# 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

The project is in Bhayander East. Bhayandar East is an industrial 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 East is separated from the West by the Mumbai Suburban Railway line which connects it to Mumbai city. This locality does not have any residential or commercial developments.

Post Office	Police Station	Municipal Ward
Bhayander East	navgaon	NA

#### **Neighborhood & Surroundings**

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

#### **Connectivity & Infrastructure**

- Mumbai International Airport 26.0 Km
- Bhayandar Bus Station 5.0 Km
- Bhayandar Railway Station 1.5 Km
- Western Express Highway 5.0 Km
- Sai Baba Hospital 1.0 Km
- Seven Square Academy 1.5 Km
- Maxus Mall 2.7 Km
- D Mart **2.5 Km**

## LAND & APPROVALS

Last updated on the MahaRERA website

On-Going
Litigations

RERA Registered
Complaints

SHREE HARI DARSHAN BUILDING NO 7

#### **BUILDER & CONSULTANTS**

Project Funded By	Architect	Civil Contractor
NA	NA	NA

SHREE HARI DARSHAN BUILDING NO 7

#### PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 18th April, 2021	1908.04 Sqmt	1 BHK,2 BHK

#### **Project Amenities**

Sports	Kids Play Area
Leisure	Pet Friendly,Temple,Sit-out Area
Business & Hospitality	ATM / Bank Attached,Restaurant / Cafe
Eco Friendly Features	Water Storage

SHREE HARI DARSHAN BUILDING NO 7

# **BUILDING LAYOUT**

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Shree Hari Darshan Building No 7	2	10	4	1 BHK,2 BHK	40

#### Services & Safety

• **Security:** Society Office, Security System / CCTV, Intercom Facility

Fire Safety: NASanitation: NA

• Vertical Transportation: NA

SHREE HARI DARSHAN BUILDING NO 7

### FLAT INTERIORS

Configuration	RERA Carpet R	ange
1 BHK	392 sqft	
2 BHK	543 sqft	
Floor To Ceili	ng Height	NA
Views Available		NA
Flooring Vitrified Tiles,Anti Skid 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 HARI DARSHAN BUILDING NO 7

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK			INR 6500000
2 BHK			INR 8000000

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

GST	Stamp Duty	Registration
5%	4%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES Bank

#### **Transaction History**

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

SHREE HARI DARSHAN BUILDING NO 7

#### 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	63
Connectivity	63
Infrastructure	86
Local Environment	30
Land & Approvals	44
Project	65
People	39
Amenities	42
Building	53
Layout	38
Interiors	53
Pricing	30
Total	50/100

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