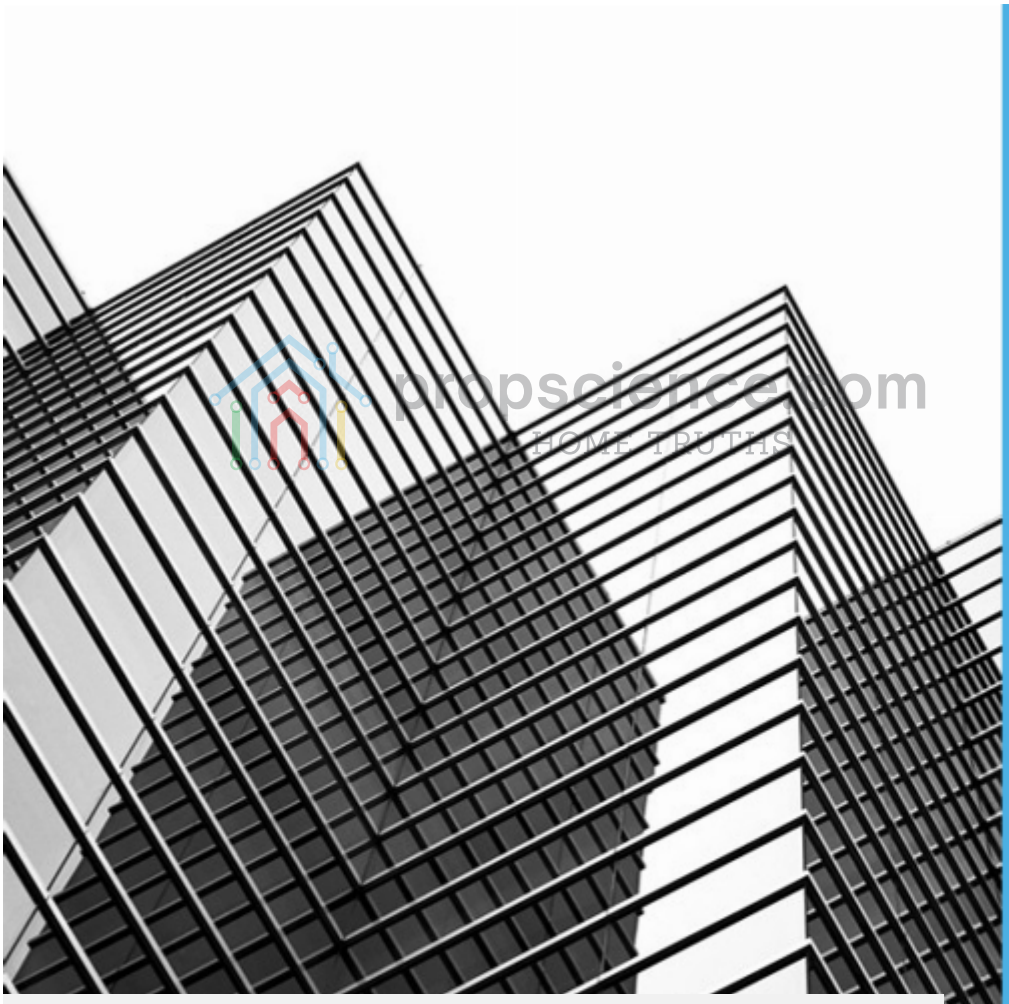
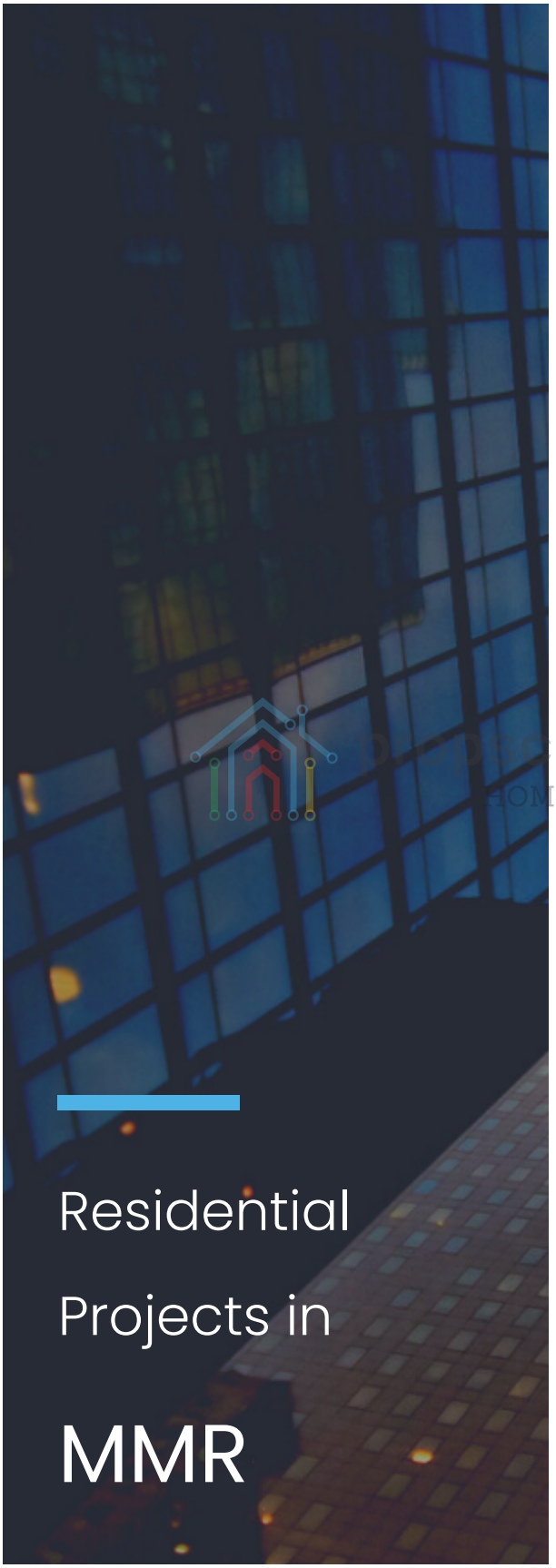
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PROP REPORT



