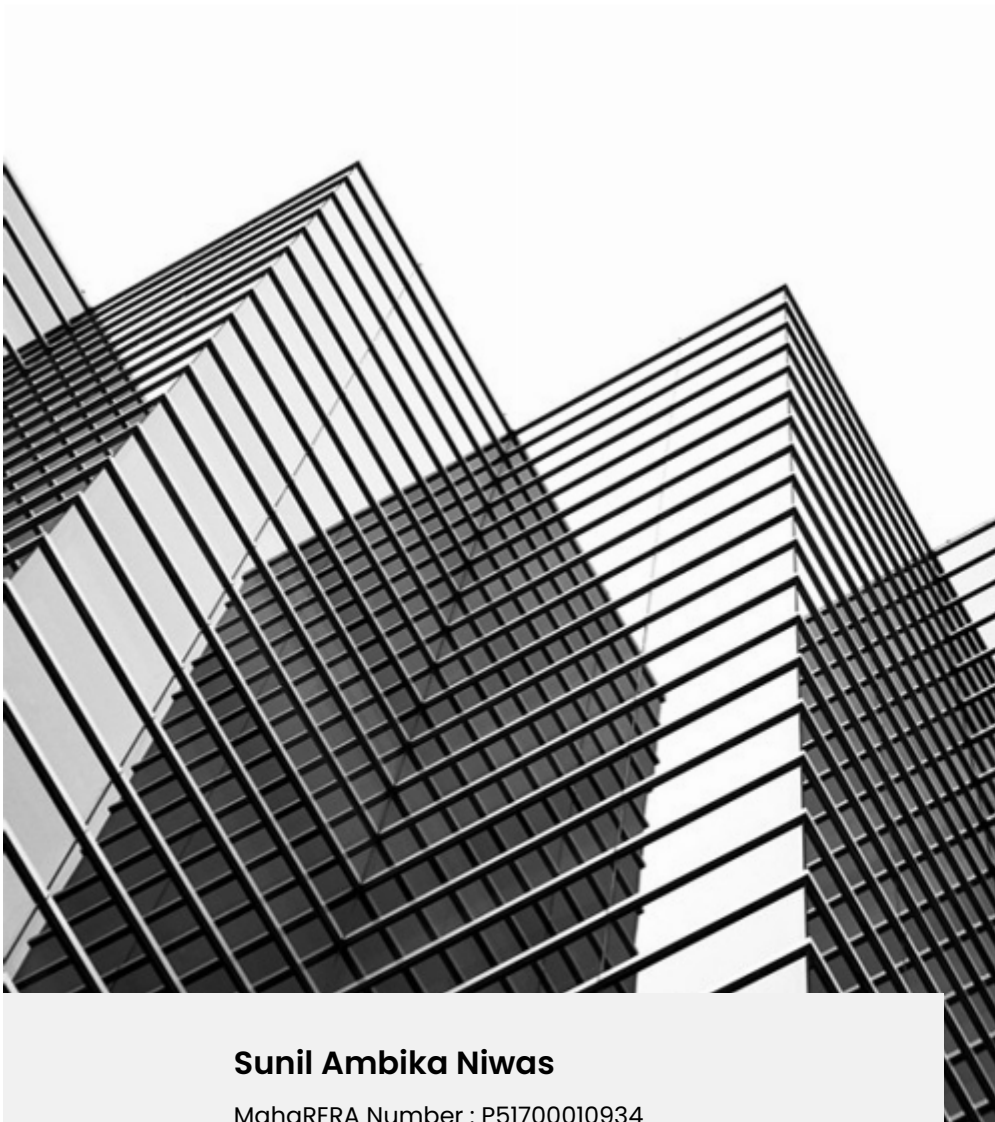


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PROP REPORT



Sunil Ambika Niwas

MahaRERA Number : P51700010934



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 Seawoods. Seawoods–Darave is a newly developed residential locality on the Harbour Line of the Mumbai Suburban Railway adjacent to the Nerul. The entry and exit subway of the west side of the station is directly connected to Seawoods Grand Central. The area derives its name from the famous Seawoods NRI complex developed by CIDCO for high income and economically rich groups. The area has developed rapidly in recent years, due to its strategic location, having Vashi, Mumbai & Thane in the north and Ulwe, Uran, JNPT & the upcoming international airport towards the south. Seawoods Grand Central by Larsen & Toubro has large office spaces, malls, and an entertainment area. The locality is known to be relatively safe and family friendly, with low crime rates making it an ideal locality for families.

Post Office	Police Station	Municipal Ward
Nerul Node-III	NA	Seawoods

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **32 Km**
- Navi Mumbai International Airport **9.3 Km**
- Seawoods Railway Station **80 Mtrs**
- Suyash Hospital **200 Mtrs**
- Podar International School **1.2 Km**
- Seawoods Grand Central Mall **50 Mtrs**
- D-Mart **350 Mtrs**

SUNIL AMBIKA NIWAS

LAND & APPROVALS

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

SUNIL AMBIKA NIWAS

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

SUNIL AMBIKA NIWAS

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th November, 2018	334 Sqmt	1 BHK,Studio

Project Amenities

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

SUNIL AMBIKA NIWAS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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Ambika Niwas	1	4	5	1 BHK,Studio	20
First Habitable Floor					1st

Services & Safety

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

SUNIL AMBIKA NIWAS

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	385 sqft
Studio	234 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

SUNIL AMBIKA NIWAS

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 21025.64	INR 4920000	INR 5170000
1 BHK	INR 20974.03	INR 8075000	INR 8500000

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

GST	Stamp Duty	Registration
0%	4%	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	Axis Bank,DHFL Bank,HDFC Bank

Transaction History

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

SUNIL AMBIKA NIWAS

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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Place	73
Connectivity	33
Infrastructure	86
Local Environment	30
Land & Approvals	36
Project	65
People	39
Amenities	36
Building	53
Layout	38
Interiors	45
Pricing	30
Total	47/100

Disclaimer

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