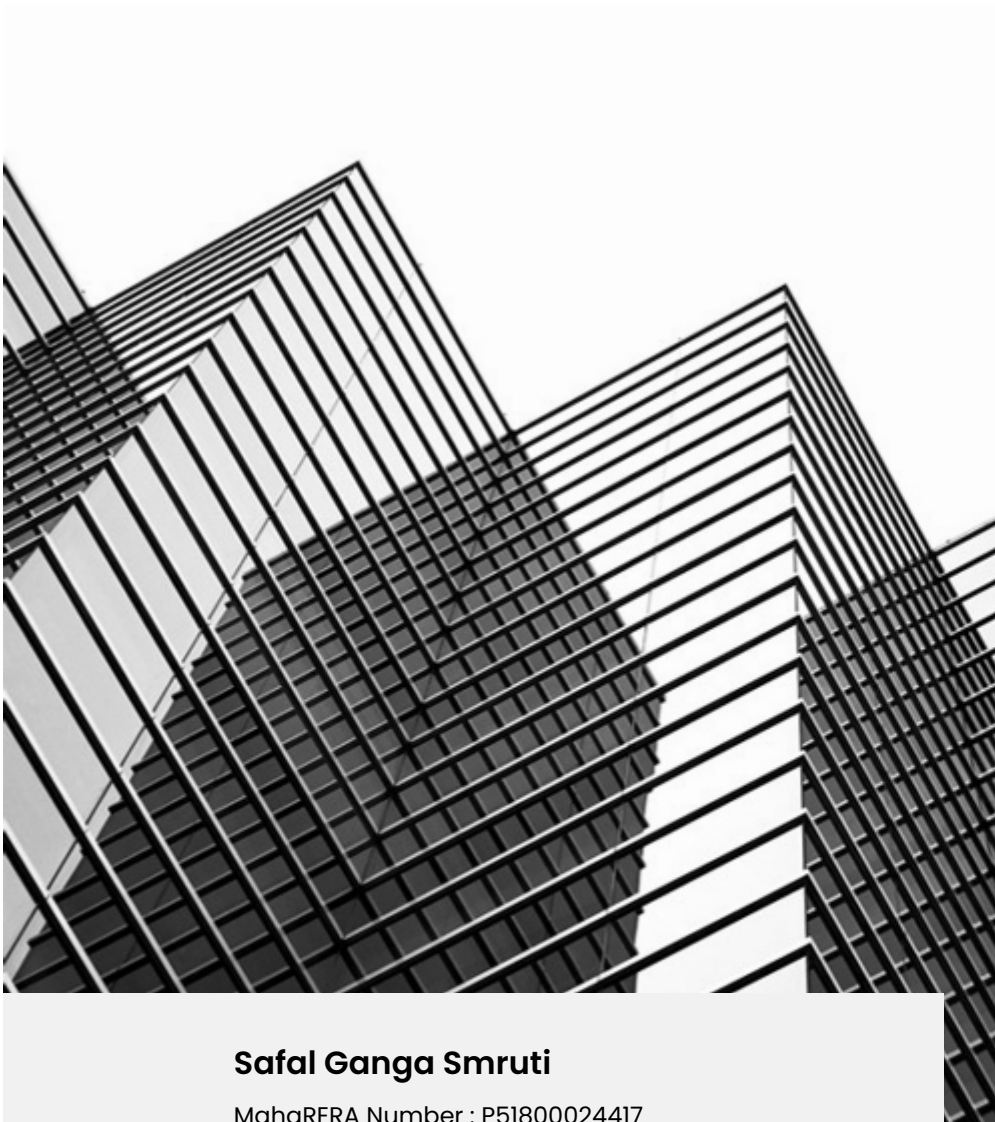


propscience.com

# PROP REPORT



**Safal Ganga Smruti**

MahaRERA Number : P51800024417



# 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
Mahul Road	NA	Ward M East

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 38 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East, Vile Parle, Mumbai, Maharashtra 400099 **13.3 Km**
- Chhatrapati Shivaji Maharaj International Airport **13.1 Km**
- Vashi Naka, Mahul Rd, Wasi Naka, S V Patel Nagar, Chembur, Mumbai, Maharashtra 400074 **550 Mtrs**
- Bharat Petroleum, Azad Nagar, Chembur, Mumbai, Maharashtra 400071 **230 Mtrs**
- Chembur Railway Station, Narayan Gajanan Acharya Marg, Chembur Gaothan, Chembur, Mumbai, Maharashtra 400071 **3.8 Km**
- Suman Nagar Flyover, Swastik Park, Chembur, Mumbai, Maharashtra 400071 **2.9 Km**
- Zen Multi Speciality Hospital **2.7 Km**
- Swami Vivekanand High School and Junior College, Rd Number 2, Sindhi Society, Chembur, Mumbai, Maharashtra 400071 **2.7 Km**
- Cubic Mall, CG Rd, Opposite opp Borla Society, Chembur East, Vasant Vihar Complex, Chembur, Mumbai, Maharashtra 400074 **2.3 Km**
- Shidhivinayak Kirna Store **300 Mtrs**

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## LAND & APPROVALS

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

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# BUILDER & CONSULTANTS

The Safal Group of Companies which was established in 1995 is one of the most trusted names in the Real Estate industry. Over the past two decades they have added many gems to Mumbai’s shining skyline. Business expertise and dedication are the key reasons of our Group’s success. Every customer knows us for our best in class quality benchmarks that we strictly adhere to. Our team consists of experienced professionals who constantly strive to achieve higher standards in building trust, quality, transparency and customer satisfaction with all our projects.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2024	1547 Sqmt	1 BHK,2 BHK,3 BHK

## Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium
Leisure	Amphitheatre,Senior Citizen Zone,Sit-out Area

Business & Hospitality	NA
Eco Friendly Features	Landscaped Gardens,Water Storage

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# BUILDING LAYOUT



Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Safal Ganga Smruti	2	17	4	1 BHK,2 BHK,3 BHK	68
First Habitable Floor				1st floor	

## Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** Fire rated doors / walls,CNG / LPG Gas Leak Detector
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators

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# FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	400 sqft
2 BHK	624 - 728 sqft
3 BHK	815 sqft
Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View
Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	False Ceiling
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	Modular Kitchen,Water Purifier

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 23926.8	INR 9570720	INR 10049256
2 BHK	INR 23893.01	INR 14913523	INR 15659199 to 18263816
3 BHK	INR 23888.61	INR 19469217	INR 20442678

**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 Dev Charges - 400/- Per Sq.Ft.

**Festive Offers**

The builder is not offering any festive offers at the moment.



<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

### Transaction History

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

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## 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	83
Infrastructure	86

<b>Local Environment</b>	70
<b>Land &amp; Approvals</b>	44
<b>Project</b>	64
<b>People</b>	46
<b>Amenities</b>	56
<b>Building</b>	65
<b>Layout</b>	48
<b>Interiors</b>	63
<b>Pricing</b>	40
<b>Total</b>	<b>59/100</b>

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SAFAL GANGA SMRUTI

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