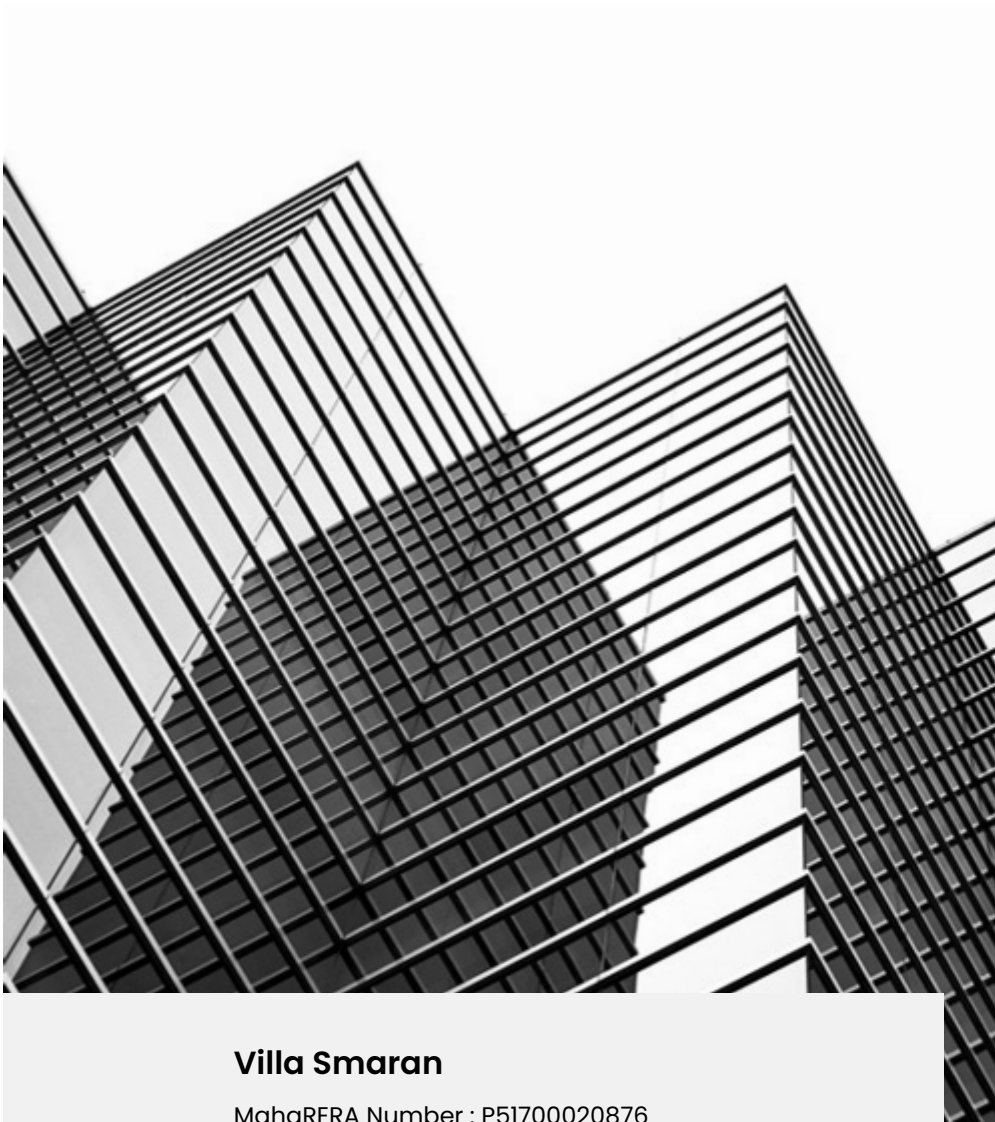


propscience.com

# PROP REPORT



**Villa Smaran**

MahaRERA Number : P51700020876



## 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
Belapur Node V	CBD Police Station	CBD Belapur

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 74 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **33.9 Km**
- Navi Mumbai International Airport **8.5 Km**
- Konkan Bhavan Bus Stop **950 Mtrs**
- CBD Belapur Railway Station **1.4 Km**
- MUmbai-PUne Highway **1.2 Km**
- Apollo Hospitals **2.6 Km**
- Bharati Vidyapeeth College of Engineering **2.7 Km**
- Seawoods Grand Central Mall **4.6 Km**
- D-Mart **2 Km**

## LAND & APPROVALS

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

VILLA SMARAN

## BUILDER & CONSULTANTS

Villa Group is real estate company based out of Navi Mumbai, established in the year 2008. Focused on development projects in the CIDCO area of Navi Mumbai, the company has, since its inception, successfully delivered over 24 projects in the residential and retail sectors in areas such as Ghansoli, Kharghar, Ulwe, Belapur and Karanjade. At present they are focused on development projects in Dronagiri, adjacent to the JNPT port. Their popular projects include Villa Harmony, Villa Oceano, and Villa Bhaveshwar.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

VILLA SMARAN

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th September, 2023	948 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	NA
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

VILLA SMARAN

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Villa Smaran	1	7	6	1 BHK,2 BHK	42
First Habitable Floor				1st	

## Services & Safety

- **Security** : Maintenance Staff,Security System / CCTV,Intercom Facility,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

VILLA SMARAN

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	227 - 293 sqft
2 BHK	299 - 520 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

<b>Finishing</b>	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	NA
<b>White Goods</b>	NA

VILLA SMARAN

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 23473.72	INR 6354000	INR 7060000 to 7642000
2 BHK	INR 17069.23	INR 7020000	INR 7800000 to 9862000

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

GST	Stamp Duty	Registration
5%	7%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	INR 400000	INR 0

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

### Transaction History

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

VILLA SMARAN

## 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
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<b>Place</b>	55
<b>Connectivity</b>	83
<b>Infrastructure</b>	78
<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	44
<b>Project</b>	69
<b>People</b>	46
<b>Amenities</b>	42
<b>Building</b>	65
<b>Layout</b>	41
<b>Interiors</b>	65
<b>Pricing</b>	40
<b>Total</b>	<b>61/100</b>

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