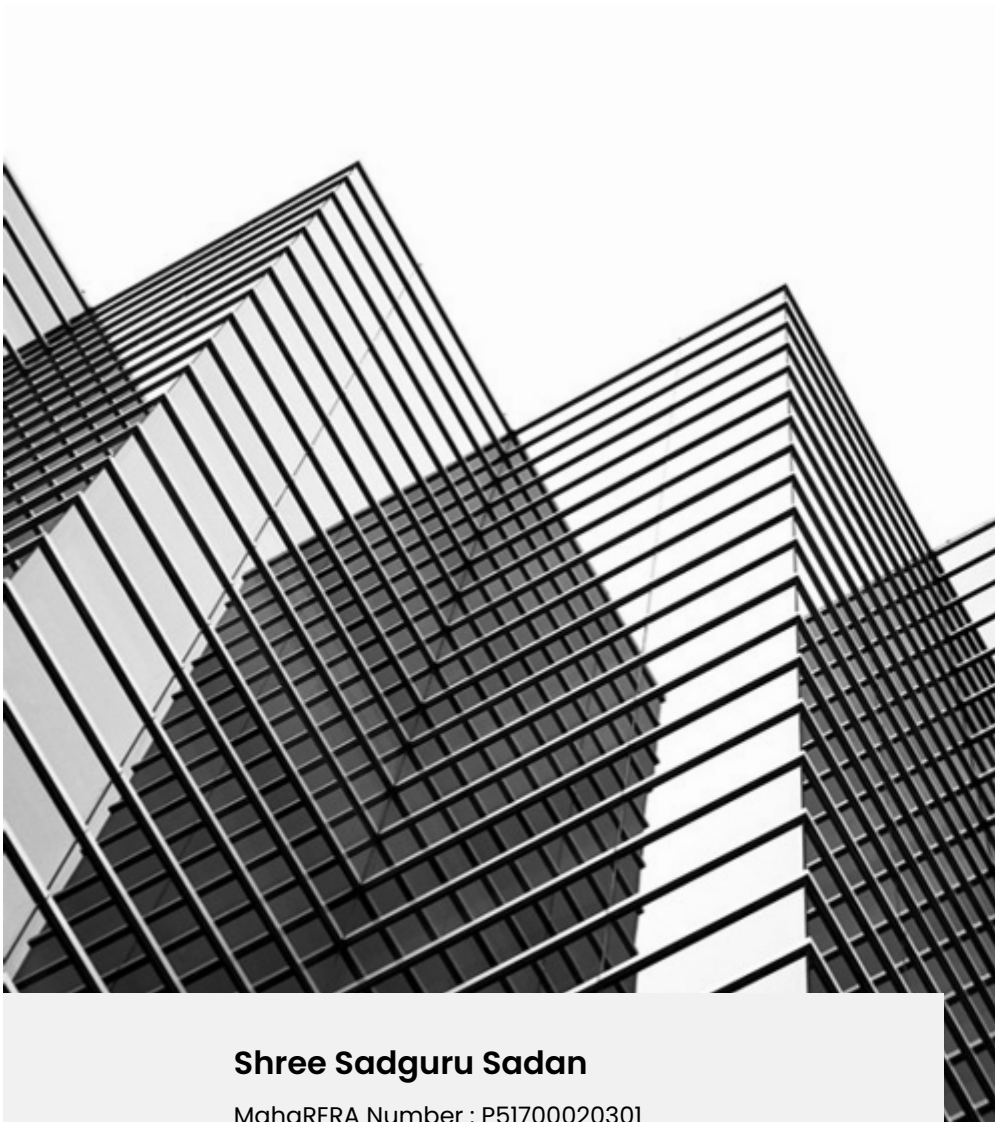


propscience.com

PROP REPORT



Shree Sadguru Sadan

MahaRERA Number : P51700020301



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 Vashi. Vashi is often known as one of the two gateways to Navi Mumbai. Vashi runs on the Harbour Line of the Mumbai Suburban Railway and is well connected to different parts of Mumbai and Navi Mumbai. The area is regarded as one of the most expensive and well-developed localities in Navi Mumbai. It has ample social infrastructure with plenty of schools, hospitals, banks, hotels, and malls in the vicinity. Various companies including IT/ITeS, BPO, banks and industrial manufacturing have offices in Vashi, thus, making it an ideal choice of residence for employees and working professionals.

Post Office	Police Station	Municipal Ward
Vashi Sector-26	Vashi Police Station	Vashi

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **29 Km**
- Chhatrapati Shivaji Maharaj International Airport **28.5 Km**
- Vashi Railway Station **4.4 Km**
- Palm Beach Hospital and Diagnostic Center **650 Mtrs**
- Reliance Foundation School **2.3 Km**
- Raghuleela Mall **3.8 Km**
- D Mart **1.8 Km**

LAND & APPROVALS

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

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 31st March, 2021	388.13 Sqmt	1 BHK,2 BHK
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Project Amenities

Sports	NA
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Water Storage

SHREE SADGURU SADAN

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Shree Sadguru Sadan	1	4	4	1 BHK,2 BHK	16
First Habitable Floor				1st	

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Power Back-up Generator
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

SHREE SADGURU SADAN

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	390 – 396 sqft
2 BHK	588 – 601 sqft
Floor To Ceiling Height	NA
Views Available	NA
Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform

Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

SHREE SADGURU SADAN

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 19166.67	INR 7480000	INR 7873000 to 7989000
2 BHK	INR 19226.19	INR 11305000	INR 11900000 to 12200000

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	INR 0

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

Transaction History

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

SHREE SADGURU SADAN

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
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Place	73
Connectivity	38
Infrastructure	84
Local Environment	30
Land & Approvals	36
Project	65
People	39
Amenities	42
Building	53
Layout	38
Interiors	45
Pricing	30
Total	48/100

Disclaimer

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