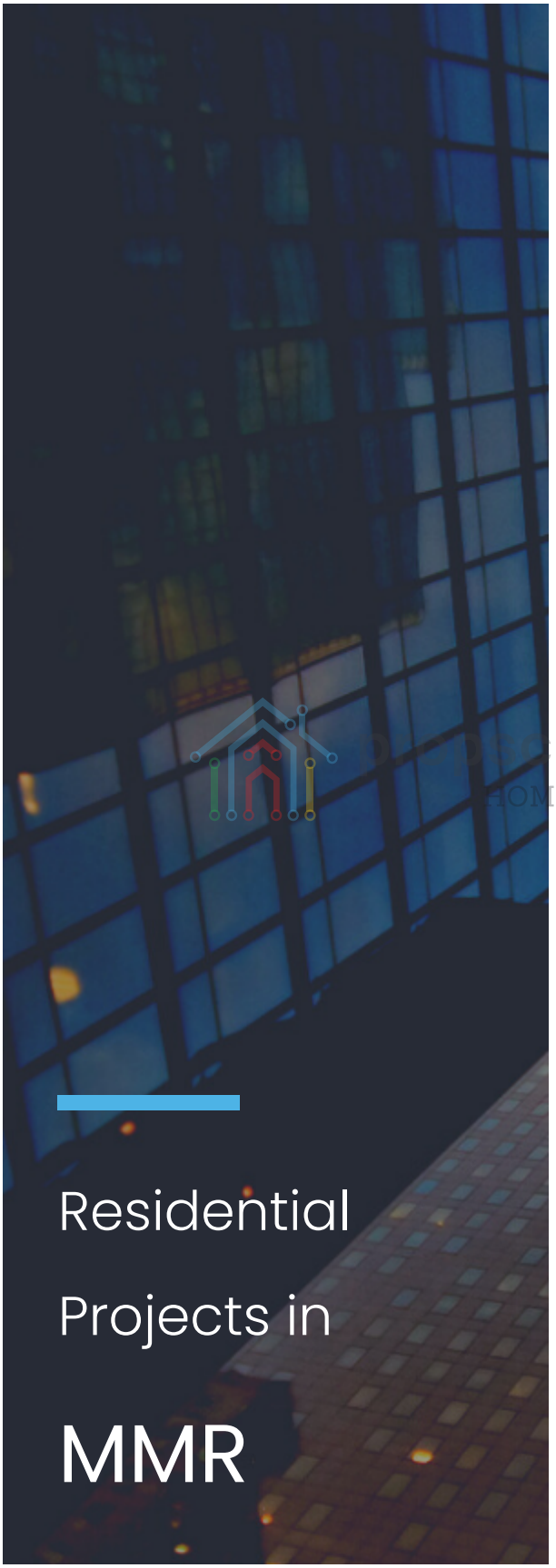
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PROP REPORT



Shreeji Plaza Wing B

MahaRERA Number : P51800011168



Residential Projects in MMR

WE HELP YOU MAKE THE INVESTMENT

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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 **14.40 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**

SHREEJI PLAZA WING B

LAND & APPROVALS

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

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 B

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2025	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 B

BUILDING LAYOUT

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 nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Goods Lift

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SHREEJI PLAZA WING B

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	Geyser

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SHREEJI PLAZA WING B

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 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

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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

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

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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

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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	65
Infrastructure	100
Local Environment	100
Land & Approvals	36
Project	85
People	46
Amenities	48
Building	67
Layout	55
Interiors	48
Pricing	50
Total	**63/100**

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SHREEJI PLAZA WING B

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