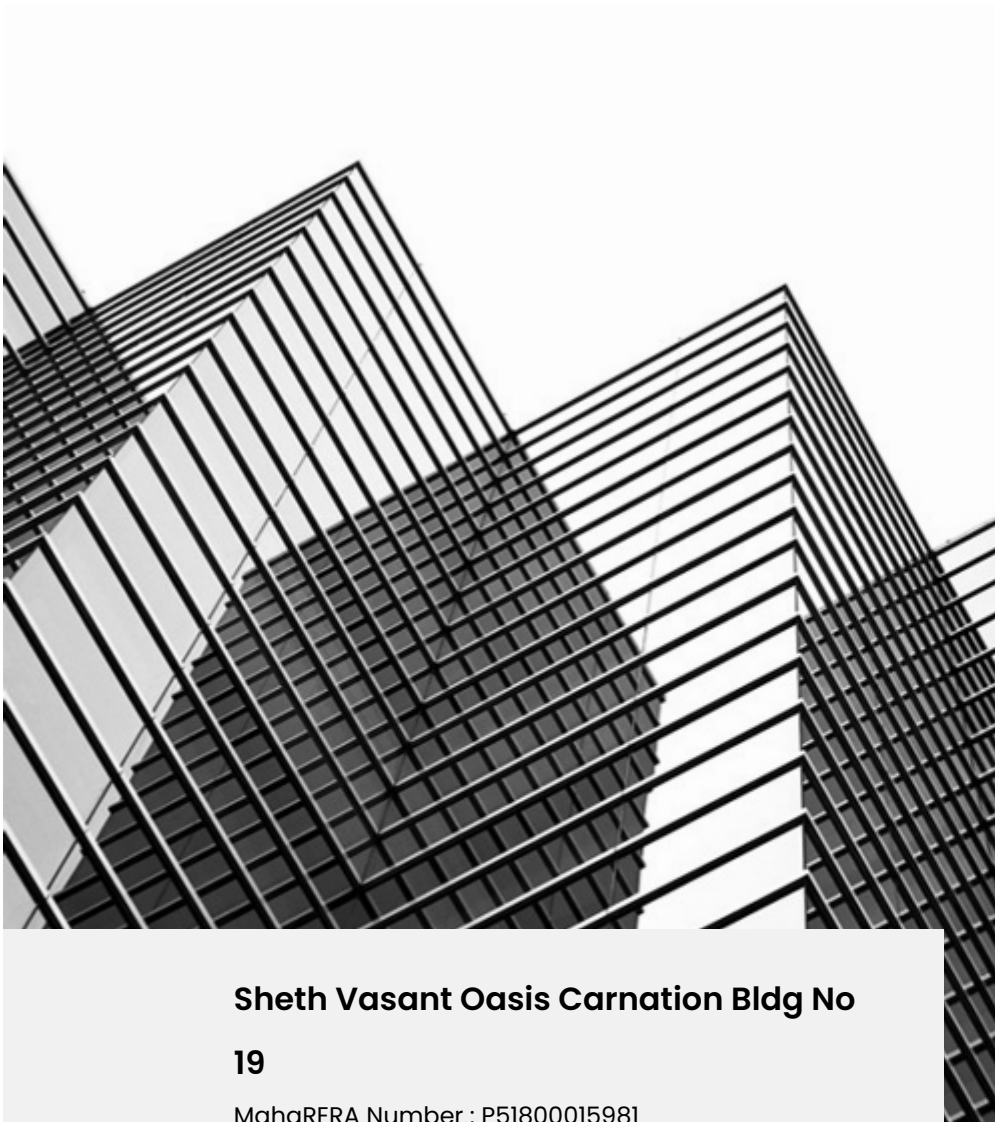


# PROP REPORT



**Sheth Vasant Oasis Carnation Bldg No**

**19**

MahaRERA Number : P51800015981



# 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 Andheri (East). Andheri is a locality in the western part of the city of Mumbai in India. Andheri is the major Bollywood Industry hub and it is the talent enclave of Mumbai, be it those from production houses, animation, the entertainment industry, and corporate. For administrative purposes, the area is separated into Andheri West and Andheri East. Andheri East comes under the K/E ward of BMC. A busy mix of residential homes and corporate offices, Andheri East is known for its fast-growing food scene, including unfussy lunch spots for Indian food and upmarket hotel restaurants

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| Marol Bazar | NA             | Ward K East    |

## Neighborhood & Surroundings

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **2.9 Km**
- Metro Station Marol Naka **1.7 Km**
- Andheri Railway Station **6.1 Km**
- Eastern & Western Express Highway **10.0 Km**
- Seven Hills Hospital **1.4 Km**
- SSI Institute **1.7 Km**
- R City Mall **6.0 Km**

## LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| NA                                   | 2                    | 1                          |

## BUILDER & CONSULTANTS

Sheth Creators (Sheth Group) was founded in 2011 by Jitendra N Sheth and Vallabh N Sheth. The same team was responsible for Sheth Developers Pvt. Ltd (SDPL), a successful real estate development company for 26 years, has founded Sheth Creators in a bid to create buildings synonymous with luxury and cutting-edge development. They have developed over 20million square feet of residential, commercial, and retail spaces have over 60 mixed-use developments under their belt. They have won several accolades for their exemplary work in the industry. Some of their iconic projects include Sheth Beaumont in Prabhadevi and Sheth Avalon in Thane.

