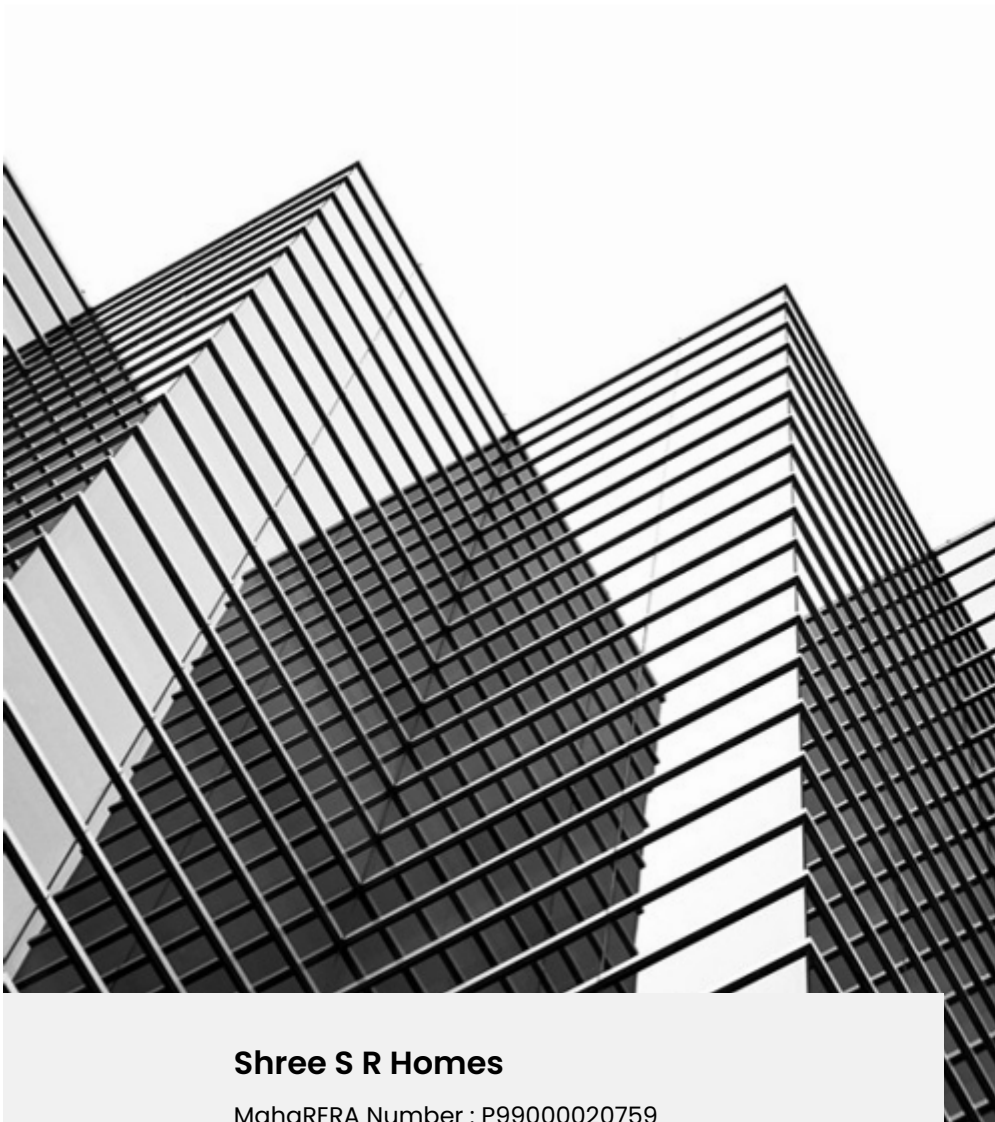


propscience.com

# PROP REPORT



**Shree S R Homes**

MahaRERA Number : P99000020759



## 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

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. and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **86 Km**
- Saphale Railway Station, HRGC+QM5, Saphale, Maharashtra 401102 **2.3 Km**
- NH 48 **31 Km**
- Prime Hospital, Saphale Rd, Umbar Pada Nandade, Maharashtra 401102 **3.6 Km**
- Z P school, HRF3+GXV, Makane Kapase, Maharashtra 401102 **1 Km**
- Rockstar Nova **5 Km**
- T Mart, Makane **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, 2024	3998.90 Sqmt	1 BHK,2 BHK,Studio

### Project Amenities

Sports	Multipurpose Court,Kids Play Area
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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
Shree SR Homes A Wing	1	5	4	1 BHK	20
Shree SR Homes B Wing	1	5	4	Studio	20
Shree SR Homes C Wing	1	5	4	1 BHK	20
Shree SR Homes D Wing	1	5	4	2 BHK	20

Shree SR Homes E Wing	1	5	4	1 BHK	20
Shree SR Homes F Wing	1	5	4	1 BHK	20
First Habitable Floor				1st Floor	

## Services & Safety

- **Security :** Society Office,Maintenance Staff,Security Staff
- **Fire Safety :** Sprinkler System
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	281 sqft
Studio	217 sqft

1 BHK	303 sqft
2 BHK	412 sqft
1 BHK	265 sqft
1 BHK	301 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

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	Modular Kitchen

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 5179.08	INR 1123861	INR 1322190
1 BHK	INR 4406.53	INR 1231845	INR 1449230 to 1587980
2 BHK	INR 4403.95	INR 1814427	INR 2134620

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

GST	Stamp Duty	Registration
2%	6%	INR 45000
Floor Rise	Parking Charges	Other Charges
NA	NA	INR 65000

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,SBI Bank

**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	40
Infrastructure	84
Local Environment	83
Land & Approvals	50

<b>Project</b>	69
<b>People</b>	39
<b>Amenities</b>	36
<b>Building</b>	65
<b>Layout</b>	53
<b>Interiors</b>	63
<b>Pricing</b>	50
<b>Total</b>	<b>56/100</b>

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SHREE S R HOMES

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