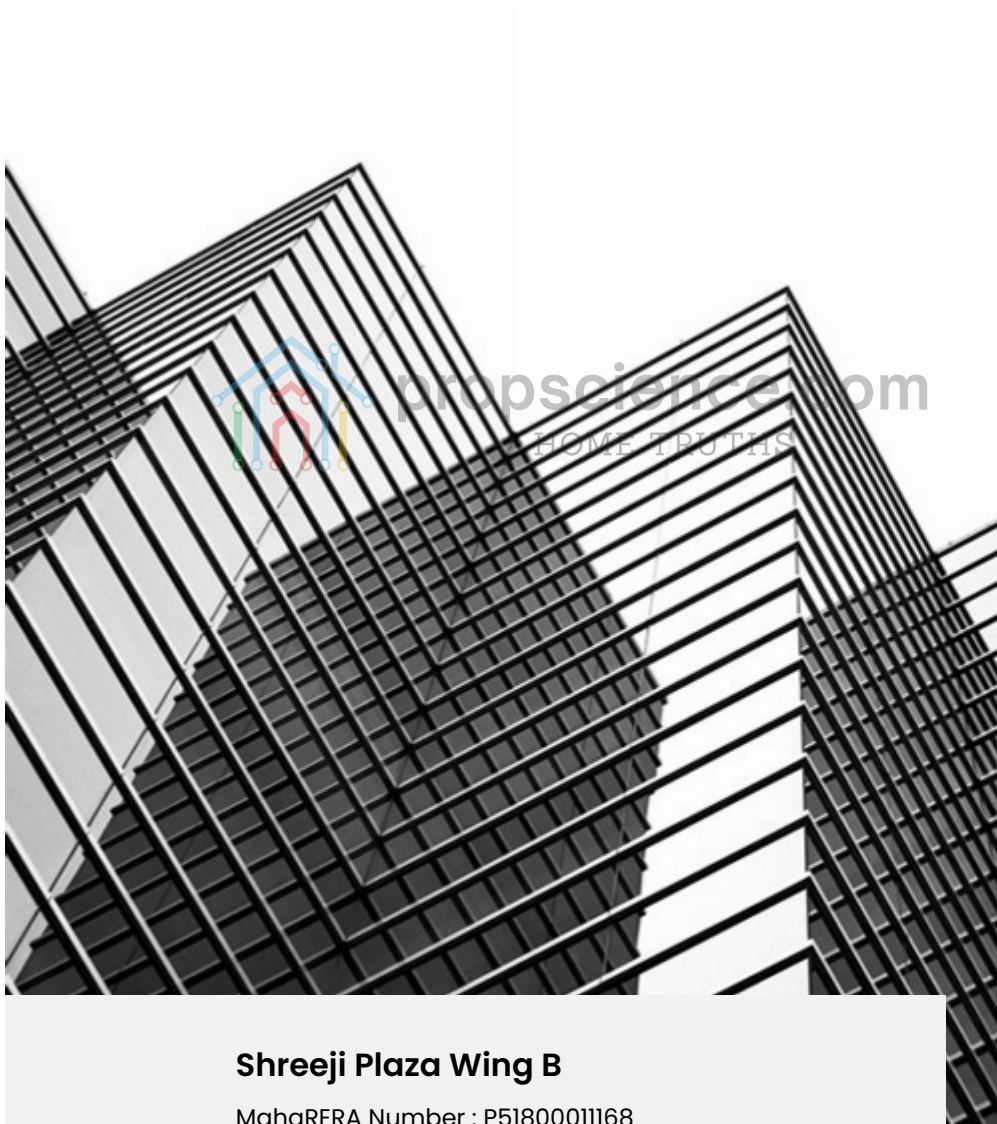


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# PROP REPORT



**Shreeji Plaza Wing B**

MahaRERA Number : P51800011168



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 Malad (West). Malad is a suburb located in North Mumbai. Malad has a railway station on the Western line. The railway tracks of the Western Line divide Malad into Malad (West) and Malad (East). Also located in Malad is a prominent office commercial space extending from the back of the two prominent shopping malls Inorbit Mall & Infiniti Mall. Marve Beach and Aksa Beach are Located in Malad. Malad West is a prominent and up market residential locality in the western suburbs, situated on the western line of the Mumbai Suburban Railway. It is a green and serene locality situated along the Malad Creek and surrounded by mangroves. The residential development in Malad West majorly comprises of multi- storey apartments, and villas; and is driven by proximity to Mindspace and other IT parks, along with excellent connectivity to other parts of Mumbai.



### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 72 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **14.40 Km**
- Malad Bus Depot **1.50 Km**
- Malad Station **2.10 Km**
- Pushpa Park Malad East Highway **5.1 Km**
- Zenith Hospital **650 Mtrs**
- Shri Balaji International School **1 Km**
- Infinity Mall **1.5 Km**
- DMart **2.2 Km**

SHREEJI PLAZA WING B

## LAND & APPROVALS

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

SHREEJI PLAZA WING B

## BUILDER & CONSULTANTS

Shreeji Construction is one the leading real estate developers based in Mumbai, led by Mr Nimesh Desai and Mr Bhushan Patil. Their immense experience and the unparalleled expertise of the engineers and admin teams have brought immense reputation and recognition to Shreeji Construction. They have completed various projects in Mumbai and have 5 upcoming skyscrapers planned in Orlem, Malad.

<b>Project Funded By</b>	<b>Architect</b>	<b>Civil Contractor</b>
NA	NA	NA

SHREEJI PLAZA WING B

## PROJECT & AMENITIES

<b>Time Line</b>	<b>Size</b>	<b>Typography</b>
Completed on 30th June, 2025	1 Acre	1 BHK,2 BHK

**Project Amenities**  **propscience.com**  
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<b>Sports</b>	Swimming Pool,Jogging Track,Gymnasium
<b>Leisure</b>	Yoga Room / Zone,Reflexology Park,Pergola
<b>Business &amp; Hospitality</b>	Conference / Meeting Room,Party Lawn
<b>Eco Friendly Features</b>	Rain Water Harvesting

SHREEJI PLAZA WING B

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Shreeji Plaza Wing B	3	38	5	1 BHK,2 BHK	190
First Habitable Floor				7th Floor	

## Services & Safety

- **Security** : Society Office,Security System / CCTV,Intercom Facility
- **Fire Safety** : Sprinkler System
- **Sanitation** : The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Goods Lift



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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	350 - 430 sqft
2 BHK	555 sqft

<b>Floor To Ceiling Height</b>	Greater than 10 feet
<b>Views Available</b>	Road View / No View

<b>Flooring</b>	Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Safety door,Electrical Sockets / Switch Boards
<b>Finishing</b>	Anodized Aluminum / UPVC Window Frames
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	Geyser

SHREEJI PLAZA WING B

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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1 BHK	--	--	INR 8100000 to 9700000
2 BHK	--	--	INR 12600000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	NA	NA



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<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment

**Bank  
Approved  
Loans**

AU Small Finance Bank,Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,Central Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,IndusInd Bank,Karur Vysya Bank,Kotak Bank,L& T Housing Finance Ltd,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,RBL Bank,SBI Bank,Standard Chartered Bank,Tata Capital,The Catholic Syrian Bank Ltd,The Saraswat Co-op Bank Ltd,YES Bank

**Transaction History**

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

SHREEJI PLAZA WING B



Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
February 2023	473	10	INR 7825140	INR 16543.64
January 2023	555	23	INR 10787025	INR 19436.08
January 2023	473	23	INR 7965750	INR 16840.91

<b>December 2022</b>	555	26	INR 10156500	INR 18300
<b>November 2022</b>	555	29	INR 10164825	INR 18315
<b>November 2022</b>	555	28	INR 10499000	INR 18917.12
<b>November 2022</b>	473	23	INR 7740000	INR 16363.64
<b>October 2022</b>	555	31	INR 10743500	INR 19357.66
<b>October 2022</b>	555	21	INR 10212000	INR 18400
<b>October 2022</b>	555	27	INR 10812000	INR 19481.08
<b>September 2022</b>	350	13	INR 8740950	INR 24974.14
<b>September 2022</b>	555	23	INR 10118205	INR 18231
<b>September 2022</b>	555	19	INR 11093940	INR 19989.08



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August 2022	350	18	INR 6266750	INR 17905
August 2022	350	22	INR 6300000	INR 18000
August 2022	473	32	INR 7783000	INR 16454.55
July 2022	473	21	INR 7804500	INR 16500
July 2022	555	3	INR 9882500	INR 17806.31
June 2022	555	22	INR 11135000	INR 20063.06
April 2022	555	13	INR 11302559	INR 20364.97

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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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	55

<b>Connectivity</b>	65
<b>Infrastructure</b>	100
<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	36
<b>Project</b>	85
<b>People</b>	46
<b>Amenities</b>	48
 <b>Building</b>	67
<b>Layout</b>	55
<b>Interiors</b>	48
<b>Pricing</b>	50
<b>Total</b>	<b>63/100</b>

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SHREEJI PLAZA WING B

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