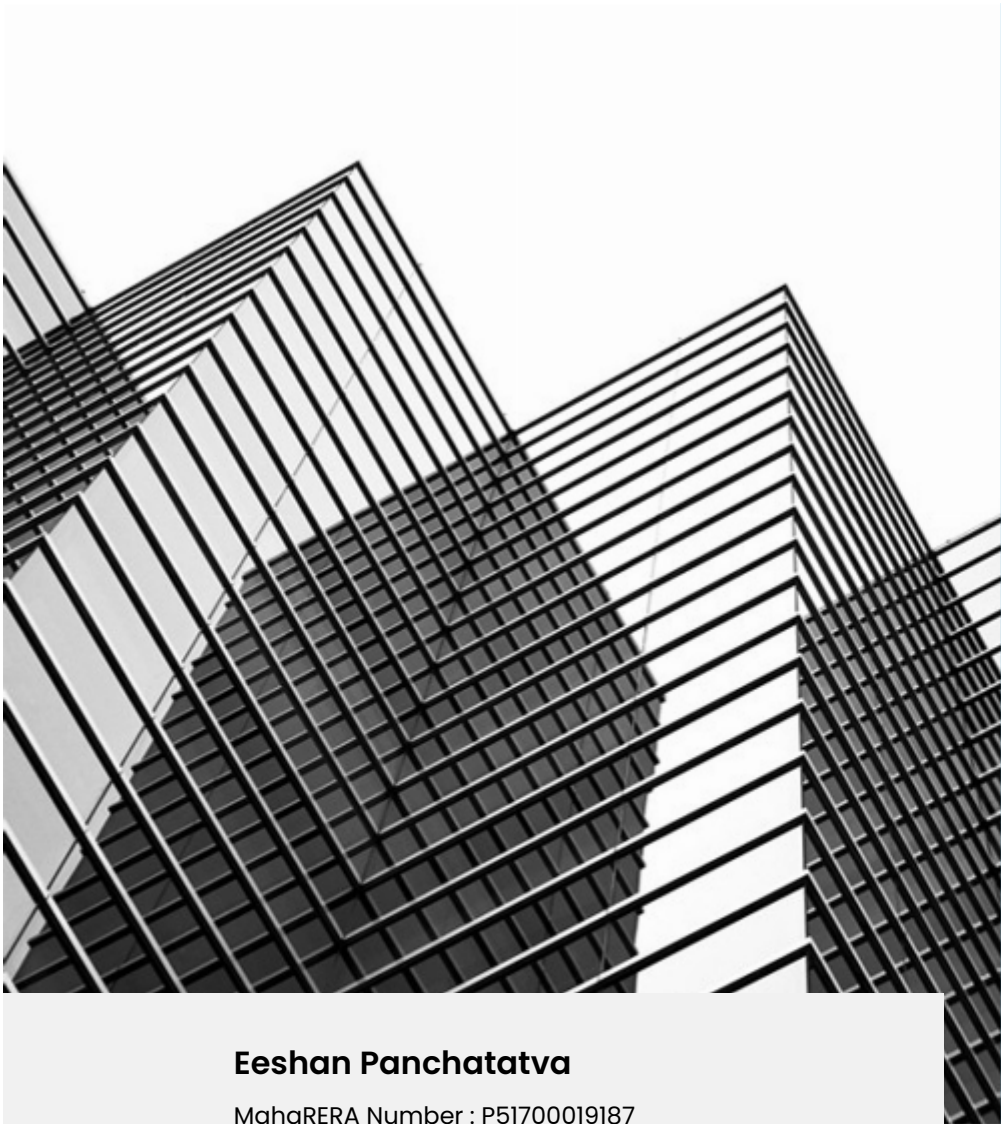


propscience.com

PROP REPORT



Eeshan Panchatatva

MahaRERA Number : P51700019187



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 |
|-------------|----------------|----------------|
| Wagle I.E. | NA | NA |

Neighborhood & Surroundings

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **19.6 Km**
- Thane Railway Station **2.4 Km**
- Highway Hospital **400 Mtrs**
- Smt. Sulochanadevi Singhanian School **2.2 Km**
- Korum Mall **2.0 Km**
- Big Bazaar Viviana Mall **2.2 Km**

LAND & APPROVALS

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

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

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BUILDER & CONSULTANTS

Founded by Mr. Mustak Shaikh in 2005. Samrin Group is known for its quality construction, utility based residential units and timely completion of mega projects spread across 25 lac sq. ft. Luxurious and Affordable Housing Projects, Slum Rehabilitation Development Projects and Commercial Complex since 2005 near Mumbai. Debuting in the year 2005 with a 21 storey tower 'Purnashanti Heights' at Thane.

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

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PROJECT & AMENITIES

| Time Line | Size | Typography |
|-----------------------------------|-------------|---------------------|
| Completed on 30th September, 2023 | 2060.5 Sqmt | 1 BHK,1.5 BHK,2 BHK |

Project Amenities

| | |
|------------------------|----------------------------------|
| Sports | Kids Play Area,Gymnasium |
| Leisure | Senior Citizen Zone,Pet Friendly |
| Business & Hospitality | Clubhouse |
| Eco Friendly Features | Landscaped Gardens,Water Storage |

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BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---------------------------|-----------------|--------------|-----------------|---------------------|----------------|
| White Rose Building No B2 | 3 | 20 | 5 | 1 BHK,1.5 BHK,2 BHK | 100 |
| First Habitable Floor | | | | 1st | |

Services & Safety

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

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK | 283 sqft |
| 1.5 BHK | 316 sqft |
| 2 BHK | 455 sqft |

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

| | |
|------------------------------|---|
| Flooring | Vitrified Tiles,Anti Skid 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 |
|---------------|---------------|-----------------|-------------|
| 1.5 BHK | -- | -- | INR 5400000 |
| 1 BHK | -- | -- | INR 4900000 |
| 2 BHK | -- | -- | INR 7800000 |

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

| GST | Stamp Duty | Registration |
|------------|-----------------|---------------|
| 6% | 5% | INR 30000 |
| Floor Rise | Parking Charges | Other Charges |
| NA | INR 500000 | INR 0 |

| | |
|----------------------------|--|
| Festive Offers | The builder is not offering any festive offers at the moment. |
| Payment Plan | NA |
| Bank Approved Loans | Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,Indialbulls Home Loans,PNB Housing Finance Ltd,SBI Bank |

Transaction History

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

EESHAN PANCHATATVA

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 | 48 |

| | |
|-----------------------------|---------------|
| Infrastructure | 100 |
| Local Environment | 30 |
| Land & Approvals | 50 |
| Project | 55 |
| People | 39 |
| Amenities | 36 |
| Building | 53 |
| Layout | 38 |
| Interiors | 53 |
| Pricing | 30 |
| Total | 49/100 |

EESHAN PANCHATATVA

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