Salasar Sparsh Phase I

MahaRERA Number : P51700022775



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 Bhayander West. Bhayandar West is a densely populated locality of the city of Mira Bhayandar. It falls under the Thane district of the State of Maharashtra. It is surrounded by the localities of Uttan, Mira Road and Sanjay Gandhi National Park. Bhayandar West is separated from the East by the Mumbai Suburban Railway line which connects it to Mumbai city. Bhayandar West comprises of several affordable housing projects and has a budding social, commercial, and physical infrastructure. The locality of Bhayandar has seen tremendous economic growth in the last two decades owing to a vast number of manufacturing units being set up in the East. The availability of cheap affordable housing solutions has made it all the more attractive for families from nearby localities and towns. The area comprises of mainly Hindus and Muslims and a small minority of other communities. The local languages spoken include Hindi and Gujrati.

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Post Office	Police Station	Municipal Ward
Mira Road	Kanikya	NA

Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 400 AQI

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj **26 Km**
- Bhayandar Bus Depot **2.9 Km**
- Mira Road East **3.1 Km**
- Western Express Highway **6.7 Km**
- Deepak Hospital **2 Km**
- Reena Mehta College **500 Mtrs**
- Maxus Mall **300 Mtrs**
- D-mart **550 Mtrs**

SALASAR SPARSH PHASE I

LAND & APPROVALS

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

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SALASAR SPARSH PHASE I

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th March, 2025	5044 Sqft	2 BHK

Project Amenities

Sports	Kids Play Area,Indoor Games Area
Leisure	Pet Friendly
Business & Hospitality	NA
Eco Friendly Features	NA

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SALASAR SPARSH PHASE I

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

Salasar Sparsh	3	30	5	2 BHK	150

First Habitable Floor	1st

Services & Safety

- **Security :** Society Office,Security System / CCTV
- **Fire Safety :** Fire rated doors / walls,Fire cylinders
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators

SALASAR SPARSH PHASE I

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	628 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles,Anti Skid Tiles

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Safety door,Electrical Sockets / Switch Boards
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

SALASAR SPARSH PHASE I

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 10500000

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	INR 700000	NA

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

Transaction History

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

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SALASAR SPARSH PHASE I

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	45
Connectivity	55
Infrastructure	86
Local Environment	55
Land & Approvals	44
Project	68
People	39
Amenities	30
Building	55
Layout	38
Interiors	63
Pricing	30
Total	**51/100**

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SALASAR SPARSH PHASE I

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