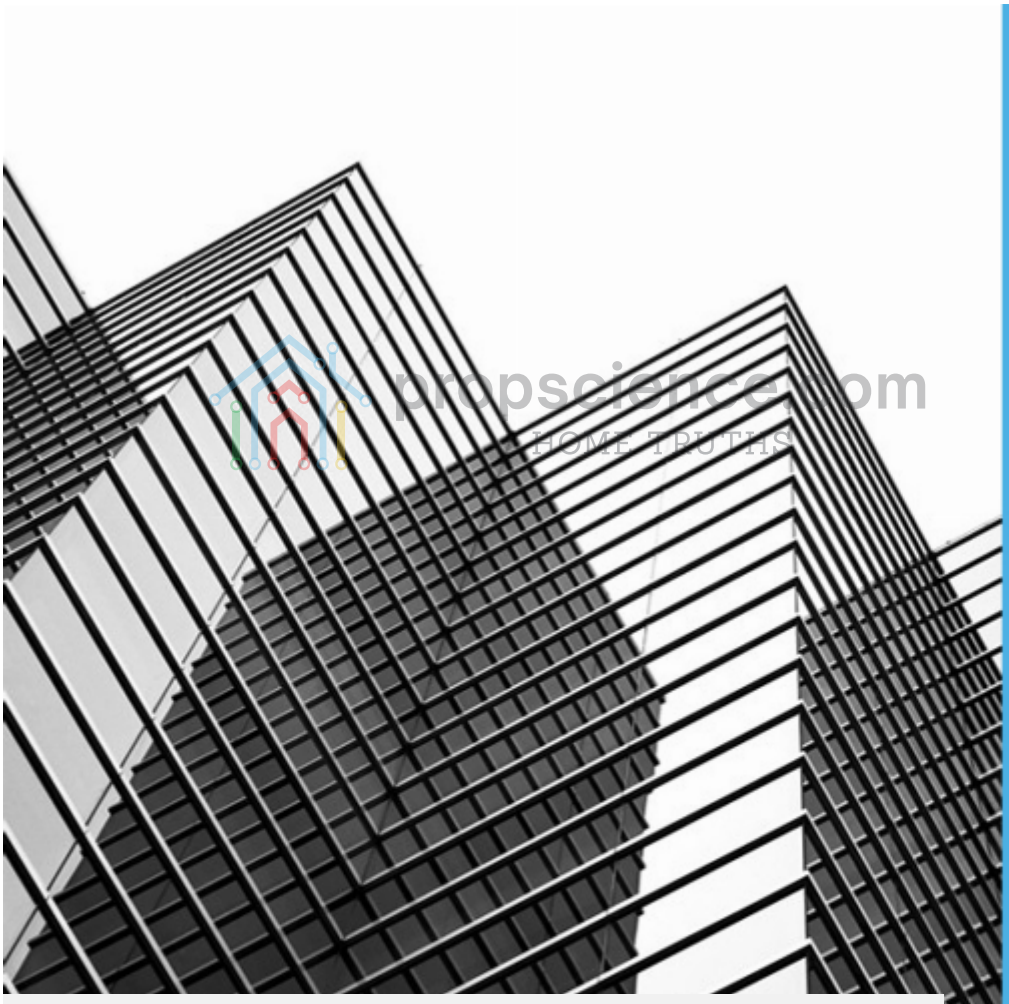
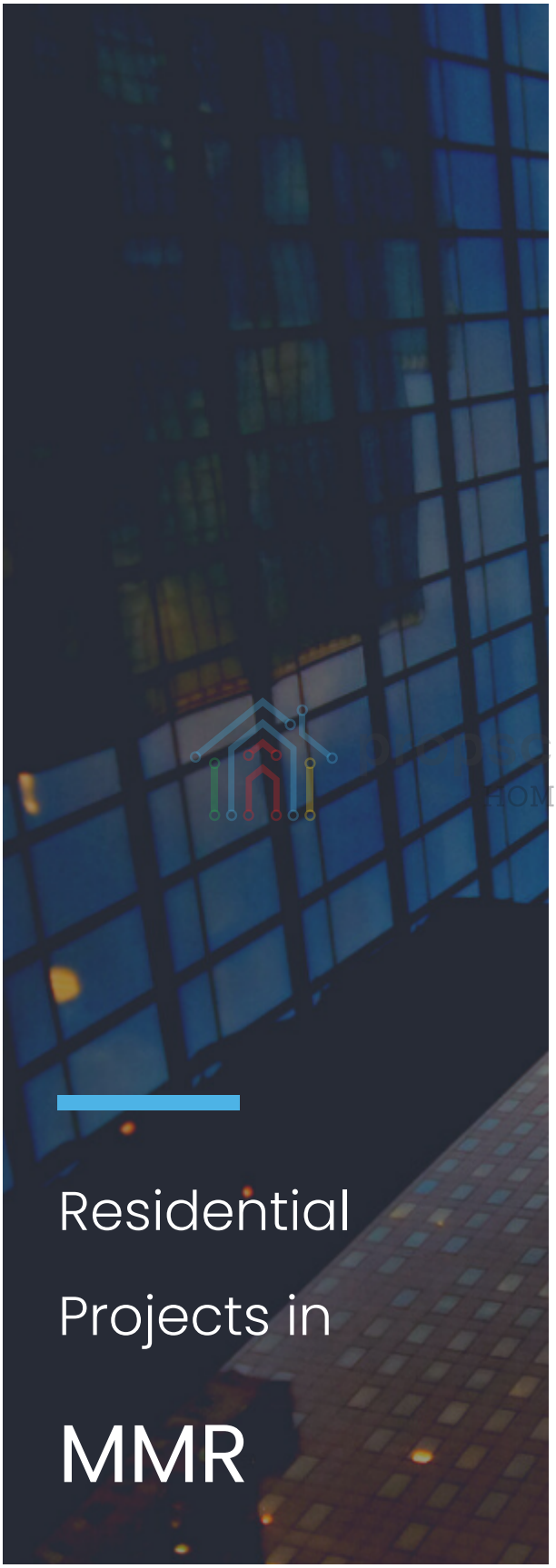
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PROP REPORT



