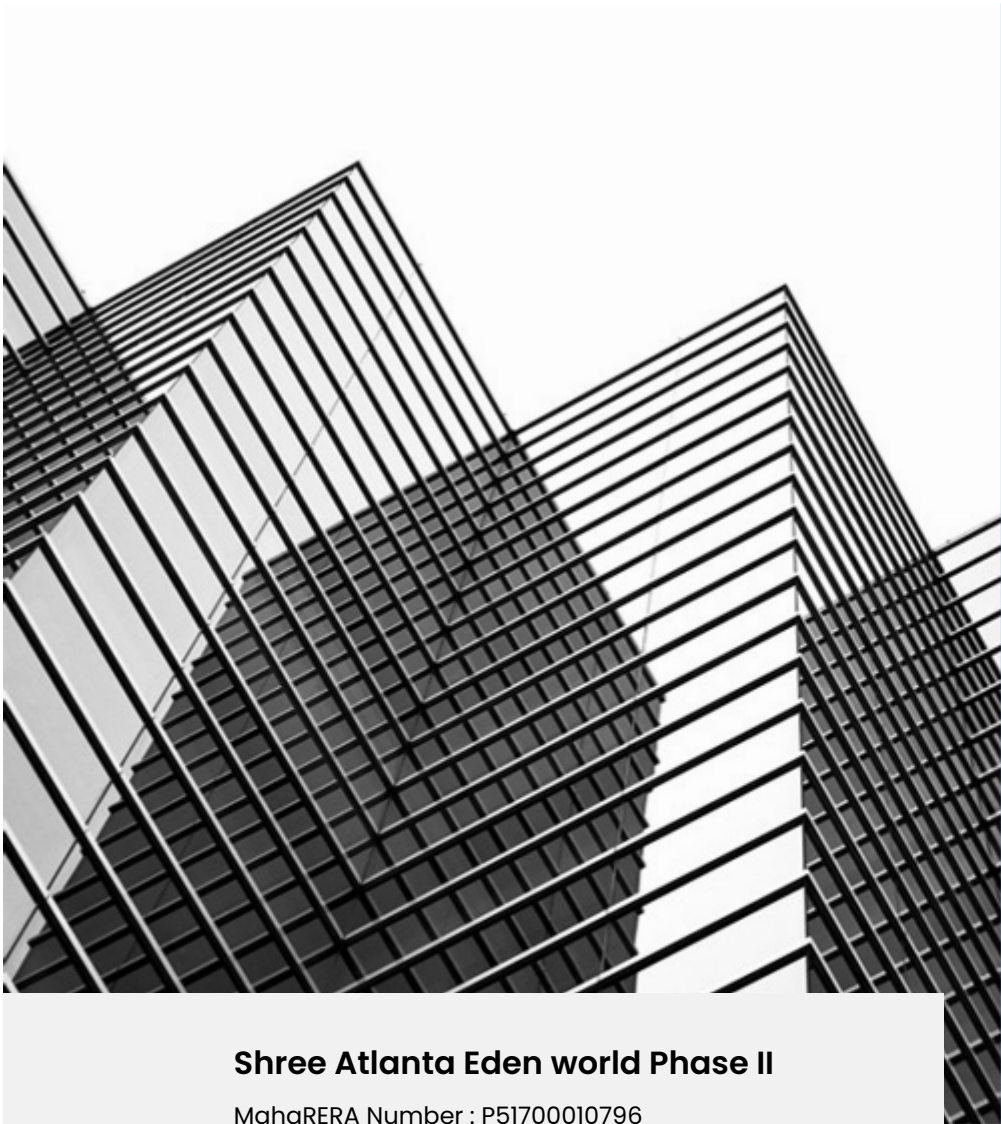


# PROP REPORT



**Shree Atlanta Eden world Phase II**

MahaRERA Number : P51700010796



## 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 Kalyan-Bhiwandi Road. Bhiwandi is a city in the Thane district. It is located 20 km northeast of Mumbai and 15 km northeast of the city of Thane and is part of the Mumbai Metropolitan Region. Bhiwandi is a well-known centre of logistics and textile industries. Although mainly inhabited by ethnic minorities, the area has become a secular city due to the development of infrastructure and industries. Bhiwandi Nizampur City Municipal Corporation is a civic body founded in 2002 Maharashtra State Government to manage the industrial community of Bhiwandi. Many renowned real estate developers are entering the market, along with some individual local developers. It is the main commercial centre connecting Mumbai and the rest of India via the Mumbai-Agra Highway.

