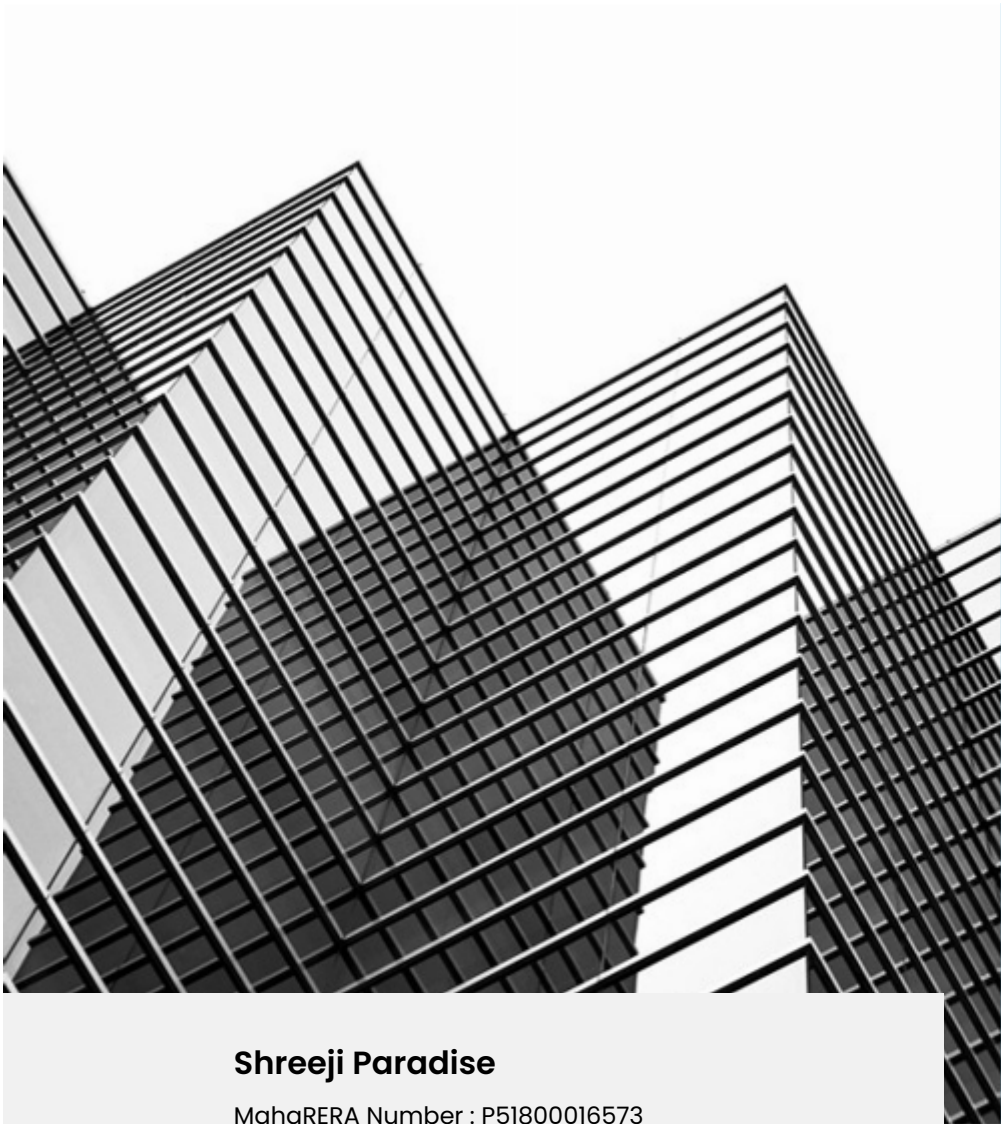


propscience.com

# PROP REPORT



**Shreeji Paradise**

MahaRERA Number : P51800016573



# 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.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| NA          | NA             | NA             |

### Neighborhood & Surroundings

### Connectivity & Infrastructure

- Kandivali Railway Station **1.1 Km**
- Suchak Hospital **0.8 Km**

## LAND & APPROVALS

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

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SHREEJI PARADISE

## 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.

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

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SHREEJI PARADISE

## PROJECT & AMENITIES

| Time Line                        | Size     | Typography  |
|----------------------------------|----------|-------------|
| Completed on 31st December, 2021 | 0.6 Acre | 2 BHK,3 BHK |

## Project Amenities

|                                   |  |
|-----------------------------------|--|
| <b>Sports</b>                     | Kids Play Area,Gymnasium                 |
| <b>Leisure</b>                    | Senior Citizen Zone                      |
| <b>Business &amp; Hospitality</b> | NA                                       |
| <b>Eco Friendly Features</b>      | Rain Water Harvesting,Landscaped Gardens |