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

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SHETH VASANT OASIS  
CARNATION BLDG NO 19

## PROJECT & AMENITIES

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| Time Line                    | Size        | Typography |
|------------------------------|-------------|------------|
| Completed on 30th June, 2021 | 168.70 Sqmt | 1 BHK      |

### Project Amenities

|                                   |  |
|-----------------------------------|--|
| <b>Sports</b>                     | Kids Play Area,Kids Pool,Gymnasium   |
| <b>Leisure</b>                    | Mini Theatre,Yoga Room / Zone,Sauna,Senior Citizen Zone,Pet Friendly,Deck Area |
| <b>Business &amp; Hospitality</b> | Sky Lounge / Bar,Multipurpose Hall   |
| <b>Eco Friendly Features</b>      | Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage       |

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SHETH VASANT OASIS  
CARNATION BLDG NO 19

## BUILDING LAYOUT

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| Tower Name                                 | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|--|-----------------|--------------|-----------------|----------------|----------------|
| Vasant<br>Oasis<br>Carnation<br>Bldg No 19 | 1               | 6            | 2               | 1 BHK          | 12             |

|                       |     |
|-----------------------|-----|
| First Habitable Floor | 1st |
|-----------------------|-----|

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

|  |  |
|--|--|
| SHETH VASANT OASIS<br>CARNATION BLDG NO 19 |  |
|--|--|

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK         | 432 - 438 sqft    |

|                         |    |
|-------------------------|----|
| Floor To Ceiling 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  |

|  |
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| SHETH VASANT OASIS<br>CARNATION BLDG NO 19 |
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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 1 BHK         | --            | --              | INR 12312000 to 12483000 |

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

|            |                 |               |
|------------|-----------------|---------------|
| GST        | Stamp Duty      | Registration  |
| 0%         | 6%              | 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,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd |

**Transaction History**

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

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| SHETH VASANT OASIS<br>CARNATION BLDG NO 19 |
|--|

ANNEXURE A



| Transection Date | Carpet Area | Floor | Sale Price   | Rate per sq.ft. |
|------------------|-------------|-------|--------------|-----------------|
| May 2022         | 1230        | 14    | INR 28750000 | INR 23373.98    |
| May 2022         | 662         | NA    | INR 16200000 | INR 24471.3     |
| May 2022         | 662         | NA    | INR 17000000 | INR 25679.76    |
| April 2022       | 655         | NA    | INR 16000000 | INR 24427.48    |
| April 2022       | 444         | 9     | INR 11800442 | INR 26577.57    |
| April 2022       | 566         | NA    | INR 11180000 | INR 19752.65    |
| March 2022       | 717         | 18    | INR 18157070 | INR 25323.67    |
| March 2022       | 810         | 5     | INR 18701212 | INR 23087.92    |
| March 2022       | 885         | 16    | INR 20809500 | INR 23513.56    |
| February 2022    | 878         | 13    | INR 20199662 | INR 23006.45    |
| February 2022    | 1113        | NA    | INR 26788156 | INR 24068.42    |
| February 2022    | 1008        | 12    | INR 21000000 | INR 20833.33    |

|                  |      |    |              |              |
|------------------|------|----|--------------|--------------|
| January<br>2022  | 1436 | 12 | INR 31000000 | INR 21587.74 |
| January<br>2022  | 551  | NA | INR 14122039 | INR 25629.83 |
| January<br>2022  | 696  | NA | INR 17084559 | INR 24546.78 |
| December<br>2021 | 494  | 7  | INR 7000000  | INR 14170.04 |
| December<br>2021 | 804  | 16 | INR 16750000 | INR 20833.33 |
| December<br>2021 | 696  | NA | INR 16110301 | INR 23146.98 |
| November<br>2021 | 976  | NA | INR 20000000 | INR 20491.8  |
| November<br>2021 | 1034 | 15 | INR 25000000 | INR 24177.95 |

SHETH VASANT OASIS  
CARNATION BLDG NO 19

## 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             | 65    |
| Connectivity      | 58    |
| Infrastructure    | 58    |
| Local Environment | 30    |
| Land & Approvals  | 56    |
| Project           | 74    |
| People            | 56    |
| Amenities         | 62    |
| Building          | 53    |
| Layout            | 38    |

|                  |               |
|------------------|---------------|
| <b>Interiors</b> | 53            |
| <b>Pricing</b>   | 30            |
| <b>Total</b>     | <b>53/100</b> |

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SHETH VASANT OASIS  
CARNATION BLDG NO 19

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