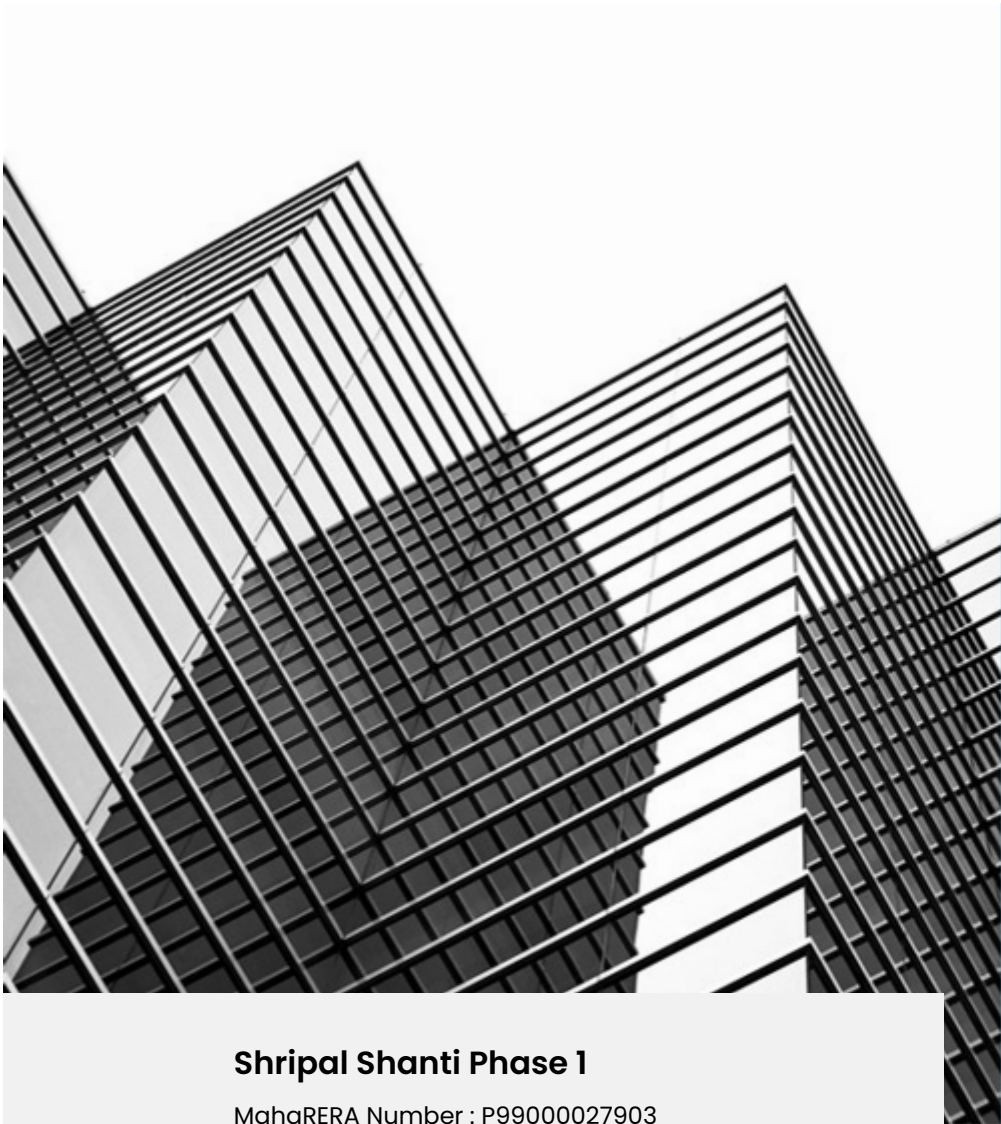


propscience.com

PROP REPORT



Shripal Shanti Phase 1

MahaRERA Number : P99000027903



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 |
|-------------|----------------|----------------|
| Virar | NA | NA |

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 140 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **59 Km**
- Global City **1 Km**
- Virar Railway Station **2.5 Km**
- Virar Phata **11 Km**
- Global Hospital, Y K Nagar NX **1.2 Km**
- Rustomjee Cambridge International School **2.5 Km**
- Rockstar Nova Cinemaz **4.9 Km**
- Big Bazar Virar West **1.1 Km**

LAND & APPROVALS

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

SHRIPAL SHANTI PHASE 1

BUILDER & CONSULTANTS

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| Bajaj Finance Ltd | NA | NA |

SHRIPAL SHANTI PHASE 1

PROJECT & AMENITIES

| Time Line | Size | Typography |
|-------------------------------|--------------|-------------|
| Completed on 30th March, 2025 | 2523.91 Sqmt | 1 BHK,2 BHK |

Project Amenities

| | |
|------------------------|--|
| Sports | Badminton Court,Multipurpose Court,Tennis Court,Jogging Track,Kids Play Area,Gymnasium |
| Leisure | Yoga Room / Zone,Senior Citizen Zone,Sit-out Area |
| Business & Hospitality | Clubhouse,Multipurpose Hall |
| Eco Friendly Features | Water Storage |

SHRIPAL SHANTI PHASE 1

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-------------------------|-----------------|--------------|-----------------|----------------|----------------|
| Shripal Shanti Tower 01 | 3 | 24 | 9 | 1 BHK | 216 |
| Shripal Shanti Tower 01 | 3 | 24 | 9 | 2 BHK | 216 |
| First Habitable Floor | | | | 1st Floor | |

Services & Safety

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

SHRIPAL SHANTI PHASE 1

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|-------------------------|--|
| 1 BHK | 394 – 410 sqft |
| 2 BHK | 511 – 518 sqft |
| Floor To Ceiling Height | Between 9 and 10 feet |
| Views Available | Open Grounds / Landscape / Project Amenities |
| Flooring | Vitrified Tiles,Anti Skid Tiles |

| | |
|---|---|
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards |
| Finishing | Luster Finish Paint |
| HVAC Service | Split / Box A/C Provision |
| Technology | Optic Fiber Cable |
| White Goods | Modular Kitchen |

SHRIPAL SHANTI PHASE 1

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|------------------------|
| 1 BHK | INR 7979 | INR 3143726 | INR 3545224 to 3649000 |
| 2 BHK | INR 7979 | INR 4077269 | INR 4553450 to 4615380 |

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

| | | |
|-------------------|------------------------|----------------------|
| GST | Stamp Duty | Registration |
| 2% | 6% | INR 45000 |
| Floor Rise | Parking Charges | Other Charges |
| NA | INR 350000 | INR 85000 |

| | |
|----------------------------|---|
| Festive Offers | The builder is not offering any festive offers at the moment. |
| Payment Plan | Construction Linked Payment |
| Bank Approved Loans | Axis Bank,Bajaj Finance Ltd,Canara Bank,HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,SBI Bank,YES Bank |

Transaction History

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

SHRIPAL SHANTI PHASE 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 | 38 |
| Connectivity | 65 |
| Infrastructure | 78 |
| Local Environment | 90 |
| Land & Approvals | 44 |
| Project | 76 |
| People | 50 |
| Amenities | 56 |
| Building | 65 |
| Layout | 53 |
| Interiors | 55 |
| Pricing | 63 |

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