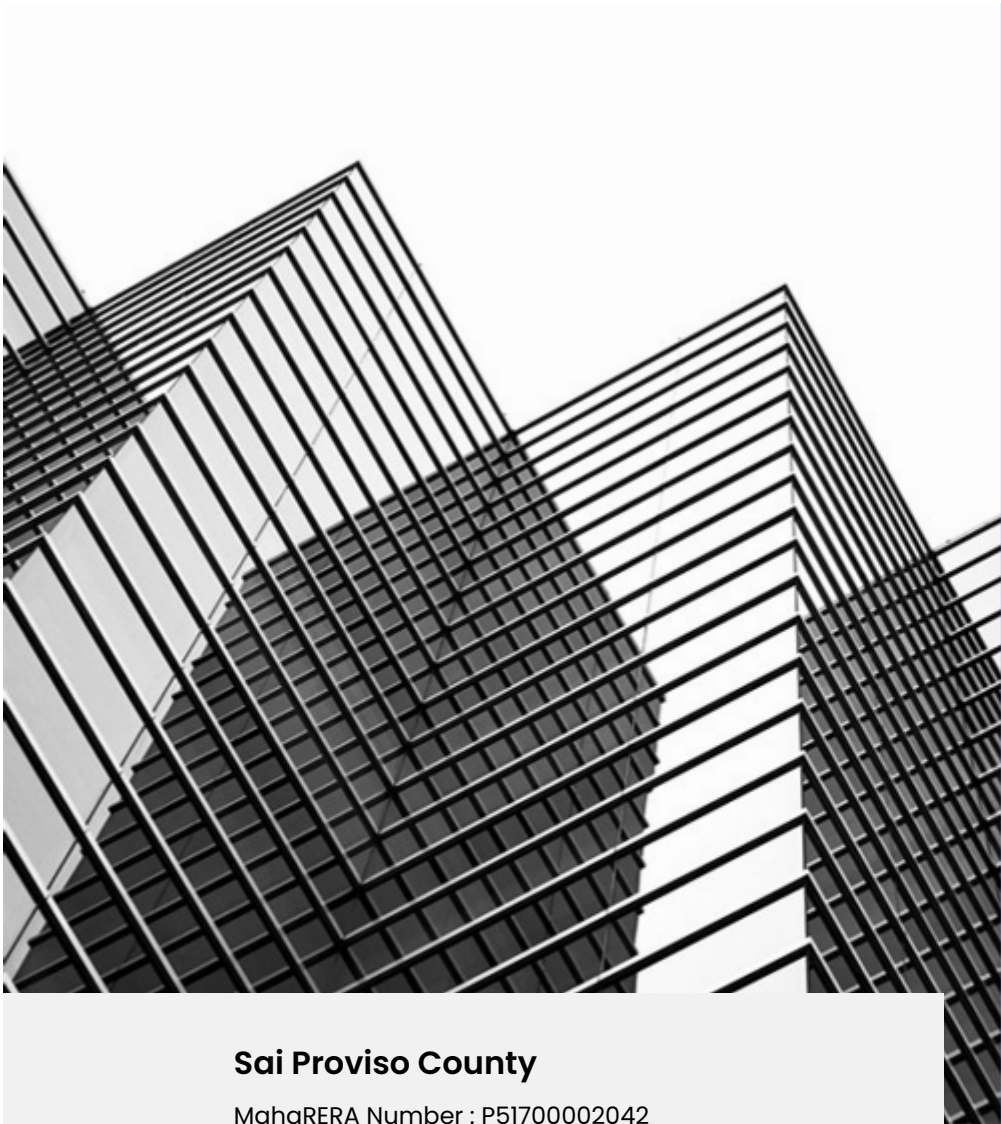


propscience.com

# PROP REPORT



**Sai Proviso County**

MahaRERA Number : P51700002042



# 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

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

### Neighborhood & Surroundings

The locality is not prone to traffic jams.

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **65.6 Km**
- Chhatrapati Shivaji Maharaj International Airport **65.1 Km**
- Panvel Railway Station **8 Km**
- Shifa Hospital **6 Km**
- Delhi Public School **1 Km**
- Orion Mall **10 Km**
- D-Mart **9.8 Km**

## LAND & APPROVALS

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

|    |    |   |
|----|----|---|
| NA | NA | 1 |
|----|----|---|

SAI PROVISO COUNTY

# BUILDER & CONSULTANTS

The vision of Proviso Group is to achieve the highest standards in the real estate industry while establishing the organization as the preferred real estate company in our market. They strive to maintain quality and trust through all our actions and build our reputation for integrity. They align all internal and external efforts with customers in order to understand, anticipate and meet their needs and expectations in a timely, cost-effective, and value-added manner, whether as a company or as an individual. They pursue professional excellence with the highest possible standards according to the goals of the project.

