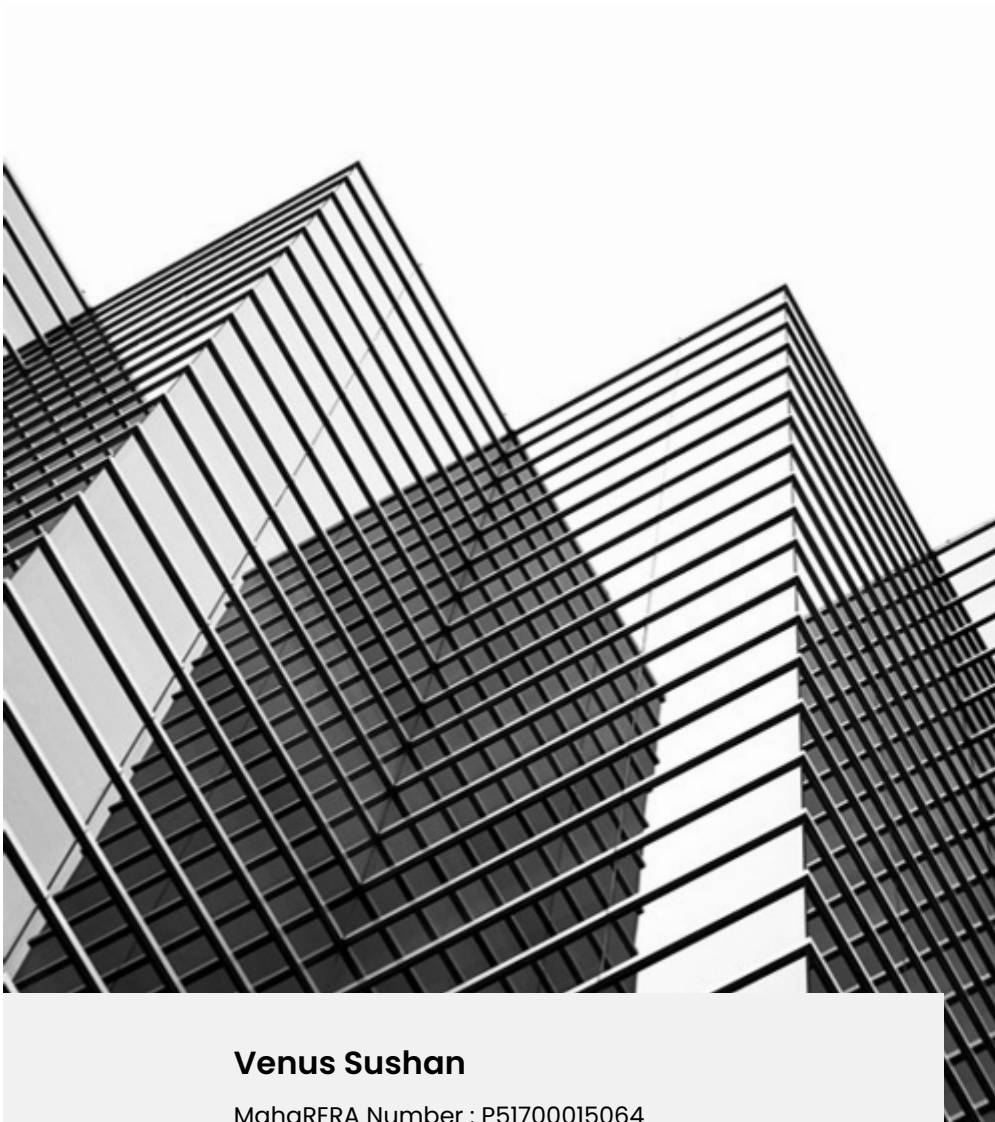


propscience.com

# PROP REPORT



**Venus Sushan**

MahaRERA Number : P51700015064



# 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 Naupada. Naupada is a premium residential area in Thane West, located along the central line of LBS Marg, Eastern Highway, and the Mumbai Suburban Railway. It is a development zone with mainly multi-story residential apartments. It is popular due to its proximity to the Wagle Industrial Zone and other IT / industrial centres, as well as good municipal facilities and public transport facilities. It is adjacent to other famous areas like Teen Hath Naka, Kopri, and Panch Pakhadi. It also has good connectivity to shopping malls in Mumbai and Navi Mumbai through the central and cross lines. Marathi Sindhi, Gujarati, and Hindi are the most widely spoken languages. There are many medical centres, hospitals, and educational institutions in the nearby area.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| NA          | NA             | NA             |

## Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area.

## Connectivity & Infrastructure

- International Airport **15.8 Km**
- Thane Railway Station **3.0 Km**
- Jupiter Hospital **1.6 Km**
- TMC School **3.2 Km**
- Viviana Mall **1.5 Km**

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## LAND & APPROVALS

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Last updated on the MahaRERA website

NA

On-Going  
Litigations

NA

RERA Registered  
Complaints

1

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## BUILDER & CONSULTANTS

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Project Funded By

NA

Architect

NA

Civil Contractor

NA

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## PROJECT & AMENITIES

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Time Line

Size

Typography

Completed on 30th June, 2022

576.10 Sqmt

2 BHK,3 BHK,4 BHK

## Project Amenities

|                        |                                                    |
|------------------------|----------------------------------------------------|
| Sports                 | NA                                                 |
| Leisure                | Pet Friendly                                       |
| Business & Hospitality | NA                                                 |
| Eco Friendly Features  | Waste Segregation,Landscaped Gardens,Water Storage |

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## BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations    | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|-------------------|----------------|
| Sushan                | 2               | 7            | 2               | 2 BHK,3 BHK,4 BHK | 14             |
| First Habitable Floor |                 |              |                 | 1st               |                |

## Services & Safety

- **Security** : Society Office
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

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## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 2 BHK         | 1125 – 1138 sqft  |
| 3 BHK         | 1435 – 1594 sqft  |
| 4 BHK         | 1603 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  | CCTV System                                       |

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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 2 BHK         | --            | --              | INR 21300000 to 21600000 |
| 3 BHK         | --            | --              | INR 27200000 to 30200000 |
| 4 BHK         | --            | --              | INR 30400000             |

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

|     |            |              |
|-----|------------|--------------|
| GST | Stamp Duty | Registration |
|-----|------------|--------------|

|                   |                        |                      |
|-------------------|------------------------|----------------------|
| 5%                | 3%                     | INR 30000            |
| <b>Floor Rise</b> | <b>Parking Charges</b> | <b>Other Charges</b> |
| NA                | INR 0                  | INR 0                |

|                            |                                                                                                                        |
|----------------------------|------------------------------------------------------------------------------------------------------------------------|
| <b>Festive Offers</b>      | The builder is not offering any festive offers at the moment.                                                          |
| <b>Payment Plan</b>        | NA                                                                                                                     |
| <b>Bank Approved Loans</b> | Axis Bank,DHFL Bank,HDFC Bank,ICICI 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             | 53     |
| Connectivity      | 48     |
| Infrastructure    | 78     |
| Local Environment | 30     |
| Land & Approvals  | 44     |
| Project           | 55     |
| People            | 39     |
| Amenities         | 36     |
| Building          | 53     |
| Layout            | 58     |
| Interiors         | 45     |
| Pricing           | 30     |
| Total             | 47/100 |

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