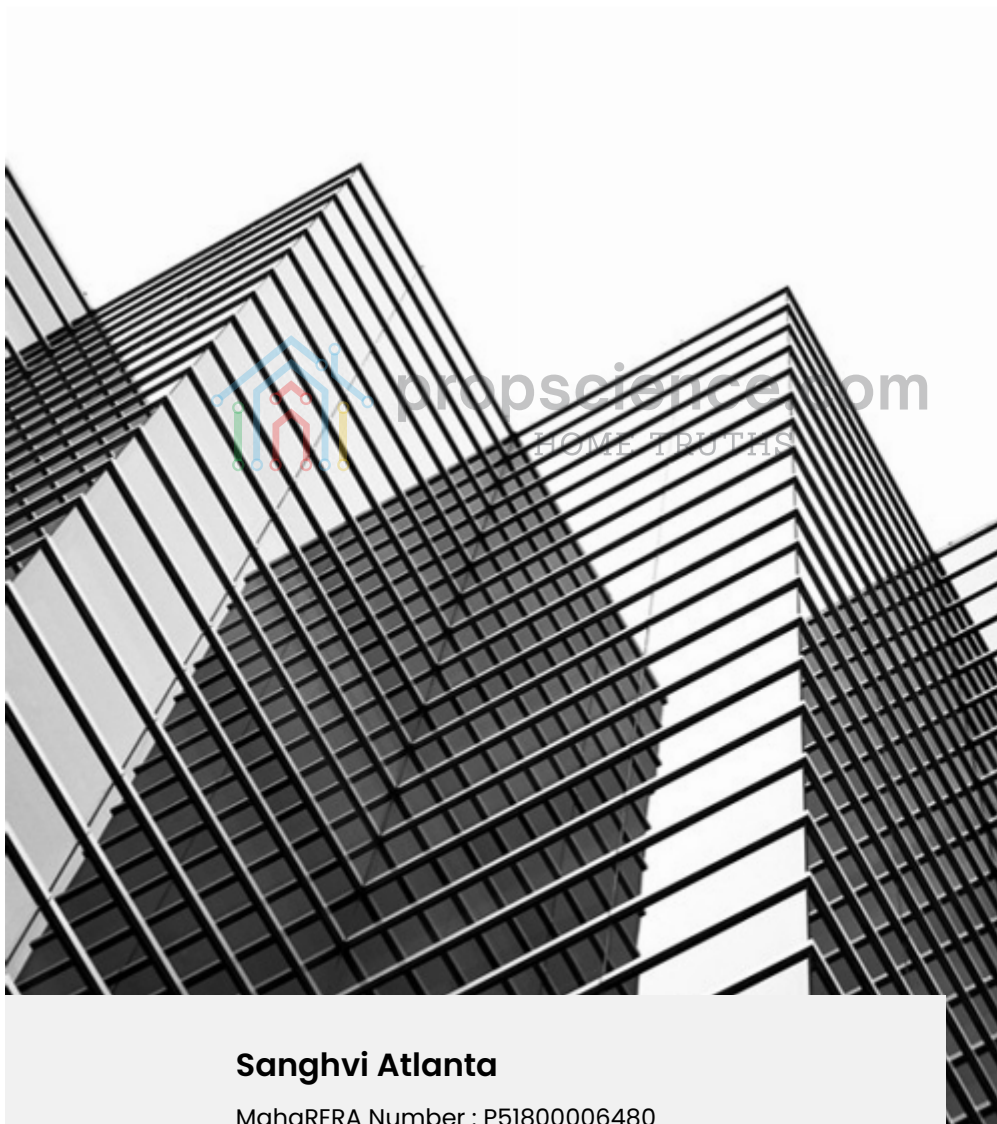


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PROP REPORT



Sanghvi Atlanta

MahaRERA Number : P51800006480



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 Bhandup (West). Bhandup, a suburban locality in Mumbai derives its name from 'bhandupeshwas', one of the names of the Hindu god Shiva. Bhandup has Asia's biggest water filtration plant. Bhandup West is a developing affordable suburb in Western Mumbai with a mix of residential and commercial properties.

| Post Office | Police Station | Municipal Ward |
|--------------|----------------|----------------|
| Bhandup West | NA | Ward S |

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 94 AQI and the noise pollution is 51 to 85 dB.

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **10.5 Km**
- Janata Market Bus Stop **1 Km**
- Bhandup Railway Station (W), **750 Mtrs**
- Lal Bahadur Shastri Rd, **500 Mtrs**
- Fortis Hospital Mulund **3.5 Km**
- I.D.U.B.S High School & Junior College **950 Mtrs**
- Neptune Magnet Mall **900 Mtrs**
- Shree Bahuchar Super Market **800 Mtrs**

LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| September 2018 | NA | 1 |

SANGHVI ATLANTA

BUILDER & CONSULTANTS

Sanghvi S3 Group, Sanghvi Group's newly established corporate brand with a strong 37-year legacy with the vision of creating a positive future by providing people with an effective and improved quality of life and standards of living. Its unique new home design and development process engages its clients on an intimate level, from conception to the start of construction and delivery of the home. They have projects in all parts of Mumbai and are also expanding in Nashik and Lonavala.

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

SANGHVI ATLANTA

PROJECT & AMENITIES

| Time Line | Size | Typography |
|---------------------------------|-----------|---------------------|
| Completed on 7th December, 2021 | 0.28 Acre | 1 BHK,1.5 BHK,2 BHK |

Project Amenities

| | |
|-----------------------------------|--|
| Sports | Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| Leisure | Yoga Room / Zone,Senior Citizen Zone,Sit-out Area |
| Business & Hospitality | Clubhouse |
| Eco Friendly Features | Green Zone |



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HOME TRUTHS

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BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------|-----------------|--------------|-----------------|---------------------|----------------|
| Sanghvi Atlanta | 2 | 21 | 3 | 1 BHK,1.5 BHK,2 BHK | 63 |

First Habitable Floor


1st Floor

Services & Safety

- **Security** : Security System / CCTV,Video Door Phone,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety** : CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

SANGHVI ATLANTA

FLAT INTERIORS



| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK | 310 - 421 sqft |
| 1.5 BHK | 450 sqft |
| 2 BHK | 670 sqft |

Floor To Ceiling Height

Between 9 and 10 feet

Views Available

Water Body / City Skyline

| | |
|---|---|
| Flooring | Marble Flooring,Anti Skid Tiles |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards |
| Finishing | NA |
| HVAC Service | Split / Box A/C Provision |
| Technology | Optic Fiber Cable |
| White Goods | Chimney & Hob,Modular Kitchen |

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| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|------------------------|
| 1 BHK | -- | -- | INR 6500000 to 9000000 |
| 1.5 BHK | -- | -- | INR 11000000 |
| 2 BHK | -- | -- | INR 15200000 |

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 700000 | 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, Bank of India, DHFL Bank, HDFC Bank, ICICI Bank, IDBI Bank, Kotak Bank, LIC Housing Finance Ltd, SBI Bank |

Transaction History

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

SANGHVI ATLANTA

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 | 83 |
| Infrastructure | 78 |
| Local Environment | 80 |
| Land & Approvals | 44 |
|  Project | 59 |
| People | 56 |
| Amenities | 48 |
| Building | 55 |
| Layout | 65 |
| Interiors | 63 |
| Pricing | 40 |

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HOME TRUTHS

Total

60/100

SANGHVI ATLANTA

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