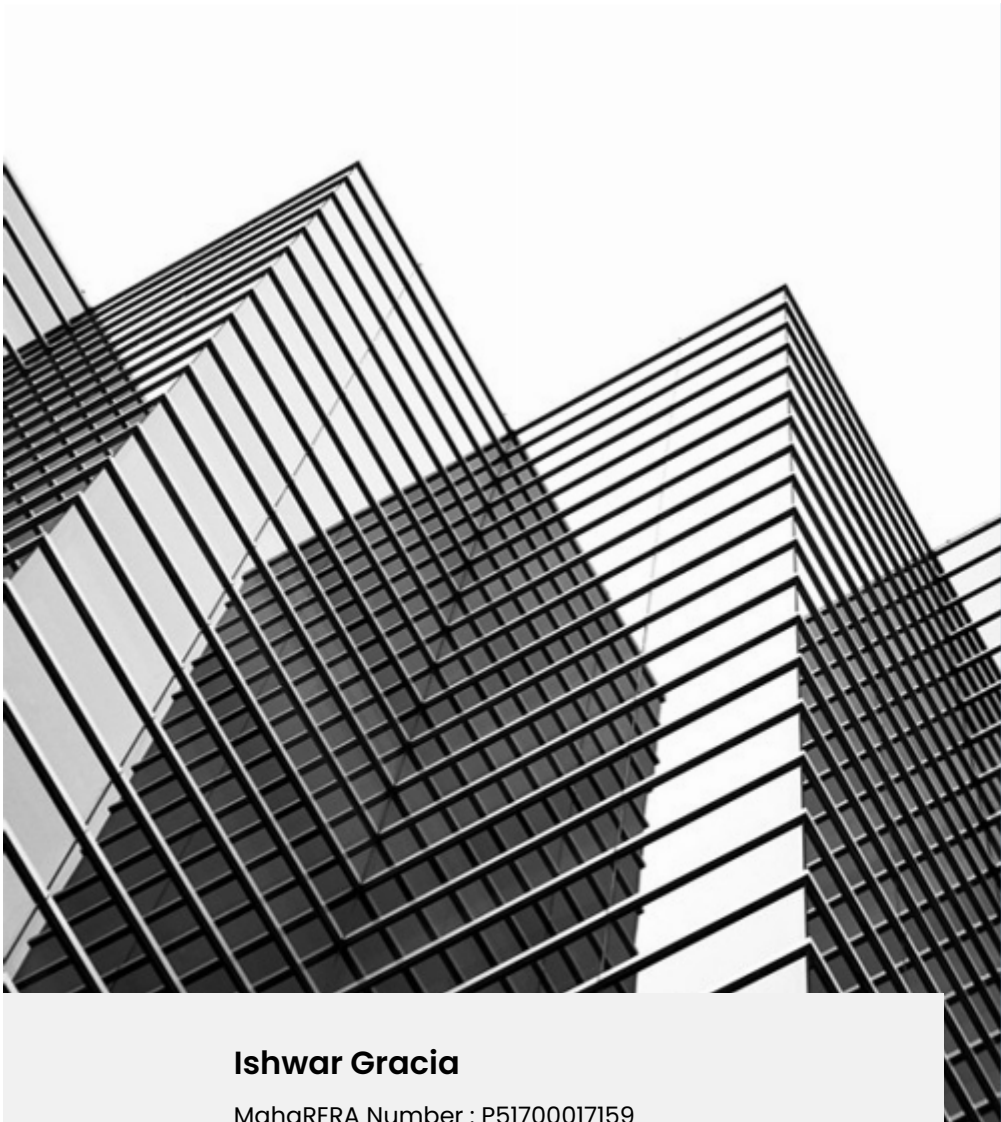


propscience.com

# PROP REPORT



**Ishwar Gracia**

MahaRERA Number : P51700017159



## Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Seawoods. Seawoods–Darave is a newly developed residential locality on the Harbour Line of the Mumbai Suburban Railway adjacent to the Nerul. The entry and exit subway of the west side of the station is directly connected to Seawoods Grand Central. The area derives its name from the famous Seawoods NRI complex developed by CIDCO for high income and economically rich groups. The area has developed rapidly in recent years, due to its strategic location, having Vashi, Mumbai & Thane in the north and Ulwe, Uran, JNPT & the upcoming international airport towards the south. Seawoods Grand Central by Larsen & Toubro has large office spaces, malls, and an entertainment area. The locality is known to be relatively safe and family friendly, with low crime rates making it an ideal locality for families.

Post Office	Police Station	Municipal Ward
Nerul Sector-48	NA	Seawoods

## Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

## Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **33 Km**
- Navi Mumbai International Airport **8.3 Km**
- Seawoods Railway Station **2.6 Km**
- Sunshine Hospital **3.4 Km**
- Don Bosco High School **1.5 Km**
- Seawoods Grand Central Mall **0.6 Km**
- D-mart **1.3 Km**

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ISHWAR GRACIA

## LAND & APPROVALS

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

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ISHWAR GRACIA

## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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ISHWAR GRACIA

# PROJECT & AMENITIES



Time Line	Size	Typography
Completed on 20th April, 2022	970 Sqmt	2 BHK

## Project Amenities

Sports	Gymnasium
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage

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ISHWAR GRACIA

# BUILDING LAYOUT



Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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Ishwar Gracia	2	14	2	2 BHK	28
First Habitable Floor					1st

### Services & Safety

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

ISHWAR GRACIA
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## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	468.33 – 549.17 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

ISHWAR GRACIA

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 34398.82	INR 16110000	INR 17900000 to 21040000

**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 700000	INR 0
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<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>	HDFC Bank

### Transaction History

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

ISHWAR GRACIA
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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>	73



<b>Connectivity</b>	48
<b>Infrastructure</b>	78
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	36
<b>Project</b>	65
<b>People</b>	39
<b>Amenities</b>	42
<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	45
<b>Pricing</b>	30
<b>Total</b>	<b>48/100</b>

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