# PROP REPORT





# 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 1Km
- Rustomjee Cambridge International School 4.8 Km
- D Mart 2 Km

SWASTIK EPITOME

#### LAND & APPROVALS

Last updated on the MahaRERA website

On-Going Litigations RERA Registered
Complaints

#### SWASTIK EPITOME

# **BUILDER & CONSULTANTS**

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA                | NA        | NA               |

#### SWASTIK EPITOME

# PROJECT & AMENITIES

| Time Line          | Size      | Typography        |
|--------------------|-----------|-------------------|
| 2020 Ready to move | 0.84 Acre | 1 BHK,2 BHK,3 BHK |

#### **Project Amenities**

| Sports  | Multipurpose Court, Jogging Track, Kids Play<br>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<br>of Lifts | Total<br>Floors | Flats<br>per<br>Floor | Configurations | Dwelling<br>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                    |                |                   |

#### Services & Safety

• Security: NA

• Fire Safety: NA

- Sanitation: NA
- $\bullet \ \ \textbf{Vertical Transportation:} \ \mathsf{NA} \\$

#### SWASTIK EPITOME

# 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 Colling |                   |  |
| Floor To Ceiling | <b>Height</b> NA  |  |
| Views Availa     | nble 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

| Configuration | Rate Per<br>Sqft | Agreement<br>Value | Box Price                 |
|---------------|------------------|--------------------|---------------------------|
| 1 BHK         | INR 11002.44     |                    | INR 4500000 to<br>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<br>Loans | HDFC Bank,SBI Bank  |

#### **Transaction History**

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

**SWASTIK EPITOME** 

#### 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.

| 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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