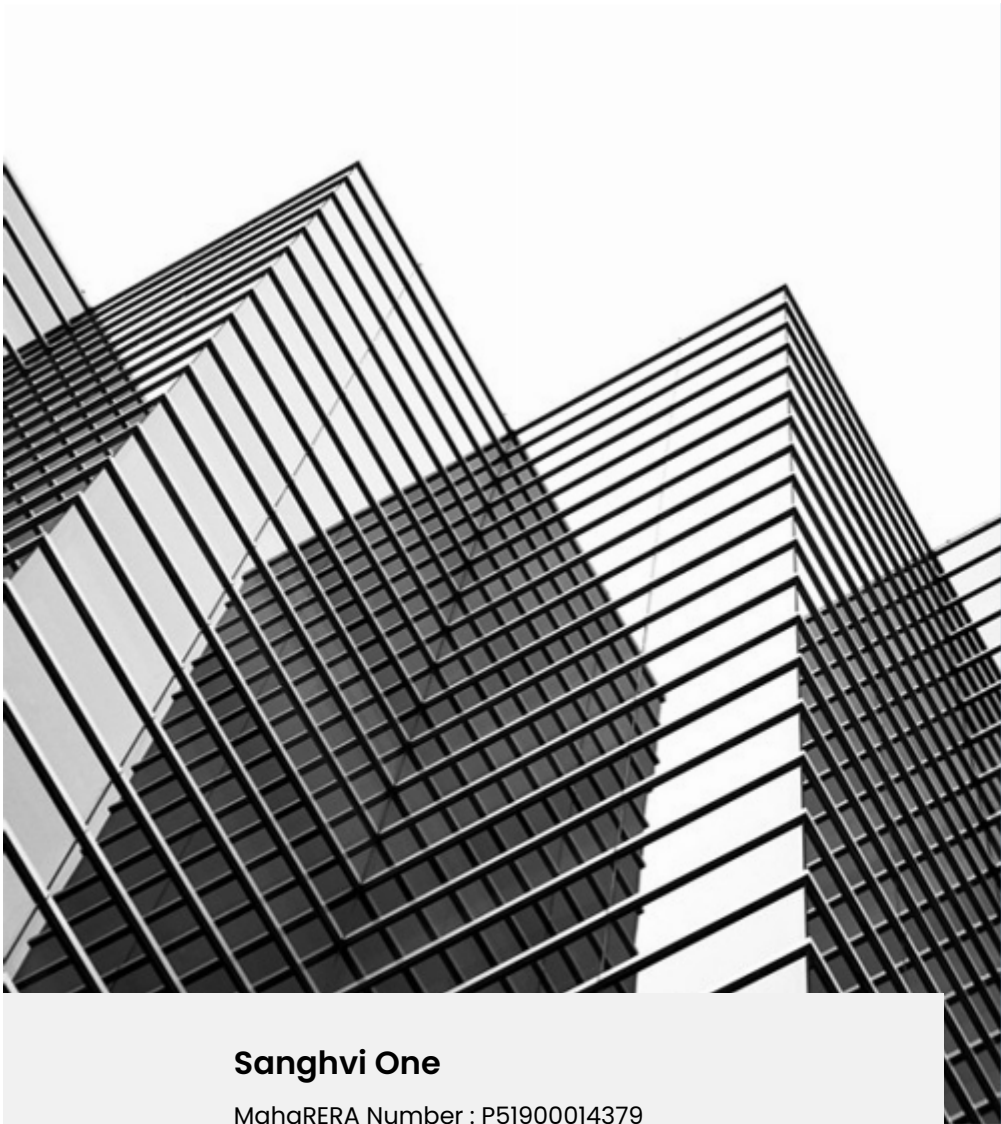


propscience.com

# PROP REPORT



**Sanghvi One**

MahaRERA Number : P51900014379



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.

## LOCATION

The project is in Ghatkopar (West). Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. Ghatkopar West is a prominent residential locality in the eastern suburbs. The locality is dominated by multi-storey apartments. Residential demand in this area is driven by proximity to various employment centres, along with sound connectivity to other areas. It is located in vicinity to major residential and commercial locations of eastern Mumbai.

Post Office	Police Station	Municipal Ward
Ghatkopar West	Ghatkopar Police Station	Ward N

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 55 AQI and the noise pollution is 51 to 85 dB.

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **4.7 Km**
- Maneklal Bus Stop **1.1 Km**
- ViVo Ghatkopar Metro Station **500 Mtrs**
- Ghatkopar Railway Station **1.5 Km**
- Andheri Ghatkopar Link Road **1.3 Km**
- Zynova Shalby Hospital **1.1 Km**
- Ramniranjan Jhunjhunwala College **800 Mtrs**
- R City Mall **1.8 Km**
- Phoenix Marketcity **2.8 Km**

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
January 2023	2	1

## 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.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th September, 2022	0.95 Acre	1 BHK

## Project Amenities

<b>Sports</b>	Multipurpose Court, Jogging Track, Kids Play Area, Gymnasium, Indoor Games Area
<b>Leisure</b>	Yoga Room / Zone, Steam Room, Sauna, Sit-out Area
<b>Business &amp; Hospitality</b>	Banquet Hall, Barbeque Pit, Sky Lounge / Bar, Clubhouse
<b>Eco Friendly Features</b>	Waste Segregation, Rain Water Harvesting, Landscaped Gardens, Water Storage, Solar Panel

SANGHVI ONE

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Sanghvi One	2	11	4	1 BHK	44

First Habitable Floor	2nd Floor
-----------------------	-----------

## Services & Safety

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

SANGHVI ONE

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	398 - 446 sqft

Floor To Ceiling Height	Greater than 10 feet
-------------------------	----------------------

**Views Available**

Road View / No View

<b>Flooring</b>	Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	WIFI enabled
<b>White Goods</b>	Chimney & Hob

SANGHVI ONE

## COMMERCIALS

<b>Configuration</b>	<b>Rate Per Sqft</b>	<b>Agreement Value</b>	<b>Box Price</b>
1 BHK	INR 26500	INR 10547000	INR 11931700 to 13330900

**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 inclusive	INR 300000

<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>	Axis Bank,Bajaj Finance Ltd,HDFC Bank,Kotak Bank,SBI Bank,Tata Capital

### Transaction History

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

SANGHVI ONE

## 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>	90
<b>Infrastructure</b>	86
<b>Local Environment</b>	80
<b>Land &amp; Approvals</b>	50
<b>Project</b>	69
<b>People</b>	56
<b>Amenities</b>	60
<b>Building</b>	67
<b>Layout</b>	55
<b>Interiors</b>	55
<b>Pricing</b>	50

**Total**

**64/100**

SANGHVI ONE

### **Disclaimer**

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.