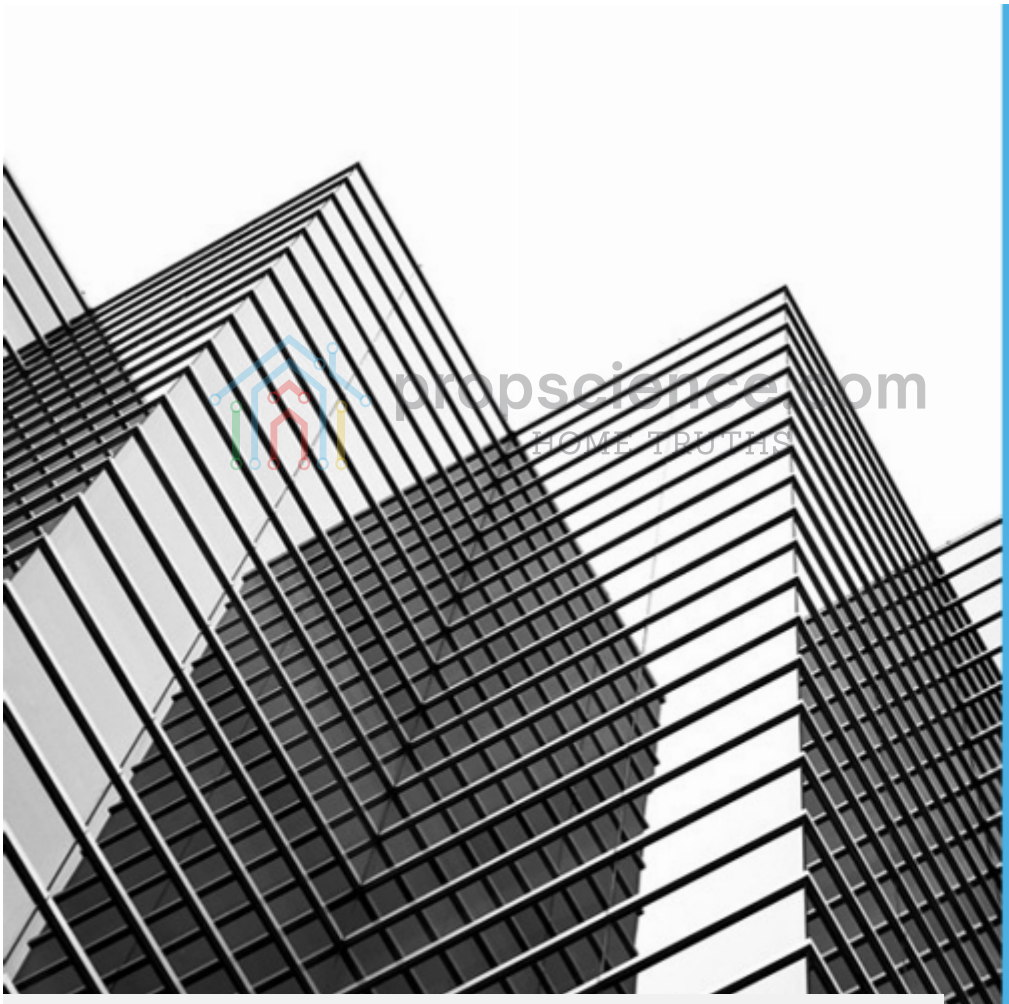
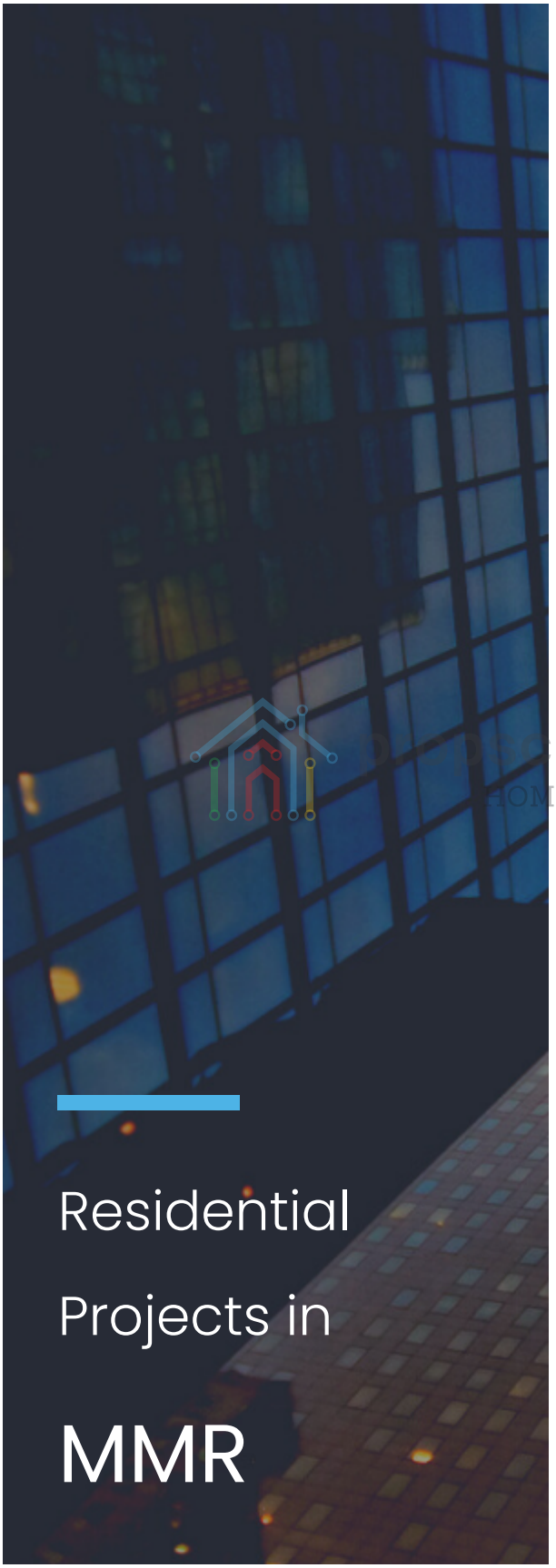
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PROP REPORT



