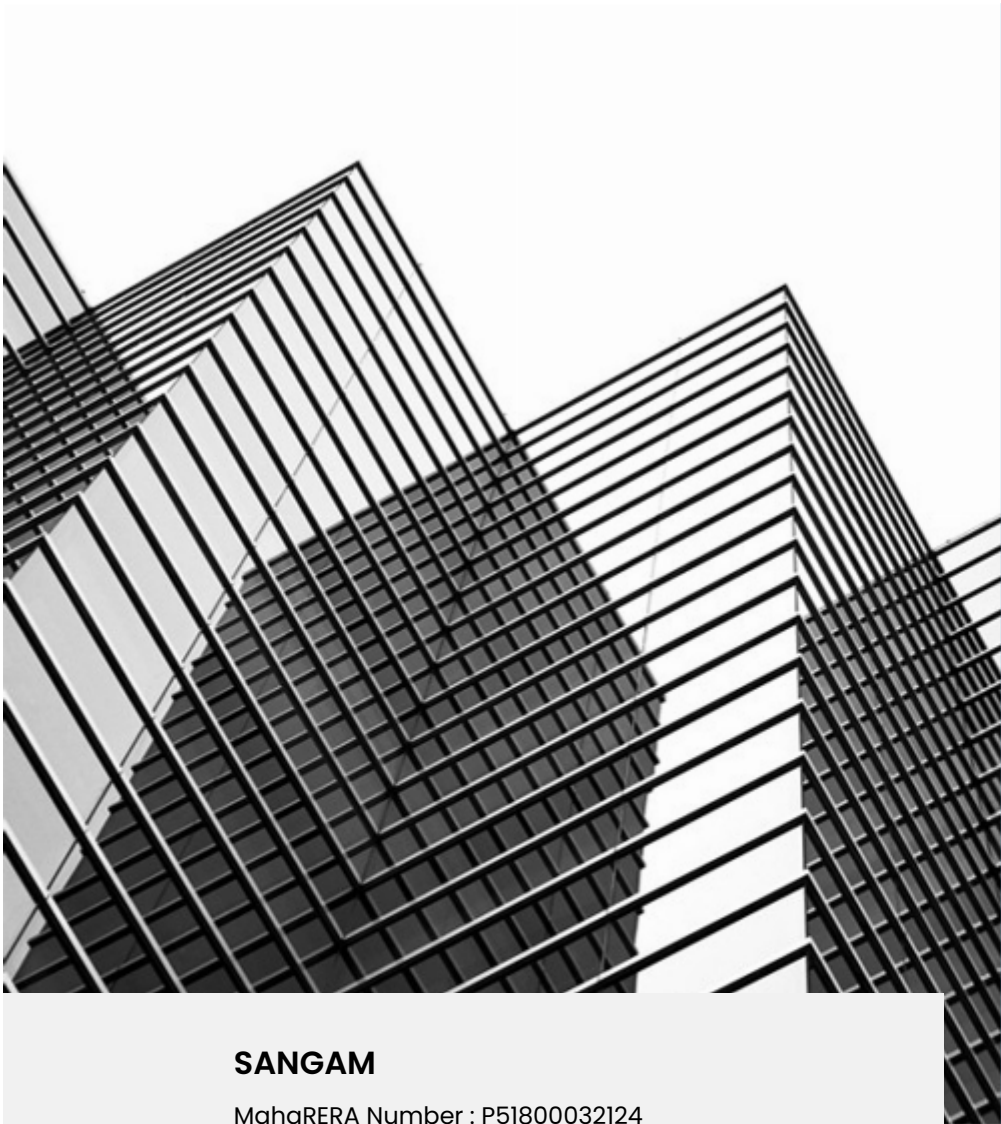


propscience.com

PROP REPORT



SANGAM

MaharERA Number : P51800032124



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 Chembur (East). Chembur is an upmarket large suburb in Mumbai. Chembur is also said to be a reference to Chevul at the mouth of the Kundalika River on mainland Maharashtra. S V Patel Nagar , Gurudwara , Aggarwal Colony , Central Railway Colony , New Rna Colony are the neighbouring localities to Chembur East. After independence, Chembur was one of the sites where refugee camps were set up to settle refugees after partition. The industrialisation of Trombay during and after the war led to the demand for housing and the growth of Chembur thereafter. Famous studios like the RK studios built by the late Raj Kapoor were present in Chembur.

Post Office	Police Station	Municipal Ward
Chembur	NA	Ward M West

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 136 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **10.3 Km**
- Diamond Garden **400 Mtrs**
- Chembur Railway Station **3.2 Km**
- Eastern Freeway **550 Mtrs**
- Joy hospital Chembur **1.3 Km**
- AFAC – English School **500 Mtrs**
- K Star Mall **700 Mtrs**
- Sahakari Bhandar **1.5 Km**

SANGAM

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
February 2022	NA	1

SANGAM

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
Karur Vysya Bank	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th April, 2024	1653.10 Sqmt	2 BHK,3 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Kids Zone,Kids Gym,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Temple,Pergola
Business & Hospitality	Banquet Hall,Conference / Meeting Room,Visitor's Room,Party Lawn,Community Hall,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Charging Ports - Electrical Cars,STP Plant

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
SANGAM	2	15	4	2 BHK,3 BHK	60
First Habitable Floor				2nd Floor	

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone
- **Fire Safety :** Fire Hose,Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Goods Lift

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	605 – 682 sqft
3 BHK	915 – 984 sqft

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

Flooring	Marble Flooring,Wooden Flooring
Joinery, Fittings & Fixtures	Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Safety door,Electrical Sockets / Switch Boards
Finishing	Dry Walls,False Ceiling
HVAC Service	Split / Box A/C Provision
Technology	WIFI enabled,Optic Fiber Cable
White Goods	Modular Kitchen,Air Conditioners,Washing Machine & Dryer,Refrigerator,Microwave Oven,Dish Washer

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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2 BHK	--	--	INR 21200000 to 26900000
3 BHK	--	--	INR 30700000 to 36200000

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

GST	Stamp Duty	Registration
5%	5%	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	Construction Linked Payment
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,Karur Vysya Bank,Kotak Bank,SBI 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	48
Connectivity	73
Infrastructure	86
Local Environment	90
Land & Approvals	44
Project	83
People	39
Amenities	78

Building	71
Layout	49
Interiors	80
Pricing	40
Total	65/100

SANGAM

Disclaimer

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