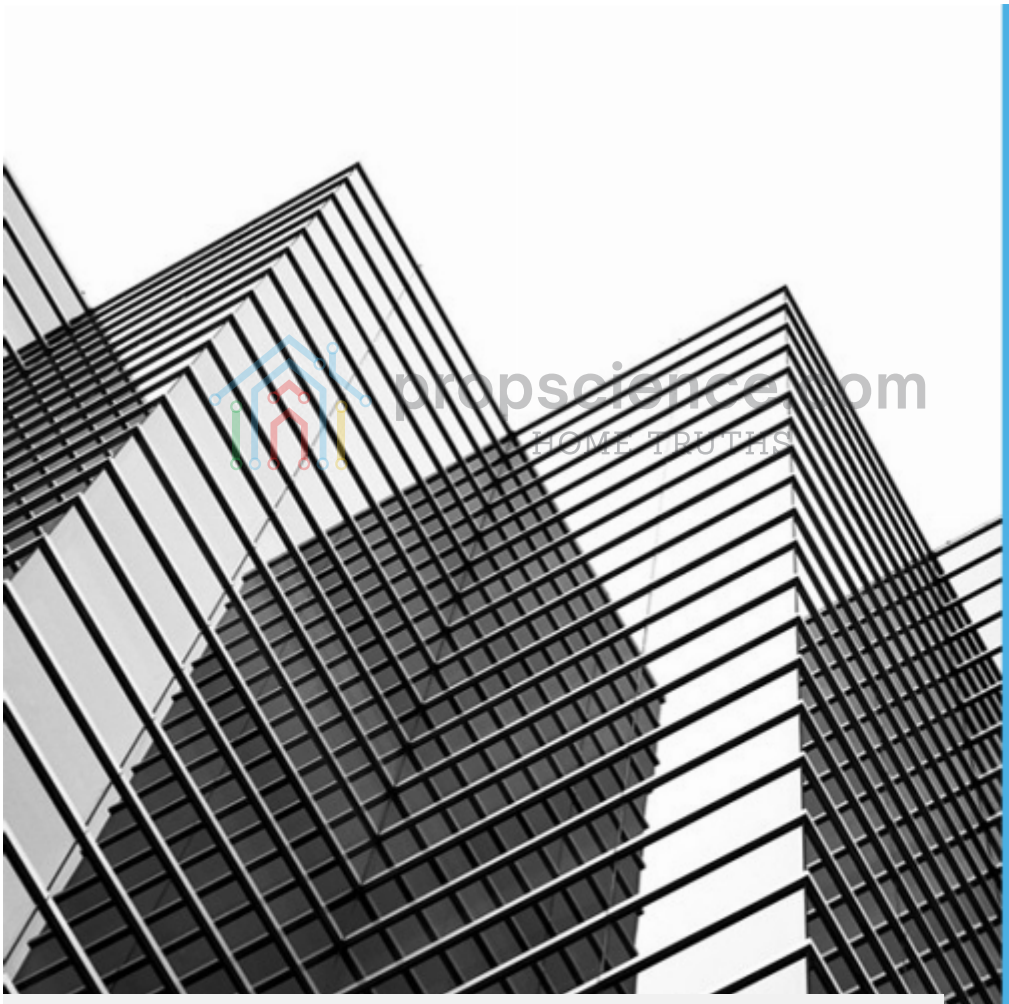
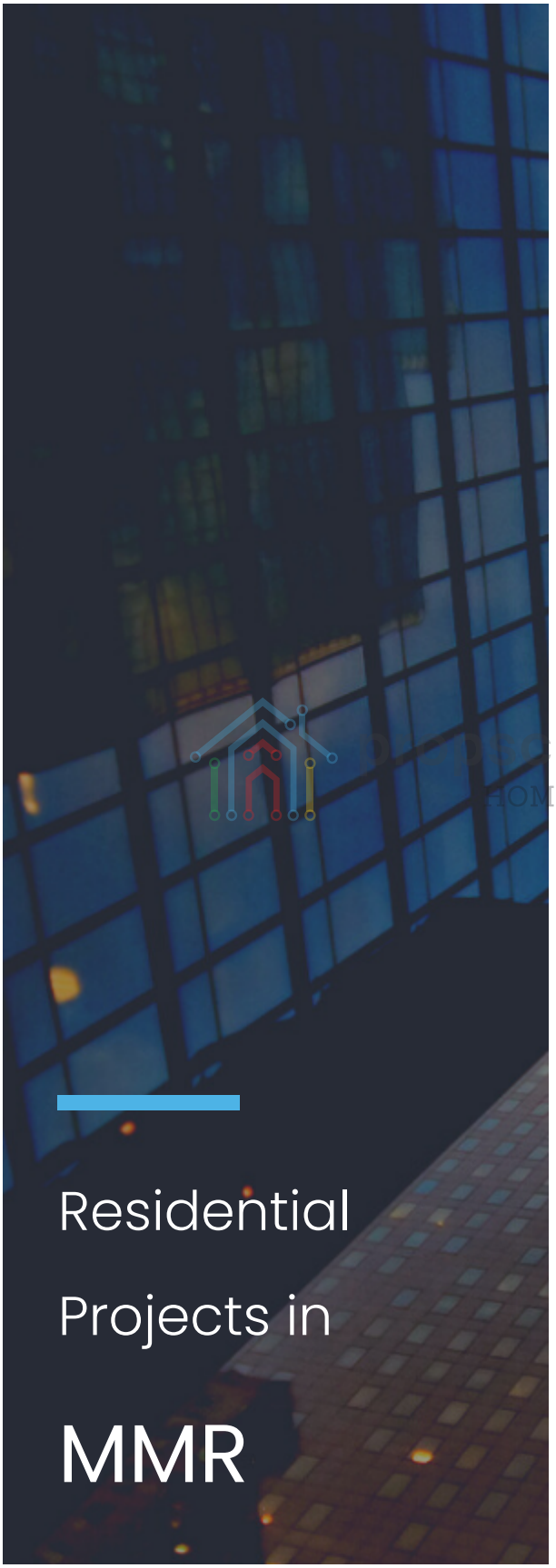
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PROP REPORT



