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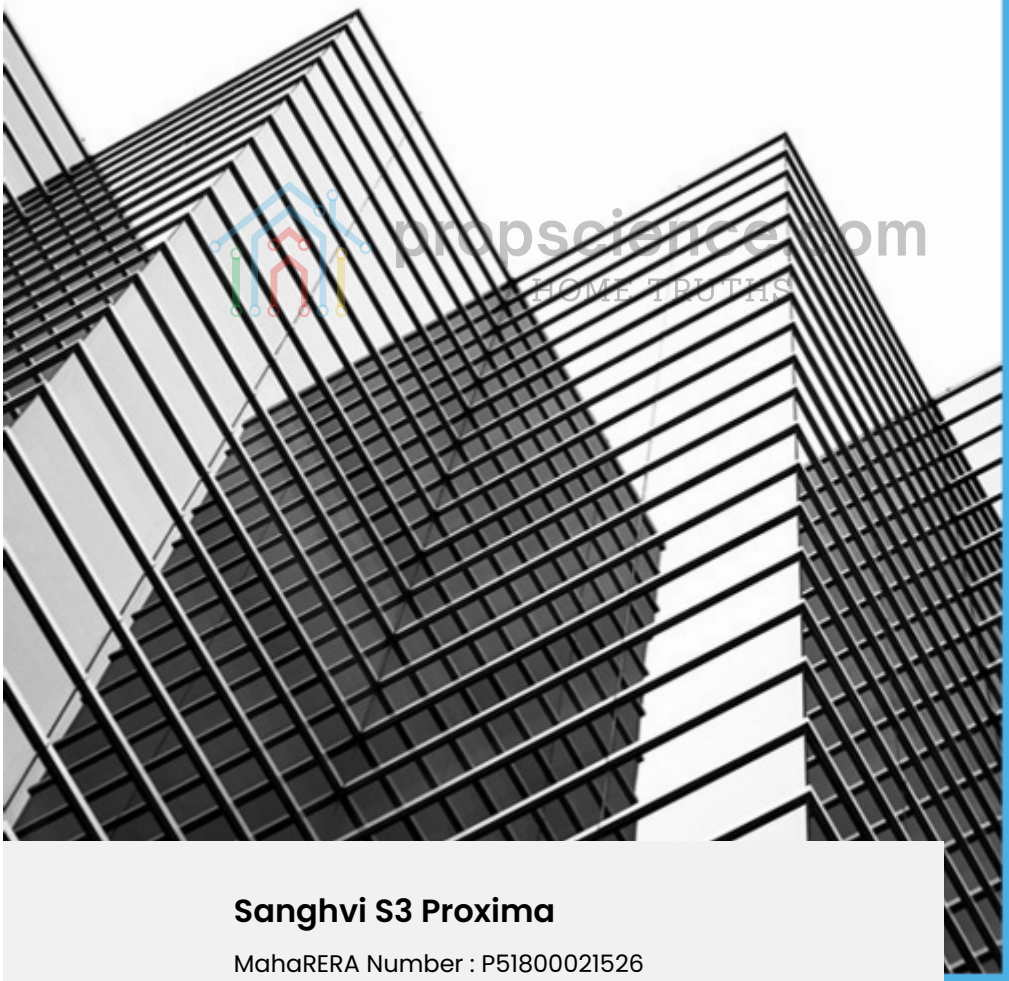
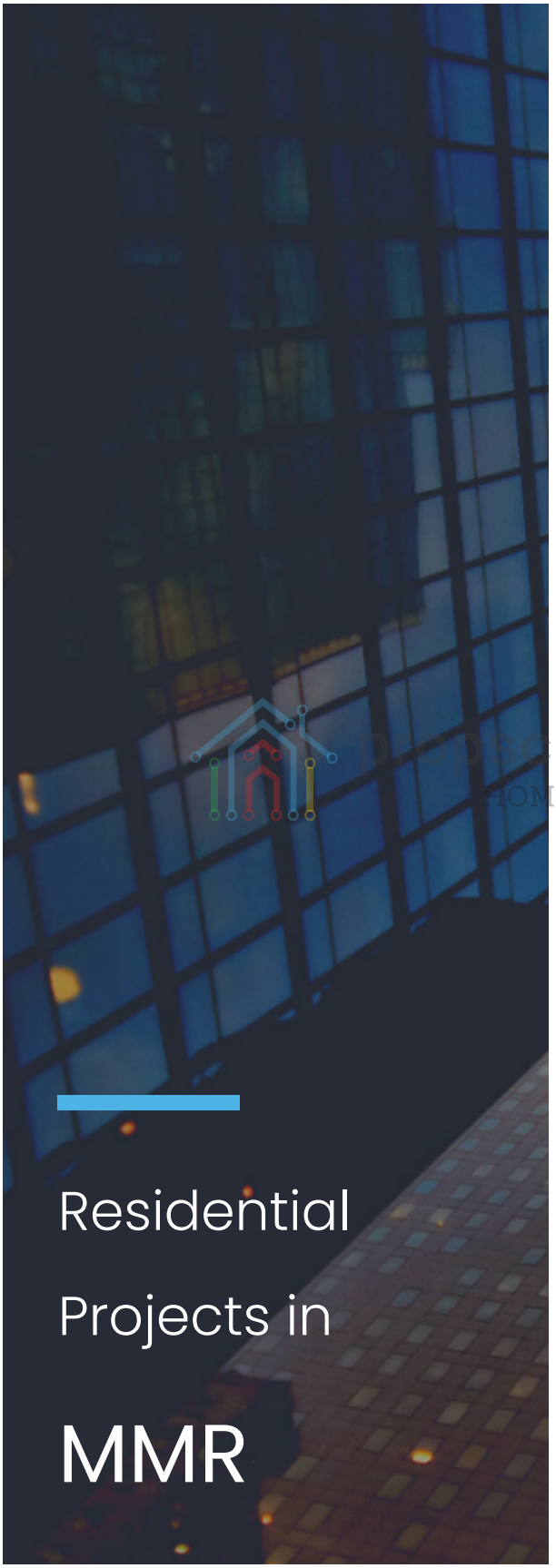
PROP REPORT



