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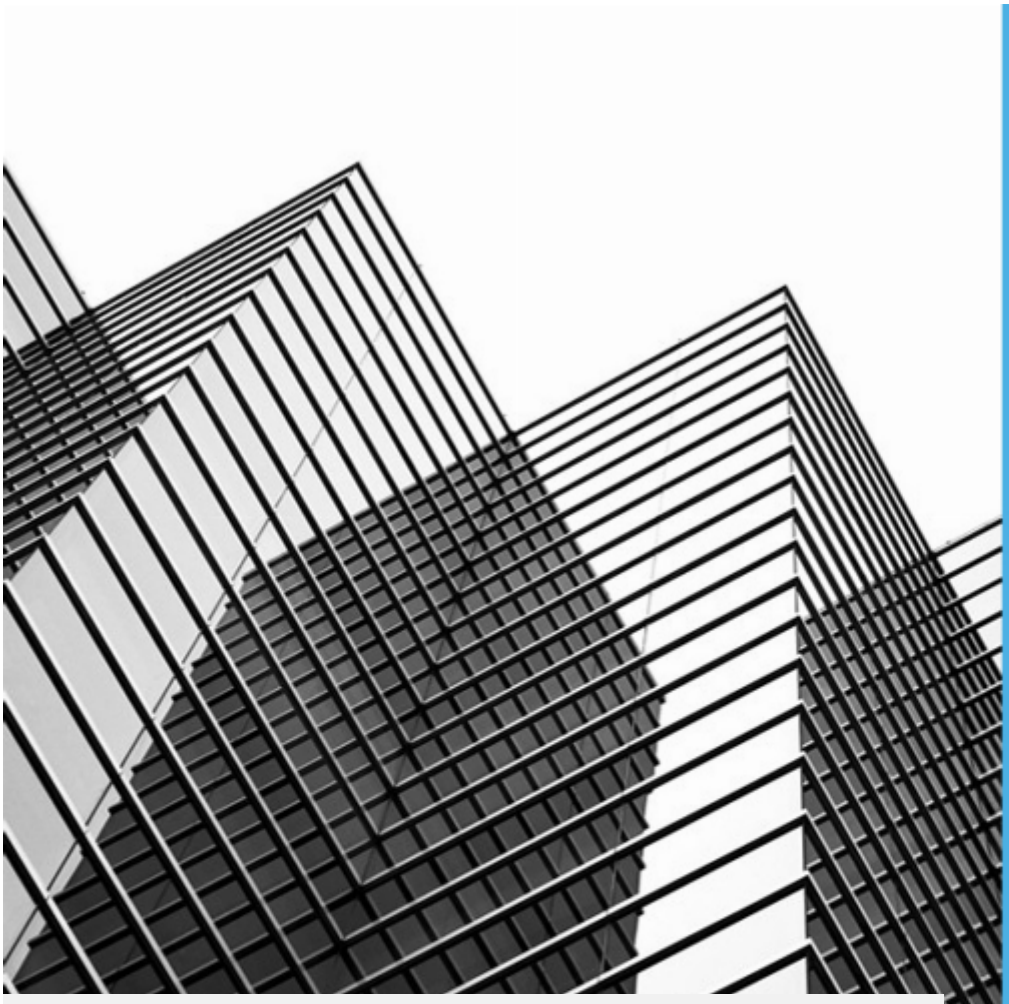
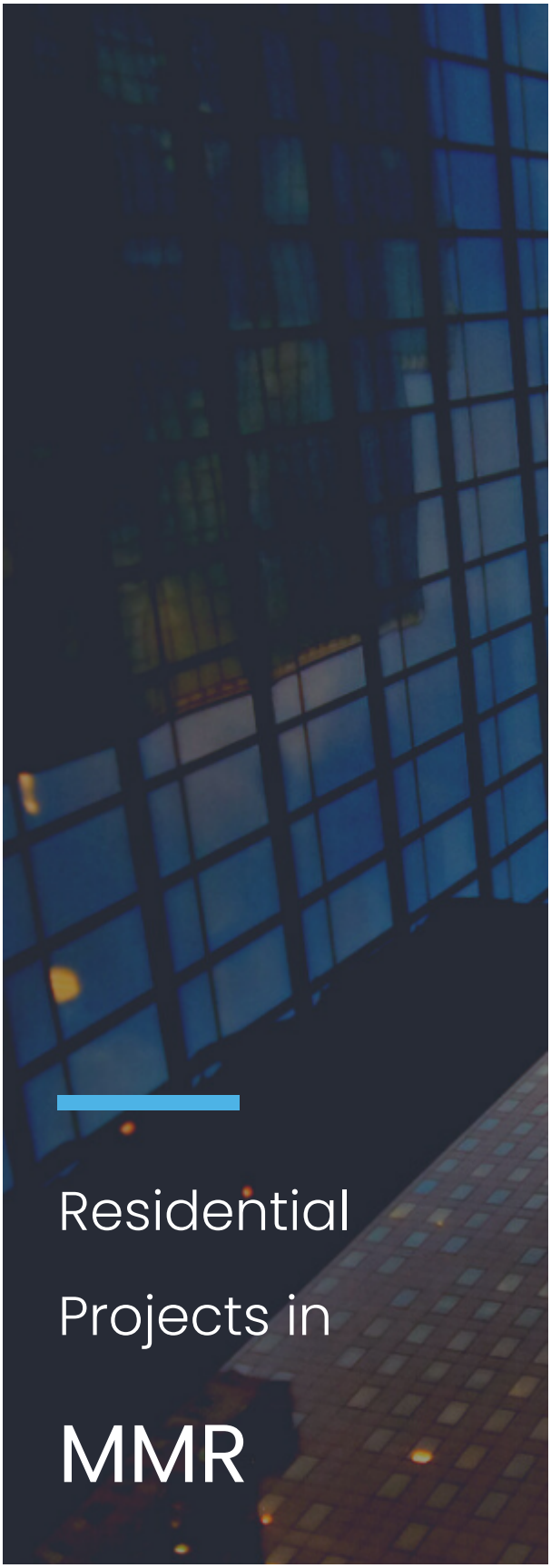
# PROP REPORT