Sugee Preksha

MahaRERA Number : P51900000978



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 Dadar (East). Dadar is an important commercial and residential hub of Mumbai. Railway stations in Dadar connect to both the Suburban Railway Line and the Indian Railway Line making it a transit point for thousands of commuters daily. It also houses important inter-state bus terminals and railways stations. Dadar is popular for its shopping centres and educational institutes. Five Gardens Park is a popular recreational park in the area. The area is cosmopolitan with a vibrant mix of Hindus, Parsis, and Muslims. The Dadar Parsi Colony is known to have some of the most expansive residential buildings in the city.

Post Office	Police Station	Municipal Ward
Dadar	NA	Ward F North

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Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area.

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **11.2 Km**
- Chhatrapati Shivaji Maharaj International Airport **10.7 Km**
- Dadar monorail station **700 Mtrs**
- Dadar railway station **550 Mtrs**
- Hinduja hospital **2 Km**
- Ruia college **750 Mtrs**

LAND & APPROVALS

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

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BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
2021 Ready to move	NA	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Putting Green,Jogging Track
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	NA

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BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Preksha		8		1 BHK,2 BHK,3 BHK	0

First Habitable Floor	-

Services & Safety

- **Security :** NA
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	473 - 529 sqft
2 BHK	656 - 702 sqft
3 BHK	904 sqft

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Floor To Ceiling Height	NA
Views Available	NA

Flooring	Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform

Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

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COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 42035.4	--	INR 38000000
2 BHK	INR 42022.79	--	INR 27600000 to 29500000
1 BHK	INR 41965.97	--	INR 19900000 to 22200000

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

GST	Stamp Duty	Registration

0%	0%	0
Floor Rise	**Parking Charges**	**Other Charges**
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	HDFC Bank

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Transaction History

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

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
July 2022	950	9	INR 30000000	INR 31578.95
March 2022	473	NA	INR 21500000	INR 45454.55

December 2021	702	5	INR 29580000	INR 42136.75
November 2021	581	6	INR 20385758	INR 35087.36
November 2021	473	6	INR 17000000	INR 35940.8
October 2021	458	NA	INR 10650000	INR 23253.28
December 2020	702	7	INR 24035000	INR 34237.89
October 2020	702	3	INR 26772000	INR 38136.75
February 2020	702	1	INR 25770246	INR 36709.75
January 2020	473	8	INR 17135000	INR 36226.22
January 2020	702	9	INR 21635000	INR 30819.09
December 2019	473	9	INR 16285500	INR 34430.23

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October 2019	702	1	INR 18100000	INR 25783.48
September 2019	473	1	INR 12200000	INR 25792.81
January 1970		NA	INR	INR

SUGEE PREKSHA

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.

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Category	Score
Place	73
Connectivity	33
Infrastructure	52

Local Environment	30
Land & Approvals	30
Project	55
People	39
Amenities	30
Building	53
Layout	43
Interiors	45
Pricing	30
Total	**43/100**

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SUGEE PREKSHA

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