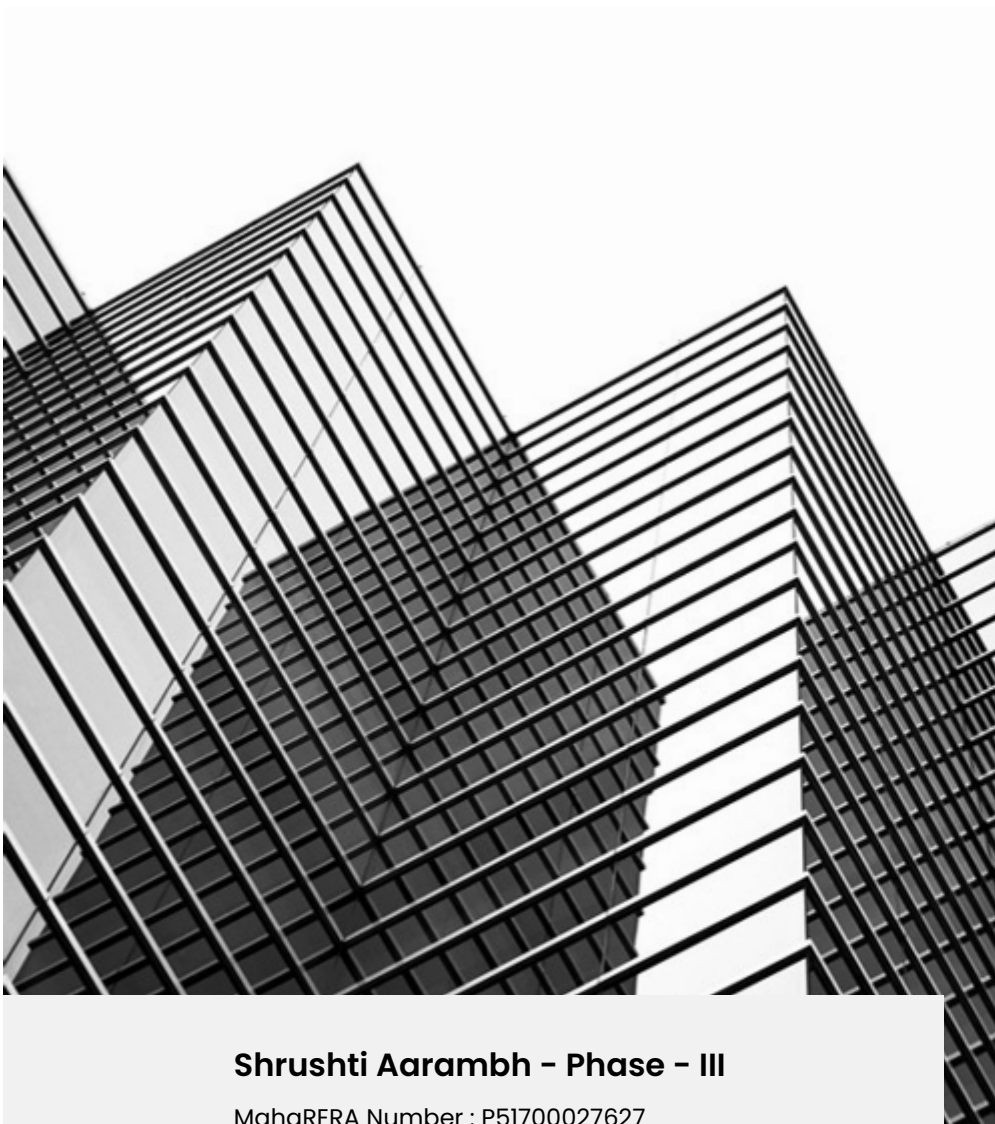


propscience.com

PROP REPORT



Shrushti Aarambh - Phase - III

MahaRERA Number : P51700027627



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 Manjarli. 421503

Post Office	Police Station	Municipal Ward
Manjarli post office	NA	NA

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 29 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **52.4 Km**
- Jambhul Phata **3.4 Km**
- Badlapur Railway Station **2.6 Km**
- Barvi Dam Rd, Manjarli Gaon, Manjarli **180 Mtrs**
- Tulsi multispeciality hospital **45 Mtrs**
- Fatima High School **1.9 Km**
- Metro Junction Mall **17.1 Km**
- DMart **4.3 Km**

LAND & APPROVALS

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

SHRUSHTI AARAMBH -
PHASE - III

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

SHRUSHTI AARAMBH -
PHASE - III

PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 7th July, 2022

10290 Sqmt

1 BHK,2 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	NA
Business & Hospitality	Clubhouse,Multipurpose Hall
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

SHRUSHTI AARAMBH -
PHASE - III

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing B	1	8	9	1 BHK,2 BHK	72
Wing B1	1	8	5	1 BHK,2 BHK	40

First Habitable Floor

1st Floor

Services & Safety

- **Security** : Intercom Facility, Security Staff, Earthquake Resistant Design
- **Fire Safety** : Sprinkler System, Fire Hose
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators, Goods Lift

SHRUSHTI AARAMBH -
PHASE - III

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	287.29 - 311.18 sqft
2 BHK	420.82 - 428.79 sqft
1 BHK	296.55 - 353.04 sqft
2 BHK	437.82 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles, Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Brass Joinery, Concealed copper wiring, Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint, Anodized Aluminum / UPVC Window Frames, Laminated flush doors, Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

SHRUSHTI AARAMBH -
PHASE - III

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 3960.27	INR 1138000	INR 1194900 to 1468950

2 BHK	INR 3962.31	INR 1670000	INR 1753500 to 1821750
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Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
1%	7%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 10000

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,Indialbulls Home Loans,L&T Housing Finance Ltd,LIC Housing Finance Ltd,SBI Bank

Transaction History

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

SHRUSHTI AARAMBH –
PHASE – III

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	30
Connectivity	73
Infrastructure	64
Local Environment	100
Land & Approvals	50
Project	74
People	39
Amenities	42

Building	55
Layout	53
Interiors	73
Pricing	40
Total	58/100

SHRUSHTI AARAMBH -
PHASE - III

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