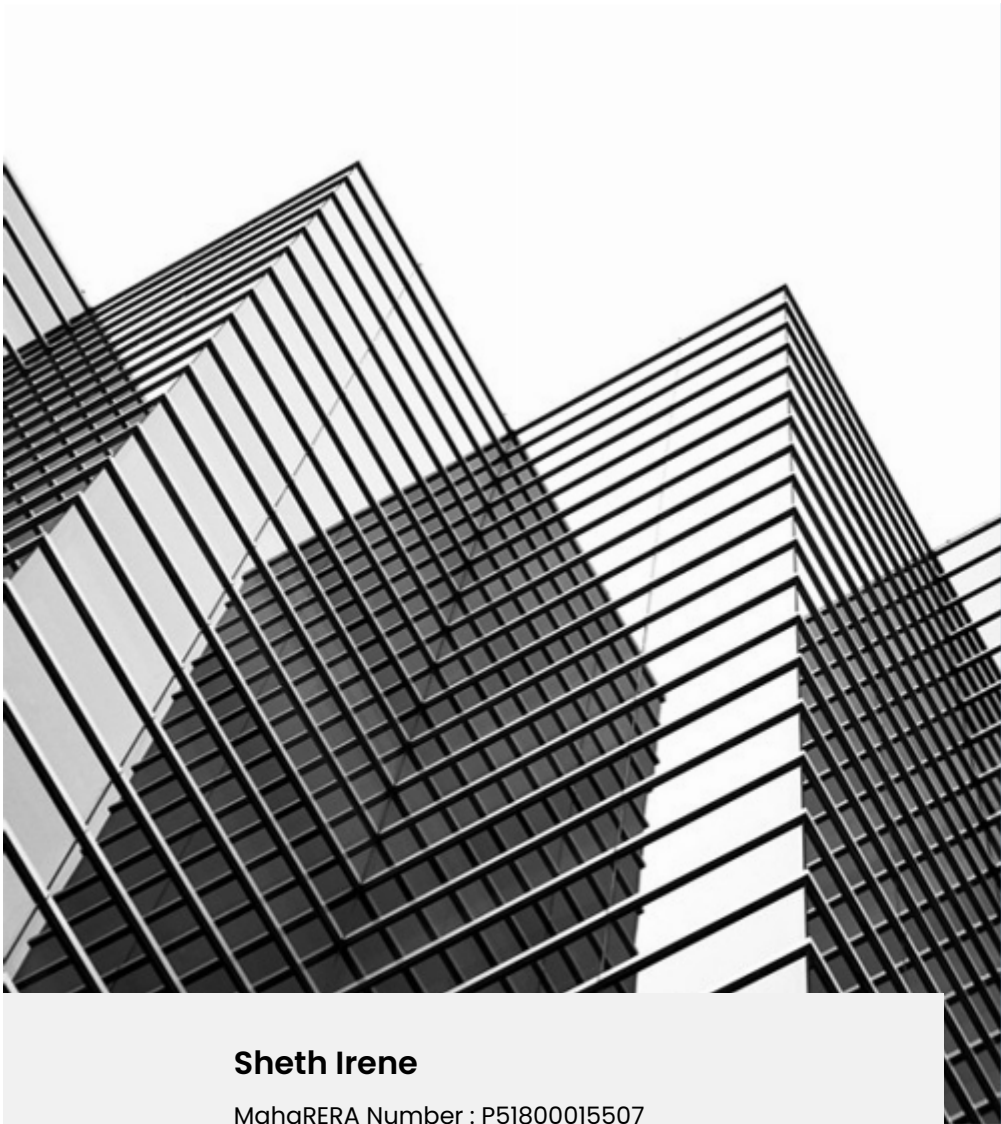


propscience.com

# PROP REPORT



**Sheth Irene**

MahaRERA Number : P51800015507



# 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 Malad (West). Malad is a suburb located in North Mumbai. Malad has a railway station on the Western line. The railway tracks of the Western Line divide Malad into Malad (West) and Malad (East). Also located in Malad is a prominent office commercial space extending from the back of the two prominent shopping malls Inorbit Mall & Infiniti Mall. Marve Beach and Aksa Beach are Located in Malad. Malad West is a prominent and up market residential locality in the western suburbs, situated on the western line of the Mumbai Suburban Railway. It is a green and serene locality situated along the Malad Creek and surrounded by mangroves. The residential development in Malad West majorly comprises of multi- storey apartments, and villas; and is driven by proximity to Mindspace and other IT parks, along with excellent connectivity to other parts of Mumbai.

| Post Office    | Police Station       | Municipal Ward |
|----------------|----------------------|----------------|
| Liberty Garden | Malad Police Station | Ward P North   |

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 98 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- chhatrapati shivaji maharaj international airport **13.50 Km**
- Malad Bus Station **350 Mtrs**
- Malad Railway Station **3 Km**
- Malad East Highway **1.5 Km**
- Zenith Multispeciality Hospital **3 Km**
- Shri Balaji International School **1.30 Km**
- Infinity Mall **1.1 Km**
- DMart **350 Mtrs**

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## LAND & APPROVALS

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| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| May 2022                             | 7                    | 1                          |

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# BUILDER & CONSULTANTS

Sheth Creators (Sheth Group) was founded in 2011 by Jitendra N Sheth and Vallabh N Sheth. The same team was responsible for Sheth Developers Pvt. Ltd (SDPL), a successful real estate development company for 26 years, has founded Sheth Creators in a bid to create buildings synonymous with luxury and cutting-edge development. They have developed over 20million square feet of residential, commercial, and retail spaces have over 60 mixed-use developments under their belt. They have won several accolades for their exemplary work in the industry. Some of their iconic projects include Sheth Beaumont in Prabhadevi and Sheth Avalon in Thane.

