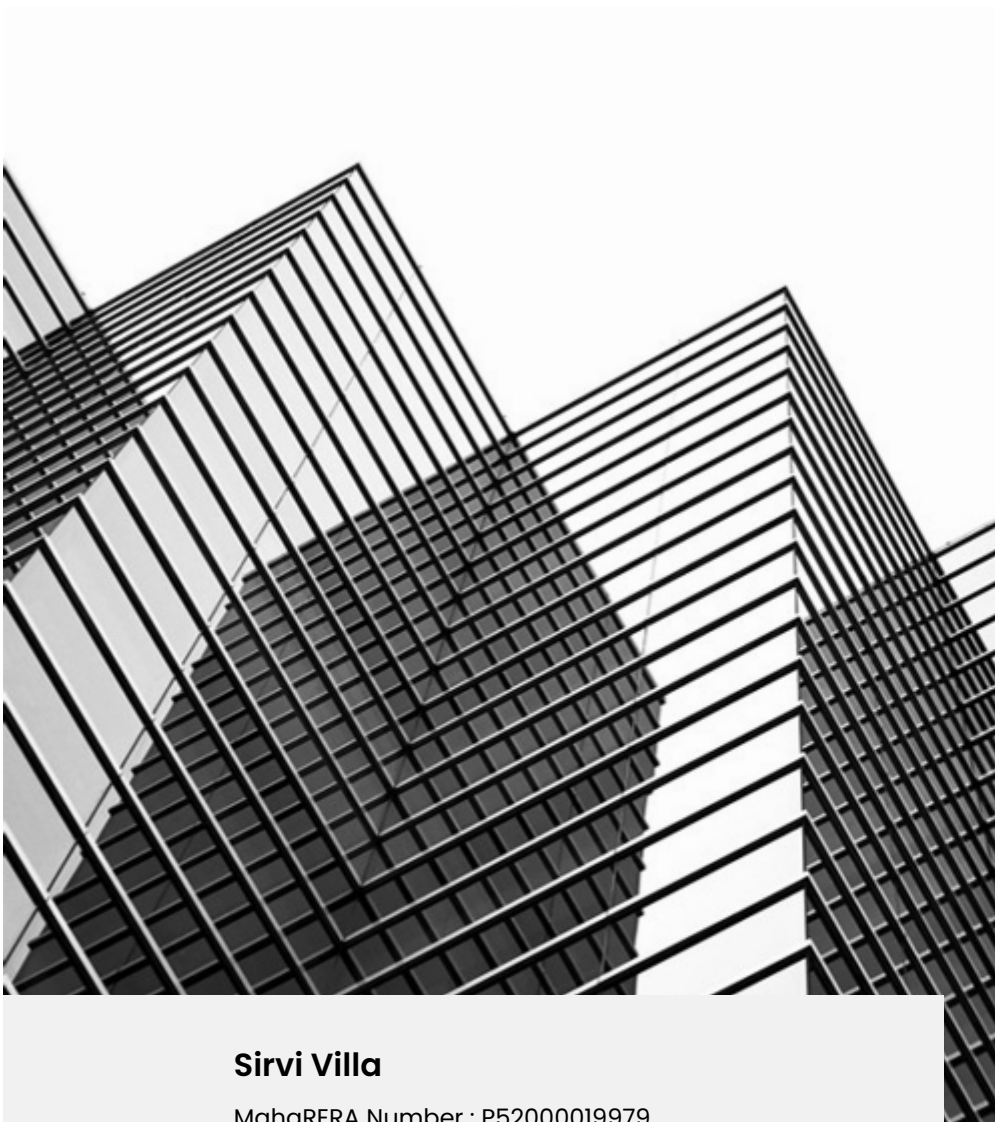


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PROP REPORT



Sirvi Villa

MahaRERA Number : P52000019979



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 |
|-------------|----------------|----------------|
| NA | NA | NA |

Neighborhood & Surroundings

Connectivity & Infrastructure

- Panvel Railway Station **3.2 Km**
- Lifeline Hospital **3 Km**
- RZP School Cinchpada Vadghar **3.5 Km**

LAND & APPROVALS

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

BUILDER & CONSULTANTS

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

SIRVI VILLA

PROJECT & AMENITIES

| Time Line | Size | Typography |
|----------------------------------|----------|-------------|
| Completed on 31st December, 2021 | 400 Sqmt | 1 BHK,2 BHK |

Project Amenities

| | |
|------------------------|---------------|
| Sports | NA |
| Leisure | NA |
| Business & Hospitality | NA |
| Eco Friendly Features | Water Storage |

SIRVI VILLA

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Sirvi Villa | 1 | 4 | 4 | 1 BHK,2 BHK | 16 |
| First Habitable Floor | | | | NA | |

Services & Safety

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

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FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|----------------------|
| 1 BHK | 234.54 - 334.11 sqft |

| | |
|-------|---------------------|
| 2 BHK | 369.95 – 408.7 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 |

| |
|-------------|
| SIRVI VILLA |
|-------------|

COMMERCIALS

| | | | |
|---------------|---------------|-----------------|-----------|
| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|-----------|

| | | | |
|-------|--------------|----|------------------------|
| 1 BHK | INR 10774.89 | -- | INR 3100000 to 3600000 |
| 2 BHK | INR 12967.95 | -- | INR 5300000 |

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

| GST | Stamp Duty | Registration |
|------------|-----------------|---------------|
| 1% | 6% | INR 30000 |
| Floor Rise | Parking Charges | Other Charges |
| NA | INR 250000 | NA |

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

Transaction History

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

SIRVI VILLA

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 | 53 |
| Connectivity | 38 |
| Infrastructure | 44 |
| Local Environment | 30 |
| Land & Approvals | 36 |
| Project | 65 |
| People | 46 |
| Amenities | 30 |

| | |
|------------------|---------------|
| Building | 53 |
| Layout | 34 |
| Interiors | 30 |
| Pricing | 30 |
| Total | 41/100 |

SIRVI VILLA

Disclaimer

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