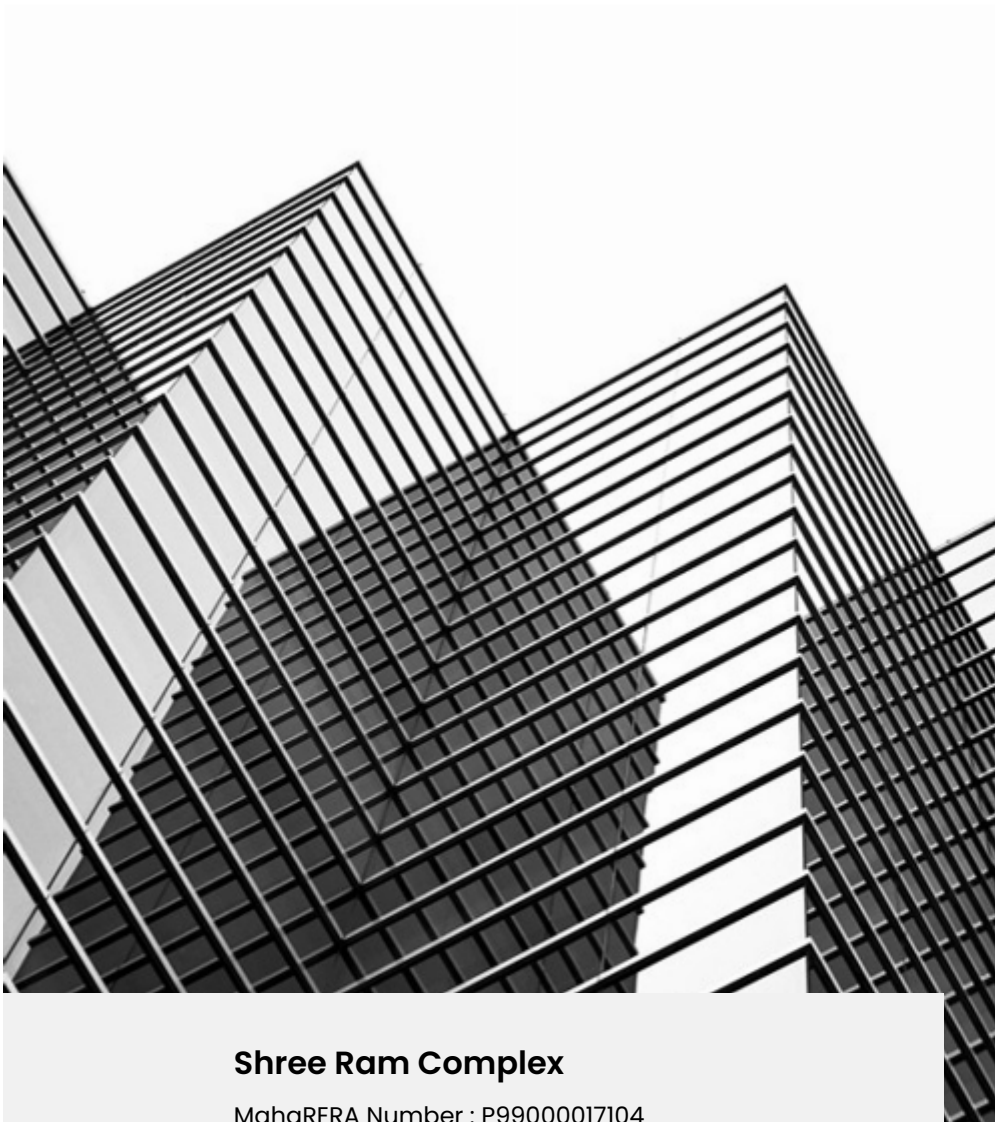


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# PROP REPORT



**Shree Ram Complex**

MahaRERA Number : P99000017104



# 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
Virar East	NA	NA

### Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 185 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **59 Km**
- Gokul Township **500 Mtrs**
- Virar Railway Station **1.8 Km**
- Virar Phata NH 48 **12 Km**
- Vijay Vallabh Hospital **1 Km**
- Muljibhai Mehta International School **350 Mtrs**
- Rockstar Nova Cinemaz **2.7 Km**
- D Mart virar West **1.1 Km**

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
April 2022	NA	1

## SHREE RAM COMPLEX

## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

## SHREE RAM COMPLEX

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	1680 Sqmt	1 BHK,2 BHK,3 BHK

### Project Amenities

Sports	Multipurpose Court,Kids Play Area,Outdoor Gym
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Leisure	Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	Water Storage

SHREE RAM COMPLEX

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Shree Ram Complex	2	15	8	1 BHK,2 BHK,3 BHK	120
First Habitable Floor			2nd Floor		

## Services & Safety

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

# FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	448 sqft
2 BHK	641 sqft
3 BHK	953 sqft

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

Flooring	Vitrified Tiles,Anti Skid 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
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable

White Goods	NA
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SHREE RAM COMPLEX
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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 4100000
2 BHK	--	--	INR 6300000
3 BHK	--	--	INR 9700000

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

GST	Stamp Duty	Registration
2%	6%	INR 250000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,SBI Bank

### Transaction History

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

SHREE RAM COMPLEX

## 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	45
Connectivity	65



<b>Infrastructure</b>	86
<b>Local Environment</b>	90
<b>Land &amp; Approvals</b>	44
<b>Project</b>	64
<b>People</b>	39
<b>Amenities</b>	42
<b>Building</b>	65
<b>Layout</b>	48
<b>Interiors</b>	63
<b>Pricing</b>	50
<b>Total</b>	<b>58/100</b>

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SHREE RAM COMPLEX

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