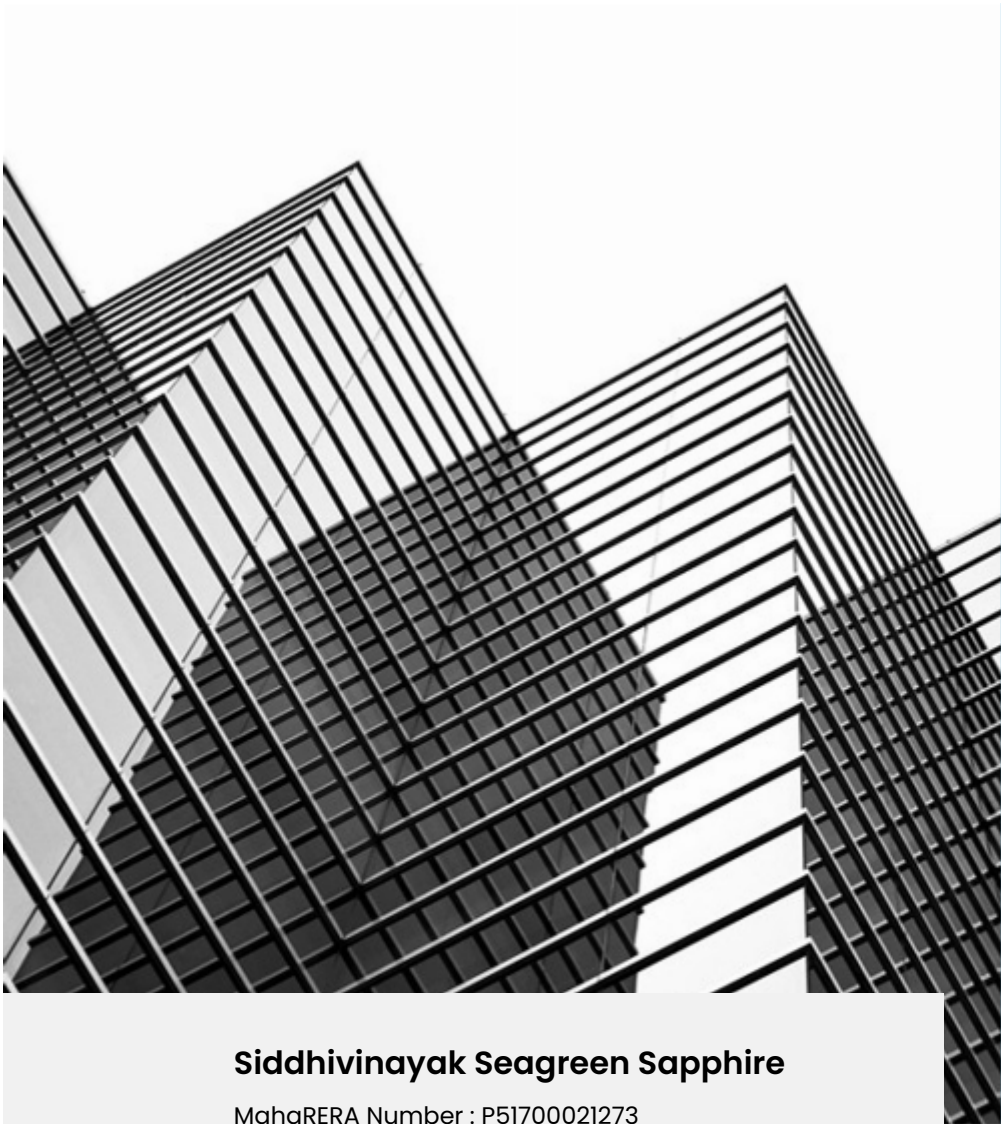


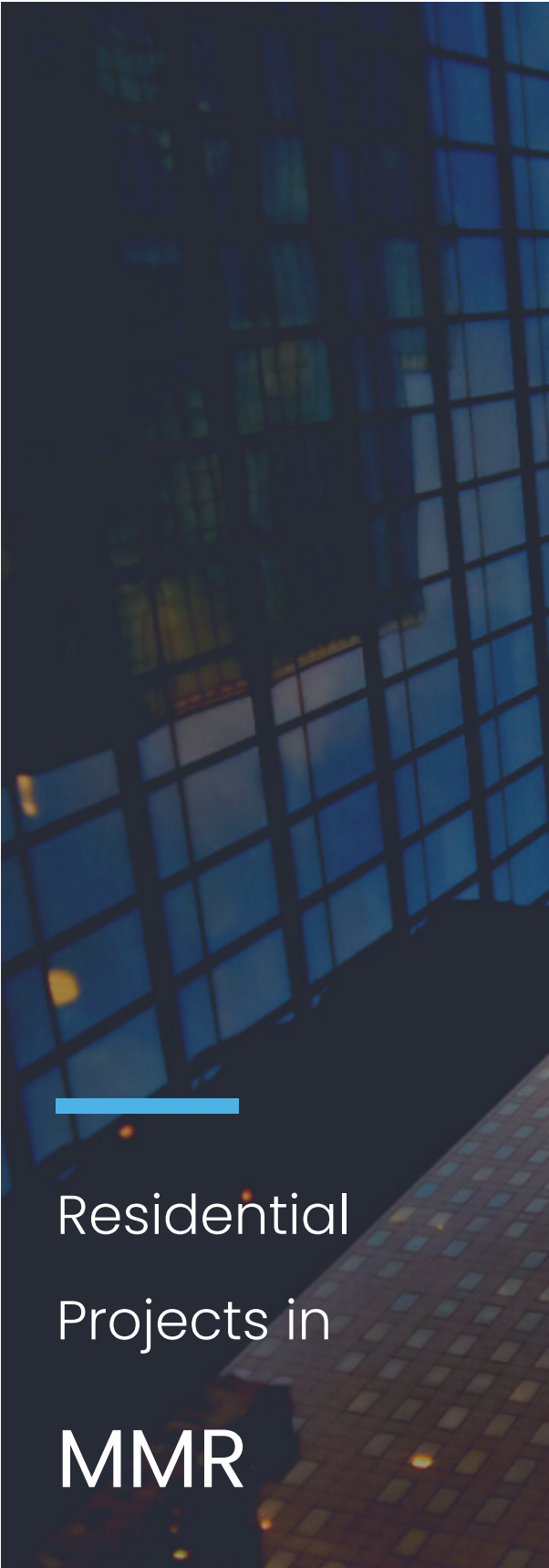
propscience.com

PROP REPORT



Siddhivinayak Seagreen Sapphire

MahaRERA Number : P51700021273



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.

SIDDHIVINAYAK SEAGREEN

SAPPHIRE

LOCATION

Post Office

Ulhasnagar-4

Police Station

NA

Municipal Ward

Ward 4

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 86 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **57 Km**
- Chhatrapati Shivaji Maharaj International Airport **46.2 Km**
- Kailas Colony Bus Stop **700 Mtrs**
- Ambernath Railway Station **3.6 Km**
- Kurla Camp Road **250 Mtrs**
- Shri Balaji Hospital **550 Mtrs**
- Guru Nanak High School & Junior College **500 Mtrs**
- Metro Junction Mall **9.1 Km**
- MEHTA MART MHM **900 Mtrs**

SIDDHIVINAYAK SEAGREEN

SAPPHIRE

LAND & APPROVALS

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

SIDDHIVINAYAK SEAGREEN
SAPPHIRE

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

SIDDHIVINAYAK SEAGREEN
SAPPHIRE

PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 31st March, 2022	424.80 Sqmt	2 BHK
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Project Amenities

Sports	NA
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Water Storage

SIDDHIVINAYAK SEAGREEN SAPPHIRE

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Seagreen Sapphire	1	7	2	2 BHK	14
First Habitable Floor				1st	

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

SIDDHIVINAYAK SEAGREEN SAPPHIRE	
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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	450 sqft
Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View
Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards

Finishing	Luster Finish Paint,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

SIDDHIVINAYAK SEAGREEN
SAPPHIRE

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 7600	INR 3420000	INR 3600000

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	NA	INR 0

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

Transaction History

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

SIDDHIVINAYAK SEAGREEN
SAPPHIRE

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	30
Connectivity	73

Infrastructure	72
Local Environment	80
Land & Approvals	44
Project	69
People	39
Amenities	42
Building	78
Layout	45
Interiors	55
Pricing	40
Total	56/100

SIDDHIVINAYAK SEAGREEN
SAPPHIRE

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