**Sugandhi Vihar**

MahaRERA Number : P99000012421




# 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 |
|---|---|---|
| Virar | NA | NA |

## Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 124 AQI and the noise pollution is 0 to 50 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **59 Km**
- Bolinj Naka **500 Mtrs**
- Virar Railway Station **2 Km**
- Virar Phata **12 Km**
- Vijay Bhallabh Hospital **1.6 Km**
- Matrix Academy **100 Mtrs**
- Rockstar Nova Cinemaz, Ladku plaza, Agashi Rd, olanda naka, Bolinj, Virar West, Virar, Maharashtra 401301 **1.9 Km**
- D Mart Virar West **2.4 Km**

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# 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 30th June, 2022 | 2821.93 Sqmt | 1 BHK,2 BHK,3 BHK |

## Project Amenities

| | |
|---|---|
| **Sports** | Kids Play Area |

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

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# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| Sugandhi Heights | 2 | 11 | 8 | 1 BHK | 88 |
| Sugandhi Heights | 2 | 11 | 8 | 2 BHK | 88 |
| Sugandhi Heights | 2 | 11 | 8 | 3 BHK | 88 |
| Shree Sugandh | 2 | 11 | 8 | 1 BHK | 88 |
| Shree Sugandh | 2 | 11 | 4 | 2 BHK | 44 |

| | | | | | |
|---|---|---|---|---|---|
| Shree Sugandh | 2 | 11 | 4 | 3 BHK | 44 |

| | |
|---|---|
| **First Habitable Floor** | 1st Floor |

## Services & Safety

- **Security :** Society Office,Security System / CCTV,Security Staff
- **Fire Safety :** Sprinkler System
- **Sanitation :** There are nalas / contaminated water outlets near the project
- **Vertical Transportation :** High Speed Elevators

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# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---|---|
| 1 BHK | 394 sqft |
| 2 BHK | 512 sqft |
| 3 BHK | 589 sqft |
| 1 BHK | 339 sqft |

| | |
|---|---|
| 2 BHK | 434 sqft |
| 3 BHK | 550 sqft |

| | |
|---|---|
| **Floor To Ceiling Height** | Between 9 and 10 feet |
| **Views Available** | Road View / No View |

| | |
|---|---|
| **Flooring** | Vitrified Tiles,Anti Skid Tiles |
| **Joinery, Fittings & Fixtures** | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards |
| **Finishing** | Luster Finish Paint,Double glazed glass windows |
| **HVAC Service** | Split / Box A/C Provision |
| **Technology** | Optic Fiber Cable |
| **White Goods** | NA |

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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 1 BHK | INR 7800 | INR 2644200 | INR 3040830 to 3534180 |
| 2 BHK | INR 7800 | INR 3385200 | INR 3892980 to 4592640 |
| 3 BHK | INR 7800 | INR 4290000 | INR 4933500 to 5283330 |

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

| GST | Stamp Duty | Registration |
|---|---|---|
| 2% | 7% | INR 55000 |
| **Floor Rise** | **Parking Charges** | **Other Charges** |
| NA | INR 400000 | INR 85000 |

| | |
|---|---|
| **Festive Offers** | The builder is not offering any festive offers at the moment. |
| **Payment Plan** | Construction Linked Payment |

| | |
|---|---|
| **Bank Approved Loans** | Axis Bank,HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd |

**Transaction History**

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

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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.

| Category | Score |
|---|---|
| **Place** | 45 |
| **Connectivity** | 65 |
| **Infrastructure** | 86 |
| **Local Environment** | 80 |
| **Land & Approvals** | 44 |

| | |
|---|---|
| **Project** | 66 |
| **People** | 39 |
| **Amenities** | 36 |
| **Building** | 65 |
| **Layout** | 45 |
| **Interiors** | 63 |
| **Pricing** | 50 |
| **Total** | **57/100** |

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