SHREEJI PARADISE

## BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Shreeji Paradise      | 3               | 21           | 4               | 2 BHK,3 BHK    | 84             |
| First Habitable Floor |                 |              |                 | NA             |                |

## Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

SHREEJI PARADISE

## FLAT INTERIORS

| Configuration                | RERA Carpet Range |
|------------------------------|-------------------|
| 2 BHK                        | 644 sqft          |
| 3 BHK                        | 842 sqft          |
| Floor To Ceiling Height      |                   |
| NA                           |                   |
| Views Available              |                   |
| NA                           |                   |
| Flooring                     | Vitrified Tiles   |
| Joinery, Fittings & Fixtures | NA                |
| Finishing                    | NA                |

|              |    |
|--------------|----|
| HVAC Service | NA |
| Technology   | NA |
| White Goods  | NA |

SHREEJI PARADISE

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price    |
|---------------|---------------|-----------------|--------------|
| 2 BHK         | INR 24844.72  | --              | INR 16000000 |
| 3 BHK         | INR 26722.09  | --              | INR 22500000 |

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

| GST        | Stamp Duty      | Registration  |
|------------|-----------------|---------------|
| 5%         | 6%              | INR 30000     |
| Floor Rise | Parking Charges | Other Charges |
| NA         | NA              | NA            |

|                            |   |
|----------------------------|---|
| <b>Festive Offers</b>      | The builder is not offering any festive offers at the moment. |
| <b>Payment Plan</b>        | NA  |
| <b>Bank Approved Loans</b> | Axis Bank,PNB Housing Finance Ltd                             |

### Transaction History

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

SHREEJI PARADISE

## ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price   | Rate per sq.ft. |
|------------------|-------------|-------|--------------|-----------------|
| August 2022      | 712         | 4     | INR 14500000 | INR 20365.17    |
| June 2022        | 712         | 19    | INR 13675000 | INR 19206.46    |
| March 2022       | 712         | 20    | INR 14000000 | INR 19662.92    |
| March 2022       | 685         | 11    | INR 13400000 | INR 19562.04    |
| January 2022     | 685         | 4     | INR 12100000 | INR 17664.23    |



|                           |     |    |               |               |
|---------------------------|-----|----|---------------|---------------|
| <b>December<br/>2021</b>  | 644 | 3  | INR 14000000  | INR 21739.13  |
| <b>November<br/>2021</b>  | 712 | 20 | INR 15000000  | INR 21067.42  |
| <b>October<br/>2021</b>   | 712 | 1  | INR 141500000 | INR 198735.96 |
| <b>October<br/>2021</b>   | 861 | 10 | INR 18500000  | INR 21486.64  |
| <b>September<br/>2021</b> | 783 | 13 | INR 15100000  | INR 19284.8   |
| <b>August 2021</b>        | 712 | 3  | INR 13000000  | INR 18258.43  |
| <b>August 2021</b>        | 712 | 16 | INR 12100000  | INR 16994.38  |
| <b>July 2021</b>          | 644 | 4  | INR 12500000  | INR 19409.94  |
| <b>July 2021</b>          | 861 | 1  | INR 13100000  | INR 15214.87  |
| <b>June 2021</b>          | 712 | 3  | INR 14000000  | INR 19662.92  |
| <b>June 2021</b>          | 685 | 1  | INR 11800000  | INR 17226.28  |
| <b>May 2021</b>           | 712 | 5  | INR 13800000  | INR 19382.02  |
| <b>May 2021</b>           | 712 | 18 | INR 14350000  | INR 20154.49  |

|                   |     |    |              |              |
|-------------------|-----|----|--------------|--------------|
| <b>April 2021</b> | 685 | 10 | INR 11645000 | INR 17000    |
| <b>April 2021</b> | 712 | 2  | INR 12600000 | INR 17696.63 |

SHREEJI PARADISE

## 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      | 33    |
| Infrastructure    | 20    |
| Local Environment | 30    |
| Land & Approvals  | 44    |
| Project           | 68    |

|                  |               |
|------------------|---------------|
| <b>People</b>    | 46            |
| <b>Amenities</b> | 30            |
| <b>Building</b>  | 53            |
| <b>Layout</b>    | 41            |
| <b>Interiors</b> | 30            |
| <b>Pricing</b>   | 30            |
| <b>Total</b>     | <b>40/100</b> |

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SHREEJI PARADISE

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