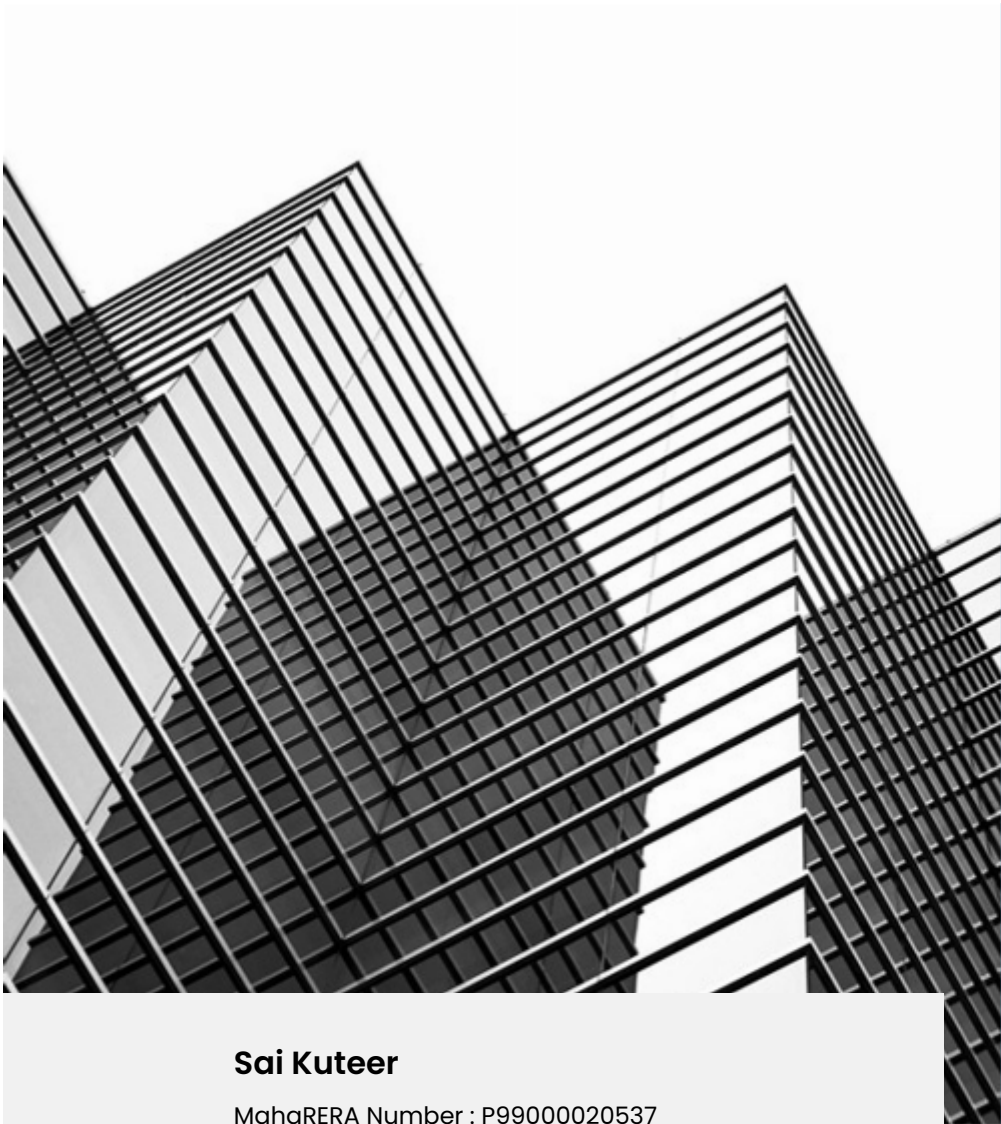


propscience.com

# PROP REPORT



**Sai Kuteer**

MaharERA Number : P99000020537



## Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT

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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
Vasai Road E	NA	NA

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 140 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **49 Km**
- Agarwal **1 Km**
- Vasai Railway Station **2.6 Km**
- Sativali Phata, sativli, Maharashtra 401208, India **10 Km**
- Janseva Hospital **1.9 Km**
- Mount Carmel high school and junior college, Sandor, Naigaon West, Naigaon, Maharashtra 401201, India **400 Mtrs**
- Dattani Square Mall, Husaini Colony, Vasai West, Vasai-Virar, Maharashtra 401202, India **1.7 Km**
- D Mart Vasai, Suyog Nagar, Vasai West, Vasai-Virar, Maharashtra 401202, India **1.1 Km**

# LAND & APPROVALS

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

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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 April, 2025	1660 Sqmt	1 BHK,2 BHK,Studio

Project Amenities

Sports	Kids Play Area
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Sai Kuteer	1	4	4	Studio	16
Sai Kuteer	1	4	4	1 BHK	16
Sai Kuteer	1	4	3	2 BHK	12
First Habitable Floor				1st Floor	

Services & Safety

- **Security :** Society Office,Intercom Facility,Security Staff
- **Fire Safety :** NA
- **Sanitation :** The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation :** NA

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## FLAT INTERIORS

Configuration	RERA Carpet Range
Studio	232 sqft
1 BHK	356 sqft
2 BHK	720 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Vitrified Tiles
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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
HVAC Service	NA
Technology	NA
White Goods	NA

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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 9500	INR 2204000	INR 2458280
1 BHK	INR 9500	INR 3382000	INR 3718740
2 BHK	INR 9500	INR 6840000	INR 7418800

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

GST	Stamp Duty	Registration
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2%	5%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 400000	INR 65000

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,Kotak 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
Place	55
Connectivity	65
Infrastructure	86
Local Environment	90
Land & Approvals	50
Project	64
People	39
Amenities	36
Building	55
Layout	48
Interiors	48
Pricing	50
Total	57/100

### **Disclaimer**

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