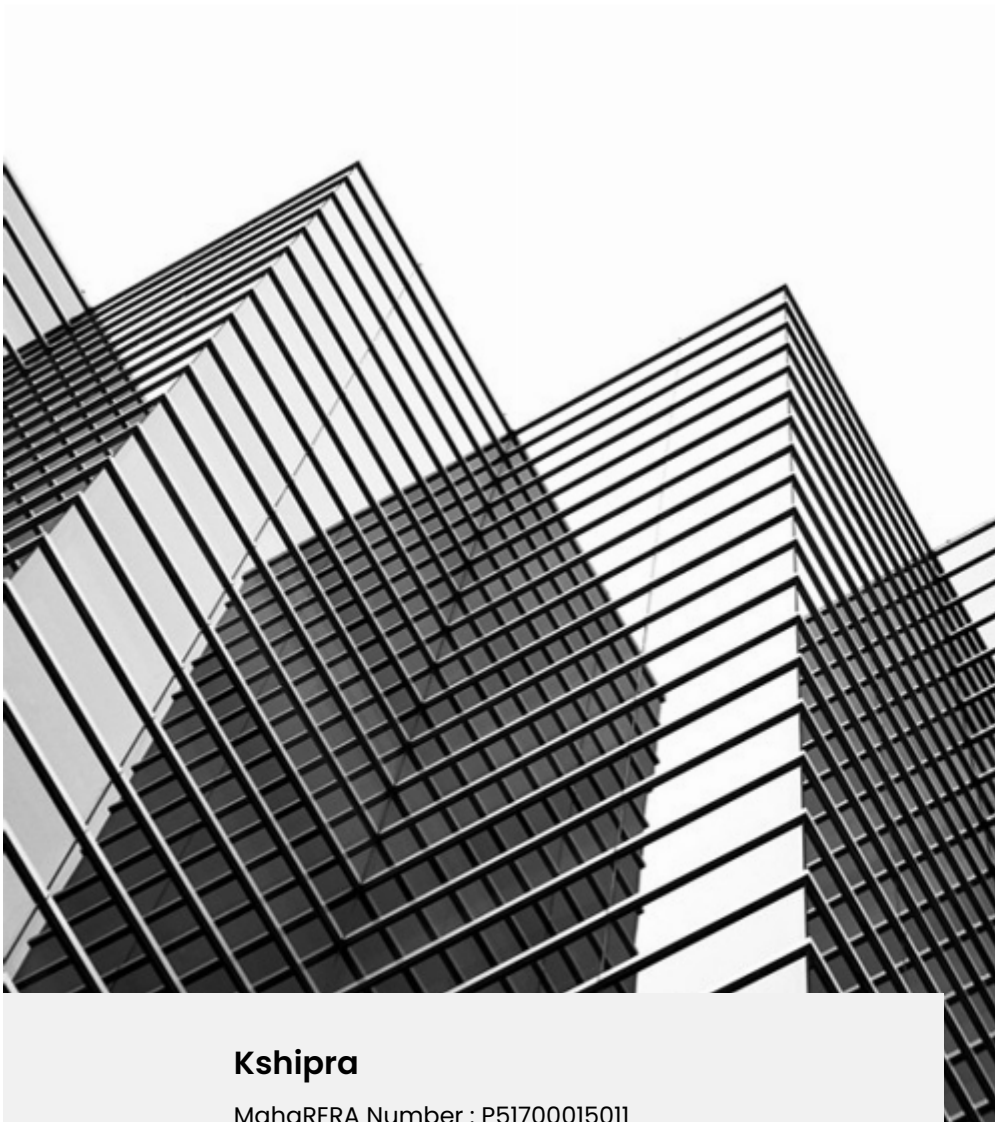


propscience.com

PROP REPORT



Kshipra

MahaRERA Number : P51700015011



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 Sanpada. Sanpada is a residential locality developed by CIDCO. In recent years, the locality has witnessed a healthy growth in development and real estate prices because of its well laid out infrastructure. Sanpada is connected to Mumbai, Thane and Pnavel via the Harbour Line. The Sion-Panvel highway cuts through Sanpada, making the locality further well connected. Sanpada has a very active Senior Citizen Association with more than 400 registered members. Recently, NMMC provided a recreational center for the senior citizens of Sanpada

Post Office	Police Station	Municipal Ward
Sanpada	NA	Sanpada

Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area.

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **27.4 Km**
- Navi Mumbai International Airport **16.1 Km**
- Sanpada Railway Station **900 Mtrs**
- D Y Patil Hospital **3.8 Km**
- Ryan International School **850 Mtrs**
- Inorbit Mall **2.3 Km**
- D-Mart **1 Km**

LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2021	2560 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Gymnasium
Leisure	Sit-out Area
Business & Hospitality	Barbeque Pit
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

KSHIPRA

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Kshipra	2	22	4	1 BHK,2 BHK	88
First Habitable Floor				3rd	

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility,Power Back-up Generator
- **Fire Safety :** NA
- **Sanitation :** NA

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	282.9 – 313.4 sqft
2 BHK	435.8 – 486.9 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform

Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 32124.43	INR 9088000	INR 10360000 to 11500000
2 BHK	INR 32980.08	INR 14400000	INR 16300000 to 18700000

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

GST	Stamp Duty	Registration
5%	4%	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	NA
Bank Approved Loans	HDFC Bank,ICICI Bank,IDBI Bank,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

KSHIPRA

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
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Place	73
Connectivity	38
Infrastructure	84
Local Environment	30
Land & Approvals	36
Project	65
People	39
Amenities	42
Building	53
Layout	38
Interiors	45
Pricing	30
Total	48/100

Disclaimer

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