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| YES Bank          | NA        | NA               |

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# PROJECT & AMENITIES

| Time Line                    | Size   | Typography  |
|------------------------------|--------|-------------|
| Completed on 30th June, 2025 | 2 Acre | 1 BHK,2 BHK |

## Project Amenities

|                                   |                                                                                                                          |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| <b>Sports</b>                     | Multipurpose Court,Tennis Court,Swimming Pool,Kids Play Area,Gymnasium,Indoor Games Area                                 |
| <b>Leisure</b>                    | Amphitheatre,Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Deck Area,Sit-out Area,Reflexology Park,Pergola |
| <b>Business &amp; Hospitality</b> | Multipurpose Hall                                                                                                        |
| <b>Eco Friendly Features</b>      | Water Bodies / Koi Ponds,Rain Water Harvesting,Landscaped Gardens,Water Storage,Solar Pannel,STP Plant                   |

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## BUILDING LAYOUT



| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Irene                 | 5               | 55           | 6               | 1 BHK,2 BHK    | 330            |
| First Habitable Floor |                 |              |                 | 11th Floor     |                |

### Services & Safety

- **Security :** Society Office,Security System / CCTV,Earthquake Resistant Design

- **Fire Safety** : Sprinkler System,Fire rated doors / walls,Fireman's Lift
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Stretchers Lift

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# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK         | 434 sqft          |
| 2 BHK         | 633 – 642 sqft    |

|                         |                           |
|-------------------------|---------------------------|
| Floor To Ceiling Height | Between 9 and 10 feet     |
| Views Available         | Water Body / City Skyline |

|                              |                                                                                                                                   |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Flooring                     | Vitrified Tiles,Anti Skid Tiles                                                                                                   |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards |

|              |                                                                    |
|--------------|--------------------------------------------------------------------|
| Finishing    | Anodized Aluminum / UPVC Window Frames,Double glazed glass windows |
| HVAC Service | NA                                                                 |
| Technology   | NA                                                                 |
| White Goods  | NA                                                                 |

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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 1 BHK         | --            | --              | INR 12000000             |
| 2 BHK         | --            | --              | INR 17800000 to 18000000 |

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

| GST | Stamp Duty | Registration |
|-----|------------|--------------|
| 5%  | 6%         | 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>        | Construction Linked Payment                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Bank Approved Loans</b> | Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,Catalyst Trusteeship Limited,Central Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IDBI Trusteeship Services Limited,IIFL Bank,Indialbulls Home Loans,IndusInd Bank,Karur Vysya Bank,Kotak Bank,L& T Housing Finance Ltd,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,RBL Bank,SBI Bank,Standard Chartered Bank,Tata Capital,The Catholic Syrian Bank Ltd,The Saraswat Co-op Bank Ltd,YES Bank |

### Transaction History

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

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## ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price   | Rate per sq.ft. |
|------------------|-------------|-------|--------------|-----------------|
| April 2022       | 468         | NA    | INR 10789460 | INR 23054.4     |
| April 2022       | 434         | NA    | INR 9837600  | INR 22667.28    |
| January 2022     | 656         | NA    | INR 15273770 | INR 23283.19    |
| November 2021    | 656         | NA    | INR 16244925 | INR 24763.61    |
| October 2021     | 435         | NA    | INR 10048333 | INR 23099.62    |
| September 2021   | 656         | NA    | INR 14915513 | INR 22737.06    |
| August 2021      | 434         | NA    | INR 7797792  | INR 17967.26    |
| August 2021      | 468         | NA    | INR 10908800 | INR 23309.4     |
| July 2021        | 656         | NA    | INR 16159580 | INR 24633.51    |
| July 2021        | 434         | NA    | INR 9967950  | INR 22967.63    |
| June 2021        | 656         | NA    | INR 14538025 | INR 22161.62    |
| June 2021        | 434         | NA    | INR 9111100  | INR 20993.32    |

|                      |     |    |              |              |
|----------------------|-----|----|--------------|--------------|
| <b>June 2021</b>     | 656 | 35 | INR 15621250 | INR 23812.88 |
| <b>April 2021</b>    | 434 | NA | INR 9555175  | INR 22016.53 |
| <b>March 2021</b>    | 656 | NA | INR 15128875 | INR 23062.31 |
| <b>March 2021</b>    | 635 | NA | INR 13740500 | INR 21638.58 |
| <b>March 2021</b>    | 434 | NA | INR 9861498  | INR 22722.35 |
| <b>February 2021</b> | 656 | NA | INR 14098170 | INR 21491.11 |
| <b>February 2021</b> | 657 | NA | INR 13934155 | INR 21208.76 |
| <b>January 2021</b>  | 434 | NA | INR 8000000  | INR 18433.18 |

SHETH IRENE

## 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      | 83     |
| Infrastructure    | 100    |
| Local Environment | 80     |
| Land & Approvals  | 56     |
| Project           | 88     |
| People            | 60     |
| Amenities         | 78     |
| Building          | 69     |
| Layout            | 63     |
| Interiors         | 63     |
| Pricing           | 50     |
| Total             | 70/100 |

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