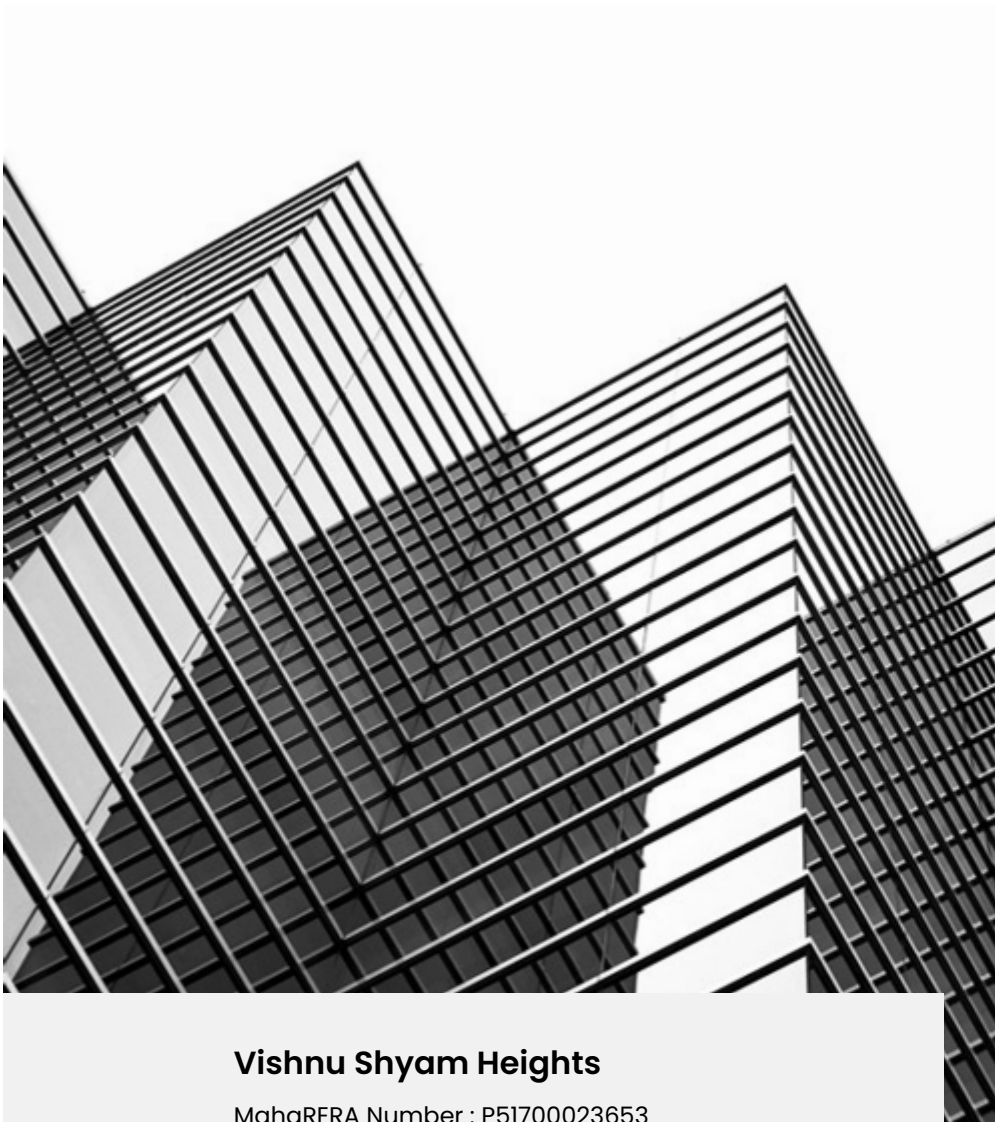


propscience.com

# PROP REPORT



**Vishnu Shyam Heights**

MahaRERA Number : P51700023653



## 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
Ulhasnagar-4	NA	NA

### Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions.

### Connectivity & Infrastructure

- Ulhasnagar Railway Station **1.2 Km**
- Holy Cross Hospital **6.2 Km**
- S.E.S English Sindhi High School **4.1 Km**
- Metro Mall **6.9 Km**

## LAND & APPROVALS

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

## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

VISHNU SHYAM HEIGHTS

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2022	296.28 Sqmt	1 BHK

### Project Amenities

Sports	NA
Leisure	NA

Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Water Storage

VISHNU SHYAM HEIGHTS

# BUILDING LAYOUT



Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Shyam Heights	1	4	2	1 BHK	8

First Habitable Floor	1st
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## Services & Safety

- **Security** : Security System / CCTV
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

VISHNU SHYAM HEIGHTS

# FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	242.2 - 296 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

VISHNU SHYAM HEIGHTS

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 7803.47	INR 1890000	INR 2100000 to 2568000

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

GST	Stamp Duty	Registration
5%	3%	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	NA
Bank Approved Loans	HDFC Bank

### Transaction History

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

# 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	30
Connectivity	33
Infrastructure	30
Local Environment	30
Land & Approvals	44
Project	65
People	39
Amenities	30



<b>Building</b>	53
<b>Layout</b>	30
<b>Interiors</b>	45
<b>Pricing</b>	30
<b>Total</b>	<b>38/100</b>

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VISHNU SHYAM HEIGHTS

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