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PROP REPORT



Swastik Epitome

MahaRERA Number : P99000006718



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

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

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

Connectivity & Infrastructure

- Virar Railway Station **0.8 Km**
- Sanjivani Hospital **1 Km**
- Rustomjee Cambridge International School **4.8 Km**
- D Mart **2 Km**

LAND & APPROVALS

Last updated on the MahaRERA website

On-Going
Litigations

RERA Registered
Complaints

NA

NA

NA

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BUILDER & CONSULTANTS

Project Funded By

Architect

Civil Contractor

NA

NA

NA

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PROJECT & AMENITIES

Time Line

Size

Typography

Completed on 30th June, 2020

0.84 Acre

1 BHK,2 BHK,3 BHK

Project Amenities

Sports

Multipurpose Court,Jogging Track,Kids Play Area,Gymnasium

Leisure

Amphitheatre,Senior Citizen Zone,Pet Friendly

Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing C	3	22	4	1 BHK	88
Wing D	3	22	4	1 BHK	88
Wing E	3	22	4	1 BHK	88
Wing F	3	22	4	1 BHK	88
Wing G	3	22	4	1 BHK	88

First Habitable Floor	NA
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Services & Safety

- **Security** : NA
- **Fire Safety** : NA

- **Sanitation** : NA
- **Vertical Transportation** : NA

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FLAT INTERIORS

Configuration	RERA Carpet Range
 1 BHK	409 - 496 sqft
1 BHK	409 - 496 sqft
1 BHK	409 - 496 sqft
1 BHK	409 - 496 sqft
1 BHK	409 - 496 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	NA
Finishing	False Ceiling
HVAC Service	NA
Technology	NA
White Goods	Modular Kitchen

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COMMERCIALS



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Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 11002.44	--	INR 4500000 to 5500000

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	HDFC Bank,SBI Bank

Transaction History

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

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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	45
Connectivity	33
Infrastructure	52
Local Environment	30
Land & Approvals	50
Project	60
People	39
Amenities	42
Building	53
Layout	43
Interiors	30
Pricing	30
Total	42/100



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