Shreeji Paradise

MahaRERA Number : P51800016573



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 Malad (West). Malad is a suburb located in North Mumbai. Malad has a railway station on the Western line. The railway tracks of the Western Line divide Malad into Malad (West) and Malad (East). Also located in Malad is a prominent office commercial space extending from the back of the two prominent shopping malls Inorbit Mall & Infiniti Mall. Marve Beach and Aksa Beach are Located in Malad. Malad West is a prominent and up market residential locality in the western suburbs, situated on the western line of the Mumbai Suburban Railway. It is a green and serene locality situated along the Malad Creek and surrounded by mangroves. The residential development in Malad West majorly comprises of multi- storey apartments, and villas; and is driven by proximity to Mindspace and other IT parks, along with excellent connectivity to other parts of Mumbai.

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HOME TRUTHS

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

Connectivity & Infrastructure

- Kandivali Railway Station **1.1 Km**
- Suchak Hospital **0.8 Km**

LAND & APPROVALS

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

SHREEJI PARADISE

BUILDER & CONSULTANTS

Shreeji Construction is one the leading real estate developers based in Mumbai, led by Mr Nimesh Desai and Mr Bhushan Patil. Their immense experience and the unparalleled expertise of the engineers and admin teams have brought immense reputation and recognition to Shreeji Construction. They have completed various projects in Mumbai and have 5 upcoming skyscrapers planned in Orlem, Malad.

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HOME TRUTHS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

SHREEJI PARADISE

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2021	0.6 Acre	2 BHK,3 BHK

Project Amenities

Sports	Kids Play Area,Gymnasium
Leisure	Senior Citizen Zone
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

SHREEJI PARADISE

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HOME TRUTHS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Shreeji Paradise	3	21	4	2 BHK,3 BHK	84

First Habitable Floor	NA

Services & Safety

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

SHREEJI PARADISE

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	644 sqft
3 BHK	842 sqft

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HOME TRUTHS

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	NA
Finishing	NA

HVAC Service	NA
Technology	NA
White Goods	NA

SHREEJI PARADISE

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 24844.72	--	INR 16000000
3 BHK	INR 26722.09	--	INR 22500000

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HOME TRUTHS

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
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	Axis Bank,PNB Housing Finance Ltd

Transaction History

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

SHREEJI PARADISE

ANNEXURE A

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HOME TRUTHS

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
August 2022	712	4	INR 14500000	INR 20365.17
June 2022	712	19	INR 13675000	INR 19206.46
March 2022	712	20	INR 14000000	INR 19662.92
March 2022	685	11	INR 13400000	INR 19562.04
January 2022	685	4	INR 12100000	INR 17664.23

December 2021	644	3	INR 14000000	INR 21739.13
November 2021	712	20	INR 15000000	INR 21067.42
October 2021	712	1	INR 141500000	INR 198735.96
October 2021	861	10	INR 18500000	INR 21486.64
September 2021	783	13	INR 15100000	INR 19284.8
August 2021	712	3	INR 13000000	INR 18258.43
August 2021	712	16	INR 12100000	INR 16994.38
July 2021	644	4	INR 12500000	INR 19409.94
July 2021	861	1	INR 13100000	INR 15214.87
June 2021	712	3	INR 14000000	INR 19662.92
June 2021	685	1	INR 11800000	INR 17226.28
May 2021	712	5	INR 13800000	INR 19382.02
May 2021	712	18	INR 14350000	INR 20154.49

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HOME TRUTHS

April 2021	685	10	INR 11645000	INR 17000
April 2021	712	2	INR 12600000	INR 17696.63

SHREEJI PARADISE

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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HOME TRUTHS

Category	Score
Place	55
Connectivity	33
Infrastructure	20
Local Environment	30
Land & Approvals	44
Project	68

People	46
Amenities	30
Building	53
Layout	41
Interiors	30
Pricing	30
Total	**40/100**

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