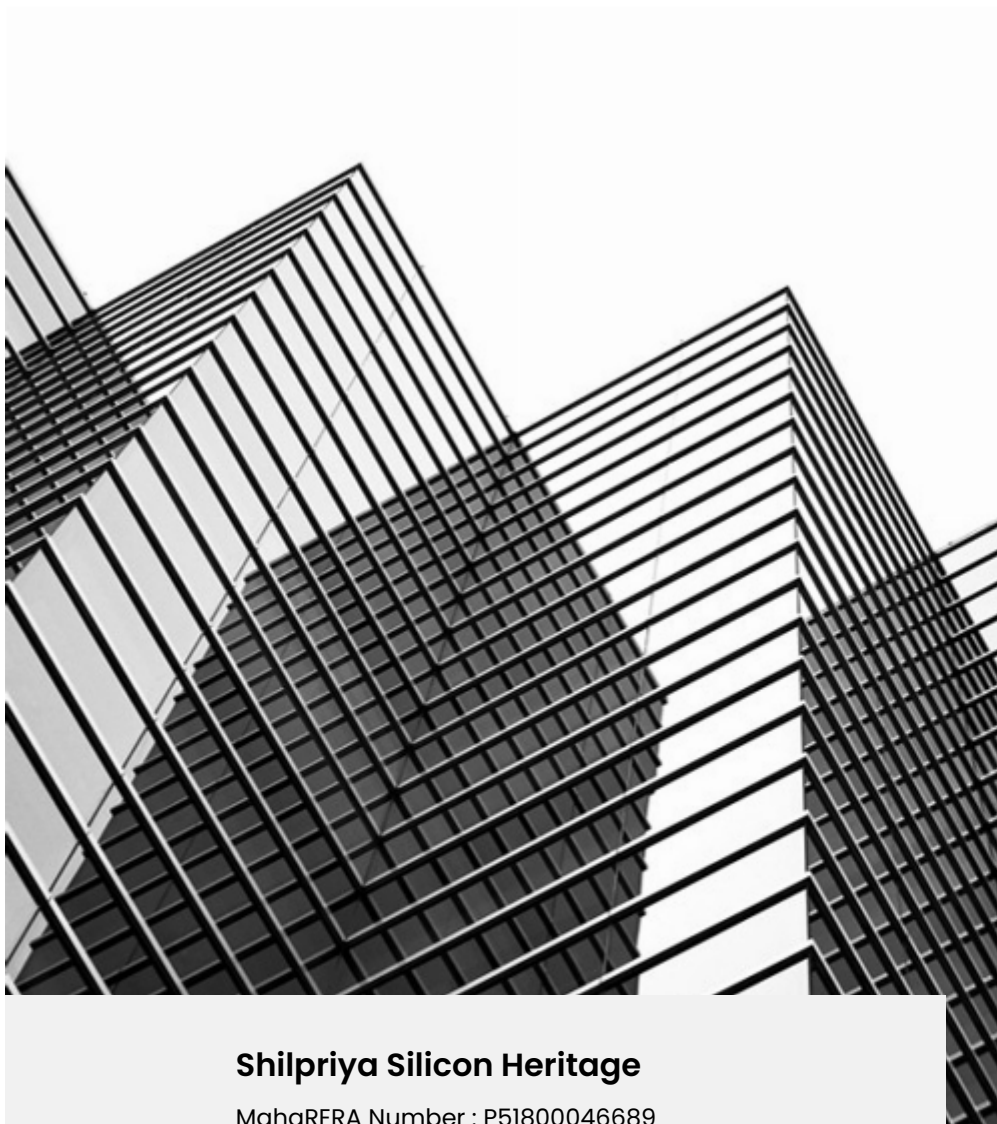


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# PROP REPORT



**Shilpriya Silicon Heritage**

MahaRERA Number : P51800046689



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 Tilak Nagar West. Tilak Nagar is a residential colony in the suburban Mumbai. There is also a railway station on the Harbour Line of the Mumbai suburban railway by this name. Named after freedom fighter Bal Gangadhar Tilak, this is a suburban area in Mumbai, India.

Post Office	Police Station	Municipal Ward
Tilak Nagar	Tilak Nagar Police Station	Ward M West

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 235 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **8.1 Km**
- Lokmanya Tilak Terminus **1.7 Km**
- Chembur Railway Station **850 Mtrs**
- Amar Mahal Junction Flyover **1.5 Km**
- Joy Hospital **2 Km**
- Universal High School Chembur **800 Mtrs**
- K Star Mall **2.7 Km**
- Dmart Ready **2.5 Km**

## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
AU Small Finance Bank	NA	NA

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## PROJECT & AMENITIES

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Time Line	Size	Typography
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Completed on 31st December, 2025

1728.11 Sqmt

1 BHK,2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Cricket Pitch,Putting Green,Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Gymnasium,Outdoor Gym
<b>Leisure</b>	Mini Theatre,Steam Room,Sauna,Library / Reading Room,Senior Citizen Zone,Pet Friendly
<b>Business &amp; Hospitality</b>	Conference / Meeting Room,Visitor's Room,ATM / Bank Attached,Clubhouse,Community Hall,Multipurpose Hall
<b>Eco Friendly Features</b>	Waste Segregation,Green Zone,Rain Water Harvesting,Landscaped Gardens,Solar Pannel,Charging Ports - Electrical Cars

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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Shilpriya Silicon Heritage	4	16	8	1 BHK,2 BHK,3 BHK	128
First Habitable Floor			2nd Floor		

## Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Key Card Entry
- **Fire Safety** : Sprinkler System,Fire rated doors / walls,Fire cylinders,Fireman's Lift,CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Stretcher Lift,Goods Lift,Auto Rescue

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	344 sqft
2 BHK	618 sqft
3 BHK	672 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,Wooden Flooring,Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Light Fittings,Stainless Steel Sink,Brass Joinery,Safety door,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,False Ceiling,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	VRV / VRF System,Split / Box A/C Provision
<b>Technology</b>	Home Automation,WIFI enabled,Optic Fiber Cable
<b>White Goods</b>	Air Conditioners,Washing Machine & Dryer,Refrigerator,Microwave Oven

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## COMMERCIALS

<b>Configuration</b>	<b>Rate Per Sqft</b>	<b>Agreement Value</b>	<b>Box Price</b>
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1 BHK	--	--	INR 7000000
2 BHK	--	--	INR 11800000
3 BHK	--	--	INR 12800000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	5%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 0	INR 0

<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>	AU Small Finance Bank,Axis Bank,Bajaj Finance Ltd,HDFC Bank,ICICI Bank,Kotak Bank,SBI Bank,YES Bank

### Transaction History

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



## 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	48
Connectivity	83
Infrastructure	92
Local Environment	83
Land & Approvals	50
Project	58
People	43

<b>Amenities</b>	100
<b>Building</b>	74
<b>Layout</b>	45
<b>Interiors</b>	90
<b>Pricing</b>	40
<b>Total</b>	<b>67/100</b>

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