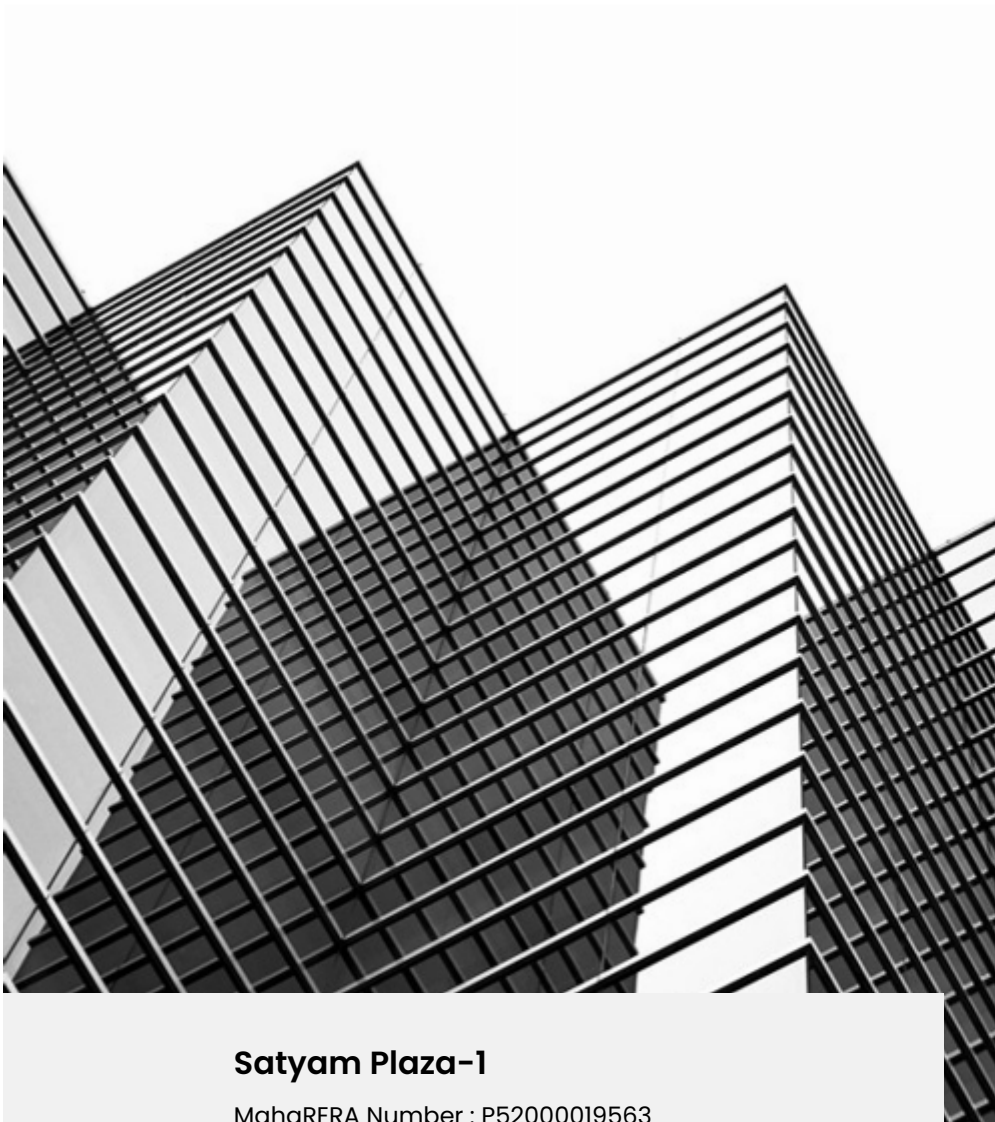


propscience.com

PROP REPORT



Satyam Plaza-1

MahaRERA Number : P52000019563



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 |
|-------------|--------------------------|----------------|
| NA | Karanjade Police Station | NA |

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 150 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **48.8 Km**
- Navi Mumbai International Airport **18.3 Km**
- Bus Stop **550 Mtrs**
- Panvel Railway Station **3.4 Km**
- NH 48 **3 Km**
- Aayu Care Hospital **1.2 Km**
- K.E.S. English Medium High School **3.1 Km**
- Orion Mall **3.3 Km**
- Reliance SMART **1.4 Km**

LAND & APPROVALS

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

SATYAM PLAZA-1

BUILDER & CONSULTANTS

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

SATYAM PLAZA-1

PROJECT & AMENITIES

| Time Line | Size | Typography |
|------------------------------|-------------|--------------|
| Completed on 30th June, 2020 | 349.91 Sqmt | 1 BHK,Studio |

Project Amenities

| | |
|--------|----|
| Sports | NA |
|--------|----|

| | |
|------------------------|---|
| Leisure | NA |
| Business & Hospitality | NA |
| Eco Friendly Features | Waste Segregation,Rain Water Harvesting,Water Storage |

SATYAM PLAZA-1

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|--------------|-----------------|--------------|-----------------|----------------|----------------|
| Satyam Plaza | 1 | 4 | 5 | 1 BHK,Studio | 20 |

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

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK | 355 - 380 sqft |
| Studio | 260 sqft |

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

| | |
|------------------------------|---|
| Flooring | Vitrified Tiles |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards |
| Finishing | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors |
| HVAC Service | Split / Box A/C Provision |
| Technology | NA |
| White Goods | NA |

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|------------------------|
| Studio | INR 10596.15 | INR 2755000 | INR 2900000 |
| 1 BHK | INR 9375 | INR 3420000 | INR 3600000 to 3750000 |

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

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

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

**Bank Approved
Loans**

HDFC Bank

Transaction History

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

SATYAM PLAZA-1

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 | 73 |
| Infrastructure | 70 |
| Local Environment | 90 |
| Land & Approvals | 36 |

| | |
|------------------|---------------|
| Project | 69 |
| People | 39 |
| Amenities | 42 |
| Building | 78 |
| Layout | 45 |
| Interiors | 55 |
| Pricing | 40 |
| Total | 57/100 |

SATYAM PLAZA-1

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