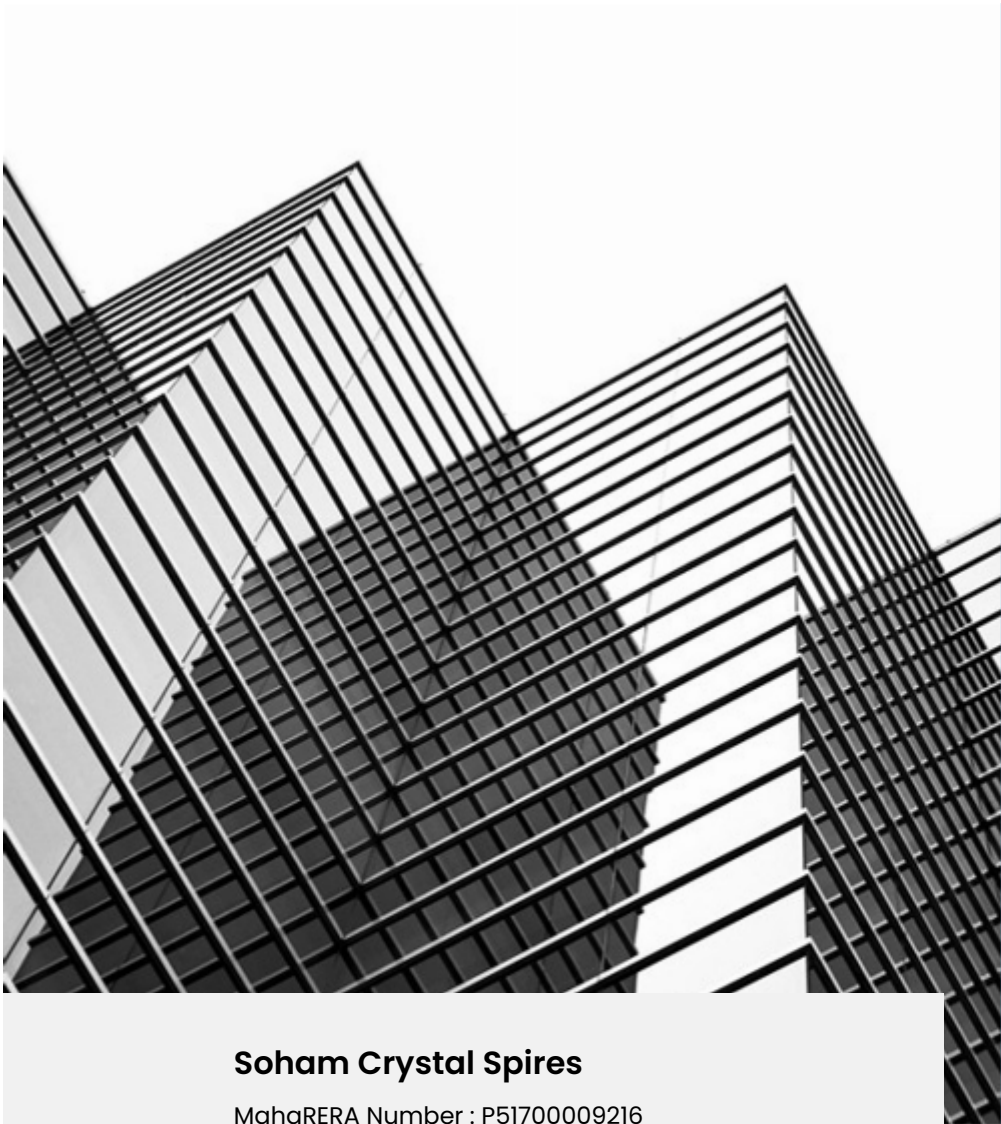


propscience.com

PROP REPORT



Soham Crystal Spires

MahaRERA Number : P51700009216



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

The project is in Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams at all hours. and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- International Airport **19.8 Km**
- Dr Dhanashri's sonography centre, bus stop **130 Mtrs**
- Thane Railway Station **5.5 Km**
- Western express highway Manpada, Thane West **700 Mtrs**
- Dr.L.H.Hiranandani Hospital **2 Km**
- The Roots School **2.0 Km**
- R Mall **0.7 Km**
- Royal Supermarket and dairy **450 Mtrs**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
May 2022	2	1

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 31st January, 2021	7300 Sqmt	2 BHK,3 BHK
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Project Amenities

Sports	Swimming Pool,Gymnasium,Indoor Games Area
Leisure	NA
Business & Hospitality	Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

SOHAM CRYSTAL SPIRES

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
T4 Crystal Spires 2	3	26	4	2 BHK,3 BHK	104
T5 Crystal Spires 1	3	26	4	2 BHK,3 BHK	104

First Habitable Floor

6th

Services & Safety

- **Security :** Society Office,Security System / CCTV
- **Fire Safety :** Sprinkler System,Fire Hose,Fire cylinders
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators

SOHAM CRYSTAL SPIRES

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	795 - 975 sqft
3 BHK	1170 - 1324 sqft
2 BHK	795 - 975 sqft
3 BHK	1170 - 1324 sqft

Floor To Ceiling Height

Between 9 and 10 feet

Views Available	Road View / No View
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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	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 21400000 to 26300000
3 BHK	--	--	INR 31500000 to 35700000

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 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Time Linked Payment
Bank Approved Loans	Indialbulls Home Loans

Transaction History

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

SOHAM CRYSTAL SPIRES

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	73
Connectivity	65
Infrastructure	100
Local Environment	55
Land & Approvals	56
Project	85
People	39
Amenities	42
Building	65
Layout	58
Interiors	53

Pricing	30
Total	60/100

SOHAM CRYSTAL SPIRES

Disclaimer

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