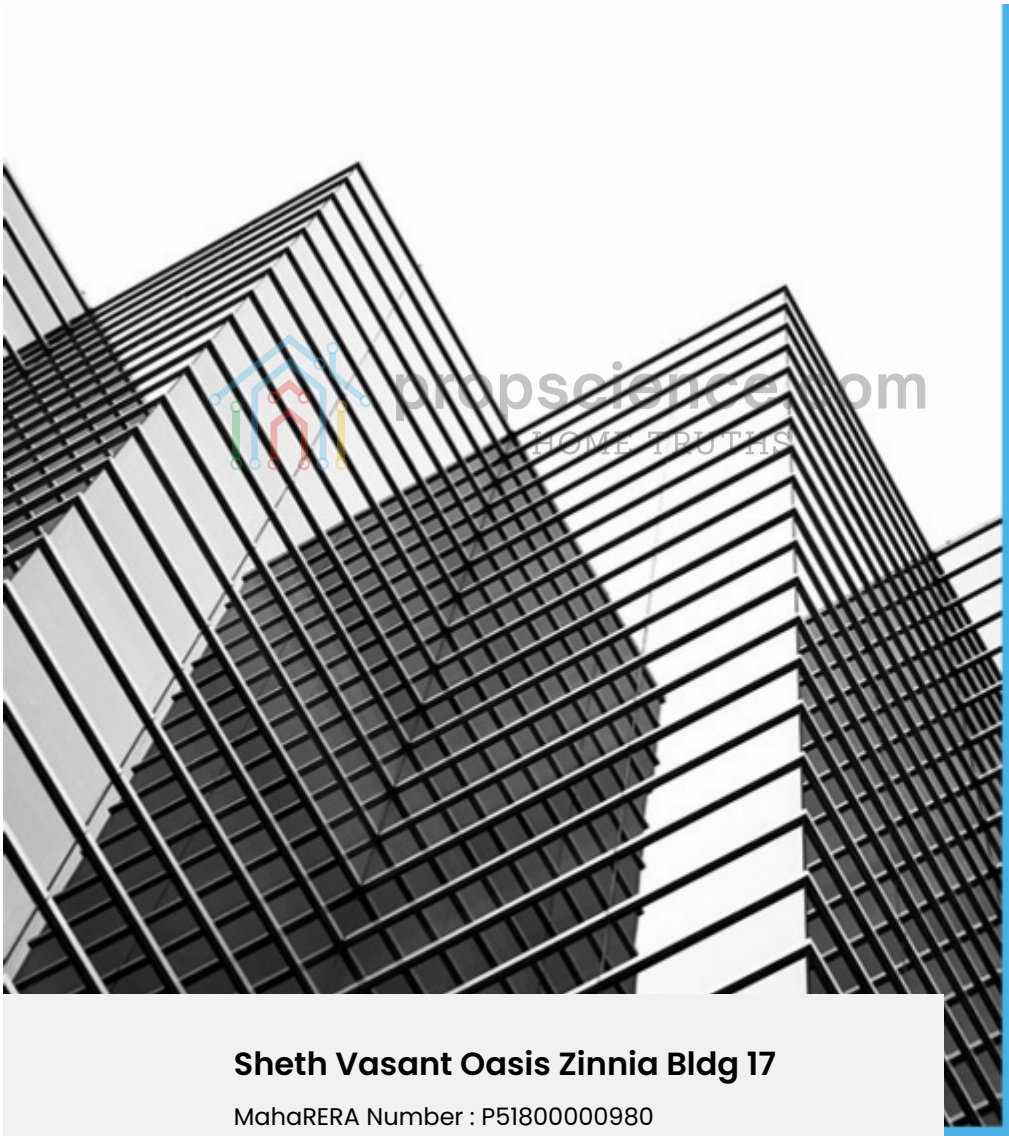
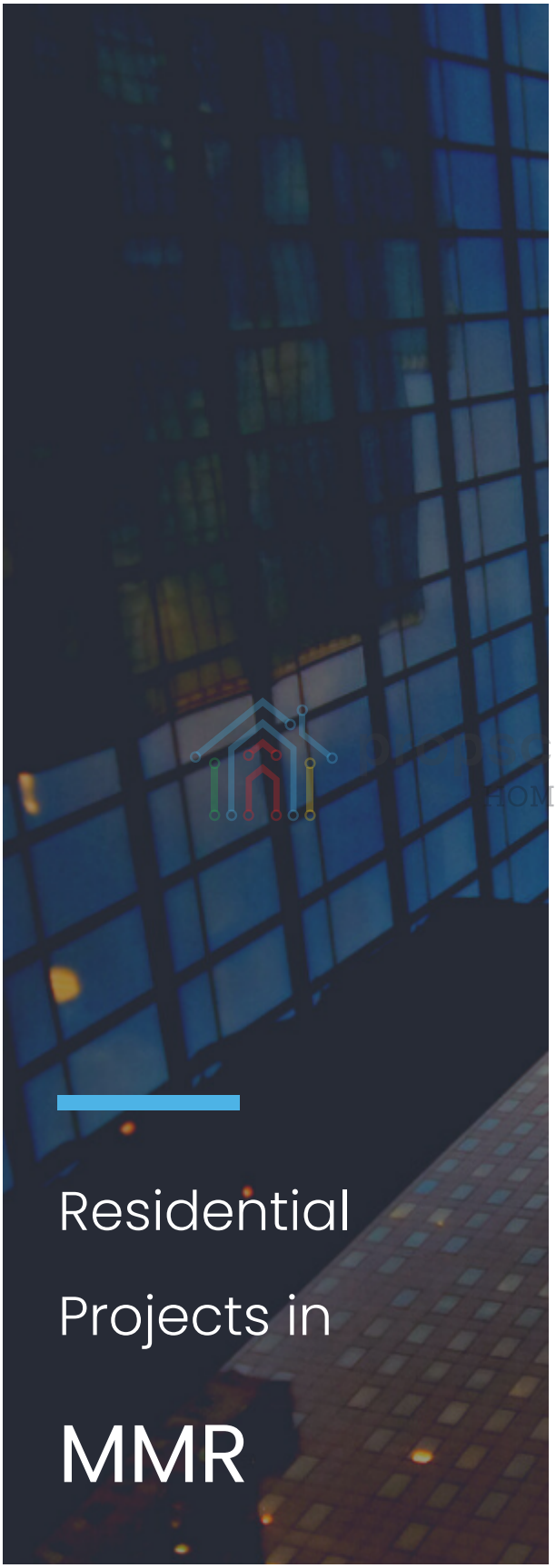
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PROP REPORT