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

## Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions.

## Connectivity & Infrastructure

- International Airport **38.0 Km**
- Bhiwandi Road **5 Km**
- Apna Hospital **3 Km**
- GM Momin College **4.2 Km**

## LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| NA                                   | 4                    | 1                          |

## BUILDER & CONSULTANTS

Shree Ostwal Builders Ltd. (SOBL) was incorporated in 1989 as a limited liability company (LLC) under the Companies Act of 1956. Shri Umrao Singh Ostwal is the company's chief promoter. Over 500 commercial and residential buildings have been built by the company, as well as several multi-story towers and townships. We are now working on a major project in the Boisar District of Palghar under the PMAY (Pradhan Mantri Awas Yojana) of Urban Housing for All, which would include 3300 Residential Budget Homes spread over 25 acres. Shree Ostwal Builders Ltd. (SOBL), with an impressive portfolio of residential and commercial properties, has grown by leaps and bounds in a short period of time, delivering high-value, income-yielding properties to its valued shareholders and clients alike.

**Project Funded By**

**Architect**

**Civil Contractor**

NA

NA

NA

SHREE ATLANTA EDEN

WORLD PHASE II

## PROJECT & AMENITIES

**Time Line**

Completed on 31st March, 2020

**Size**

11 Acre

**Typography**

2 BHK

### Project Amenities

**Sports**

Cricket Pitch,Jogging Track,Kids  
Pool,Gymnasium

**Leisure**

Yoga Room / Zone,Sit-out Area

**Business & Hospitality**

NA

**Eco Friendly Features**

Waste Segregation,Landscaped Gardens,Water  
Storage

SHREE ATLANTA EDEN

WORLD PHASE II

# BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Building No 12C       | 2               | 13           | 5               | 2 BHK          | 65             |
| Building No 13C       | 2               | 13           | 5               | 2 BHK          | 65             |
| First Habitable Floor |                 |              |                 | 1st            |                |

## Services & Safety

- **Security :** Society Office,Security System / CCTV
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

SHREE ATLANTA EDEN  
WORLD PHASE II

# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 2 BHK         | 716 sqft          |
| 2 BHK         | 716 sqft          |

|                         |    |
|-------------------------|----|
| Floor To Ceiling Height | NA |
| Views Available         | NA |

|                              |                                    |
|------------------------------|------------------------------------|
| Flooring                     | Vitrified Tiles,Anti Skid Tiles    |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform |
| Finishing                    | Laminated flush doors              |
| HVAC Service                 | NA                                 |
| Technology                   | NA                                 |
| White Goods                  | NA                                 |

SHREE ATLANTA EDEN

WORLD PHASE II

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price   |
|---------------|---------------|-----------------|-------------|
| 2 BHK         | --            | --              | INR 4450000 |

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

| GST        | Stamp Duty      | Registration  |
|------------|-----------------|---------------|
| 0%         | 3%              | INR 30000     |
| Floor Rise | Parking Charges | Other Charges |
| 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,IDBI Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd |

### Transaction History

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

SHREE ATLANTA EDEN  
WORLD PHASE II



# 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             | 55    |
| Connectivity      | 23    |
| Infrastructure    | 38    |
| Local Environment | 30    |
| Land & Approvals  | 56    |
| Project           | 68    |
| People            | 46    |
| Amenities         | 42    |

|                  |               |
|------------------|---------------|
| <b>Building</b>  | 53            |
| <b>Layout</b>    | 45            |
| <b>Interiors</b> | 45            |
| <b>Pricing</b>   | 30            |
| <b>Total</b>     | <b>44/100</b> |

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SHREE ATLANTA EDEN  
WORLD PHASE II

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