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

SAI PROVISO COUNTY

# PROJECT & AMENITIES

| Time Line | Size | Typography |
|-----------|------|------------|
|-----------|------|------------|

Completed on 30th June, 2022

8 Acre

1 BHK,2 BHK

## Project Amenities

|                                   |  |
|-----------------------------------|--|
| <b>Sports</b>                     | Badminton Court,Basketball Court,Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| <b>Leisure</b>                    | Amphitheatre,Senior Citizen Zone,Sit-out Area  |
| <b>Business &amp; Hospitality</b> | Clubhouse  |
| <b>Eco Friendly Features</b>      | Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage   |

SAI PROVISO COUNTY

## BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|
| Carol      | 2               | 4            | 9               | 1 BHK,2 BHK    | 36             |
| Crystal    | 2               | 4            | 12              | 1 BHK,2 BHK    | 48             |
| Daisy      | 2               | 4            | 12              | 1 BHK,2 BHK    | 48             |

|        |   |   |    |             |    |
|--------|---|---|----|-------------|----|
| Ebony  | 3 | 4 | 14 | 1 BHK,2 BHK | 56 |
| Fern   | 3 | 4 | 14 | 1 BHK,2 BHK | 56 |
| Hazel  | 2 | 4 | 10 | 1 BHK,2 BHK | 40 |
| Iris   | 2 | 4 | 8  | 1 BHK,2 BHK | 32 |
| Oceana | 3 | 4 | 14 | 1 BHK,2 BHK | 56 |

|                       |              |
|-----------------------|--------------|
| First Habitable Floor | Ground floor |
|-----------------------|--------------|

## Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Power Back-up Generator
- **Fire Safety :** NA
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** NA

SAI PROVISO COUNTY

## FLAT INTERIORS

|               |                   |
|---------------|-------------------|
| Configuration | RERA Carpet Range |
|---------------|-------------------|

|       |            |
|-------|------------|
| 1 BHK | 359 sqft   |
| 2 BHK | 467.6 sqft |
| 1 BHK | 357.7 sqft |
| 2 BHK | 464.8 sqft |
| 1 BHK | 357.7 sqft |
| 2 BHK | 464.8 sqft |
| 1 BHK | 357.5 sqft |
| 2 BHK | 467 sqft   |
| 1 BHK | 358 sqft   |
| 2 BHK | 467 sqft   |
| 1 BHK | 358 sqft   |
| 2 BHK | 503.5 sqft |
| 1 BHK | 362.5 sqft |
| 2 BHK | 467.5 sqft |

|       |            |
|-------|------------|
| 1 BHK | 356.6 sqft |
| 2 BHK | 468 sqft   |

|                         |    |
|-------------------------|----|
| Floor To Ceiling Height | NA |
| Views Available         | NA |

|                              |   |
|------------------------------|---|
| Flooring                     | Vitrified Tiles   |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform                              |
| Finishing                    | False Ceiling,Laminated flush doors,Double glazed glass windows |
| HVAC Service                 | NA  |
| Technology                   | NA  |
| White Goods                  | NA  |

SAI PROVISO COUNTY

# COMMERCIALS



| Configuration | Rate Per Sqft | Agreement Value | Box Price              |
|---------------|---------------|-----------------|------------------------|
| 1 BHK         | INR 10511.6   | INR 3750000     | INR 4170000 to 4260000 |
| 2 BHK         | INR 10165.66  | INR 4725000     | INR 5269000 to 5700000 |

**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         | INR 150000      | INR 0         |

|                     |   |
|---------------------|---|
| Festive Offers      | The builder is not offering any festive offers at the moment. |
| Payment Plan        | NA  |
| Bank Approved Loans | HDFC Bank, ICICI Bank   |

### Transaction History

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

# 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      | 30    |
| Infrastructure    | 44    |
| Local Environment | 55    |
| Land & Approvals  | 56    |
| Project           | 70    |
| People            | 39    |
| Amenities         | 62    |

|                  |               |
|------------------|---------------|
| <b>Building</b>  | 55            |
| <b>Layout</b>    | 38            |
| <b>Interiors</b> | 45            |
| <b>Pricing</b>   | 30            |
| <b>Total</b>     | <b>48/100</b> |

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SAI PROVISO COUNTY

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