Sheth Vasant Oasis Zinnia Bldg 17

MahaRERA Number : P51800000980



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 Andheri (East). Andheri is a locality in the western part of the city of Mumbai in India. Andheri is the major Bollywood Industry hub and it is the talent enclave of Mumbai, be it those from production houses, animation, the entertainment industry, and corporate. For administrative purposes, the area is separated into Andheri West and Andheri East. Andheri East comes under the K/E ward of BMC. A busy mix of residential homes and corporate offices, Andheri East is known for its fast-growing food scene, including unfussy lunch spots for Indian food and upmarket hotel restaurants

Post Office	Police Station	Municipal Ward
Marol Bazar	NA	Ward K East

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Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 228 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **2.1 Km**
- Marol Bus Depot **3.2 Km**
- Metro Station Marol Naka **1.4 Km**
- Andheri Railway Station **6.0 Km**
- Western Express Highway **5.0 Km**
- Seven Hills Hospital **850 Mtrs**
- SSI Institute **1.5 Km**
- Carnival Cinemas **2.7 Km**
- Dmart **3.1 Km**

SHETH VASANT OASIS
ZINNIA BLDG 17

LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
September 2022	2	8

SHETH VASANT OASIS
ZINNIA BLDG 17

BUILDER & CONSULTANTS

Sheth Creators (Sheth Group) was founded in 2011 by Jitendra N Sheth and Vallabh N Sheth. The same team was responsible for Sheth Developers Pvt. Ltd (SDPL), a successful real estate development company for 26 years, has founded Sheth Creators in a bid to create buildings synonymous with luxury and cutting-edge development. They have developed over 20million square feet of residential, commercial, and retail spaces have over 60 mixed-use developments under their belt. They have won several accolades for their exemplary work in the industry. Some of their iconic projects include Sheth Beaumont in Prabhadevi and Sheth Avalon in Thane.

Project Funded By	Architect	Civil Contractor
Indialbulls Home Loans	NA	NA

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SHETH VASANT OASIS
ZINNIA BLDG 17

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2023	445.71 Sqmt	2 BHK,2.5 BHK,3 BHK

Project Amenities

Sports	Badminton Court,Multipurpose Court,Squash Court,Swimming Pool,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Mini Theatre,Yoga Room / Zone,Sauna,Spa,Senior Citizen Zone,Pet Friendly,Deck Area
Business & Hospitality	Barbeque Pit,Sky Lounge / Bar,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

SHETH VASANT OASIS
ZINNIA BLDG 17

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Zinnia Building 17	3	24	4	2 BHK,2.5 BHK,3 BHK	96

First Habitable Floor	1st

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

SHETH VASANT OASIS

ZINNIA BLDG 17

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	696 sqft
2.5 BHK	785 sqft
3 BHK	971 - 1066 sqft

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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities
Flooring	Vitrified Tiles,Anti Skid Tiles

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	VRV / VRF System,Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

SHETH VASANT OASIS
ZINNIA BLDG 17

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 20184000
2.5 BHK	--	--	INR 22765000
3 BHK	--	--	INR 28159000 to 30914000

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

GST	Stamp Duty	Registration
0%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Time Linked Payment
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd

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Transaction History

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

SHETH VASANT OASIS
ZINNIA BLDG 17

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	65
Connectivity	80
Infrastructure	92
Local Environment	73
Land & Approvals	62
Project	73
People	65
Amenities	84
Building	80
Layout	60

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Interiors	73
Pricing	30
Total	**70/100**

SHETH VASANT OASIS
ZINNIA BLDG 17

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