Sanghvi S3 Proxima

MahaRERA Number : P51800021526



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 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 East

Neighborhood & Surroundings

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The locality is prone to traffic jams during rush hour. The air pollution levels are 66 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **9.3 Km**
- Amar Mahal Bus Stop, Unnamed Road, Chembur West, Munjal Nagar, Chedda Nagar, Mumbai, Maharashtra 400089 **400 Mtrs**
- Chembur Monorail Station, Chembur Monorail Station,Ramakrishna Chemburkar Marg, Postal Colony, Kurla, Chembur, Mumbai, Maharashtra 400071 **1 Km**
- Tilak Nagar Railway Station **500 Mtrs**
- Amar Mahal Junction Flyover, Gulshan Baug, Chembur West, Jyothi Nagar, Chedda Nagar, Mumbai, Maharashtra **450 Mtrs**
- Zen Multi Speciality Hospital in Mumbai, Plot No, 425, 10th Rd, near Sandu Garden, Jai Ambe Nagar, Chembur Gaothan, Chembur, Mumbai, Maharashtra 400071 **1.7 Km**
- Universal High School Chembur, Universal High school Road , J.K, Janardhan Krishna Karmalkar Marg, Tilak Nagar, Chembur, Mumbai, Maharashtra 400089 **750 Mtrs**
- R City Mall, Lal Bahadur Shastri Rd, Amrut Nagar, Ghatkopar West, Mumbai, Maharashtra 400086 **6.6 Km**
- Apna Bazar Co-op Department Stores, Bldg. No.75 / 1-4, Hamlog Coop. Hsg. Soceity, near Saibaba Mandir, Tilak Nagar, Chembur, Mumbai, Maharashtra 400089 **550 Mtrs**

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LAND & APPROVALS

Legal Title Summary

The land upon which the project has been constructed appears to be owned by the MHADA. It has been leased to S3 FORMEET REALTORS LLP in order to develop the property. However, the lease period is not mentioned anywhere in the title document uploaded on the MahaRERA website.

Encumbrances

There are no documented encumbrances against the land uploaded on the MahaRERA website.

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

SANGHVI S3 PROXIMA

BUILDER & CONSULTANTS

Sanghvi S3 Group, Sanghvi Group's newly established corporate brand with a strong 37-year legacy with the vision of creating a positive future by providing people with an effective and improved quality of life and standards of living. Its unique new home design and development process engages its clients on an intimate level, from conception to the start of construction and delivery of the home. They have projects in all parts of Mumbai and are also expanding in Nashik and Lonavala.

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Project Funded By	Architect	Civil Contractor
ICICI Bank	NA	NA

SANGHVI S3 PROXIMA

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 31st December, 2025	0.22 Acre	1 BHK,2 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Steam Room,Library / Reading Room,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Visitor's Room,Clubhouse
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

SANGHVI S3 PROXIMA

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Sanghvi S3 Proxima	3	17	6	1 BHK,2 BHK	102

First Habitable Floor	1st Floor

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Earthquake Resistant Design
- **Fire Safety :** CNG / LPG Gas Leak Detector
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators

SANGHVI S3 PROXIMA

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	411 - 462 sqft
2 BHK	664 - 676 sqft

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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Water Body / City Skyline

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Electrical Sockets / Switch Boards

Finishing	NA
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	Modular Kitchen,Geyser

SANGHVI S3 PROXIMA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 26763.99	--	INR 11000000 to 12300000
2 BHK	--	--	INR 17400000 to 18100000

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

GST	Stamp Duty	Registration
5%	5%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**

NA	INR 700000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bank of India,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,SBI 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.

Category	Score
Place	48

Connectivity	83
Infrastructure	78
Local Environment	80
Land & Approvals	30
Project	69
People	65
Amenities	48
Building	55
Layout	66
Interiors	63
Pricing	40
Total	**60/100**

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SANGHVI S3 PROXIMA

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