Veena Smart Homes Phase II

MahaRERA Number : P51800031045



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.

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LOCATION

The project is in Kandivali (West). Kandivali is a neighbourhood in the north Mumbai. It is an upmarket locality. Artifacts found near Kandivali indicate that the region was inhabited in the Stone Age. Kandivali west is a popular locality home to numerous residential developments, hospitals and educational institutions.

Post Office	Police Station	Municipal Ward
Charkop	Kandivali Police Station	Ward R South

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Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 65 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **16.80 Km**
- Charkop Bus Station **4.50 Km**
- Kandivali Railway Station **3.80 Km**
- Kandivali East Highway **5.50 Km**
- Oscar Hospital **1.50 Km**
- Balbharati College **3.70 Km**
- Raghuleela Mall **3.60 Km**
- DMart **2.30 Km**

LAND & APPROVALS

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

VEENA SMART HOMES
PHASE II

BUILDER & CONSULTANTS

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Since its inception in 1990, Veena Developers have successfully delivered Residential, Corporate and Industrial Spaces with the essence of modernisation. The persistent aim is to offer high-quality construction while also providing amenities for the convenience of customers and their luxurious lifestyle. With Leadership of more than 30 years in the Real Estate industry, it is believed that it is only the beginning for Veena Developers and that there are many more decades to demonstrate endeavour to provide hassle-free customer experience in the Sector. They firmly believe in the significance of high morals in business. It should not only be about profit, but also about giving back to Society. Devoted to incorporating this philosophy into all business decisions—it is the keystone and fundamental concept of all their endeavours. Prioritising customers' interest and focusing on building long-term relationships with the customers.

Project Funded By	Architect	Civil Contractor

RBL Bank	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2025	1.5 Acre	2 BHK

Project Amenities

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Sports	Multipurpose Court,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area,Reflexology Park,Pergola
Business & Hospitality	Banquet Hall,Clubhouse,Multipurpose Hall
Eco Friendly Features	Landscaped Gardens

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 2 - Wing C	4	40	4	2 BHK	160

First Habitable Floor	3rd floor

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Security Staff,Video Door Phone,Earthquake Resistant Design
- **Fire Safety :** Fire Hose
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators

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VEENA SMART HOMES
PHASE II

FLAT INTERIORS

Configuration	RERA Carpet Range

2 BHK	590 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	VRV / VRF System
Technology	NA
White Goods	NA

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VEENA SMART HOMES
PHASE II

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 13800000

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

GST	Stamp Duty	Registration
5%	5%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 600000	NA

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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
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,IndusInd Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,SBI Bank,YES Bank

Transaction History

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

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	55
Connectivity	45
Infrastructure	70
Local Environment	90
Land & Approvals	42
Project	68
People	65

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Amenities	62
Building	57
Layout	53
Interiors	65
Pricing	50
Total	**60/100**

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