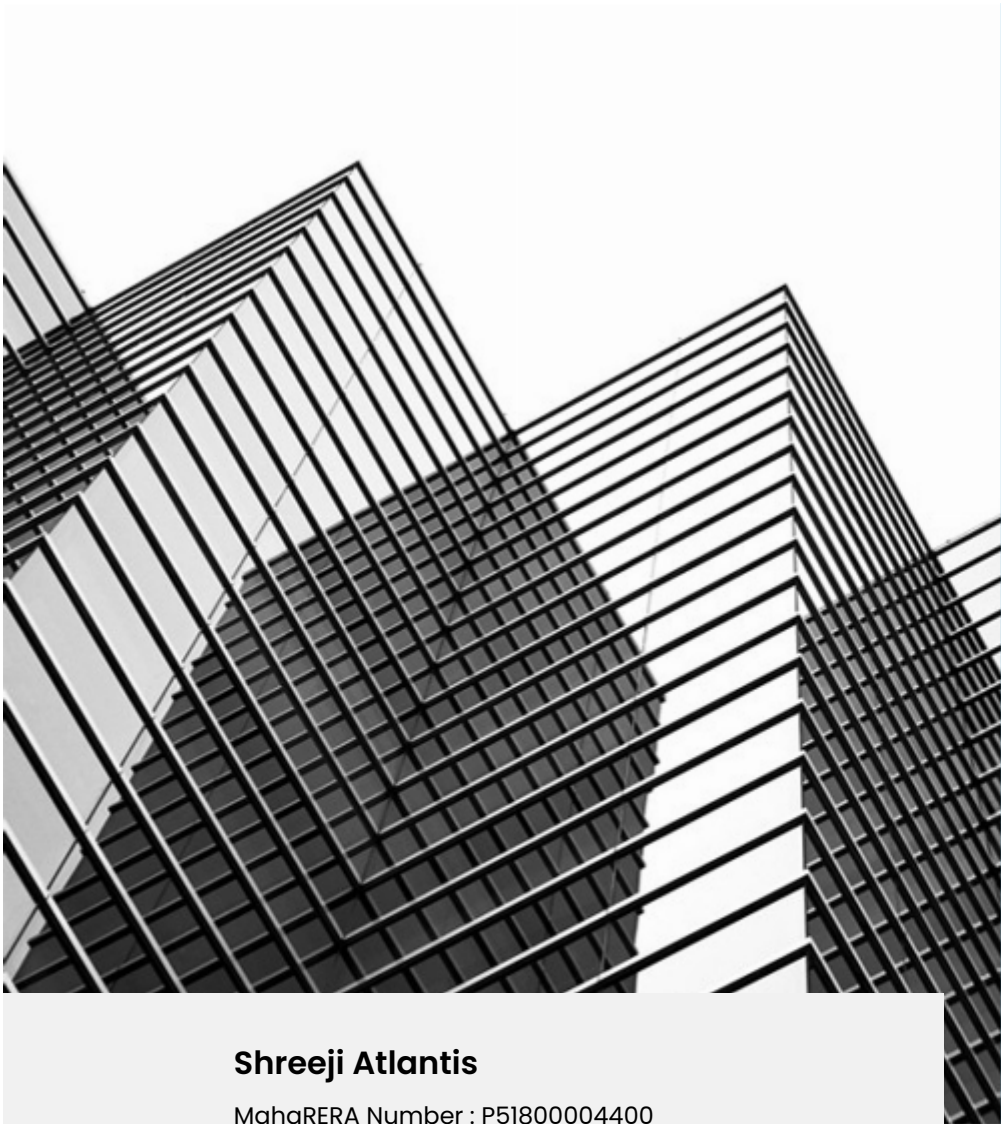


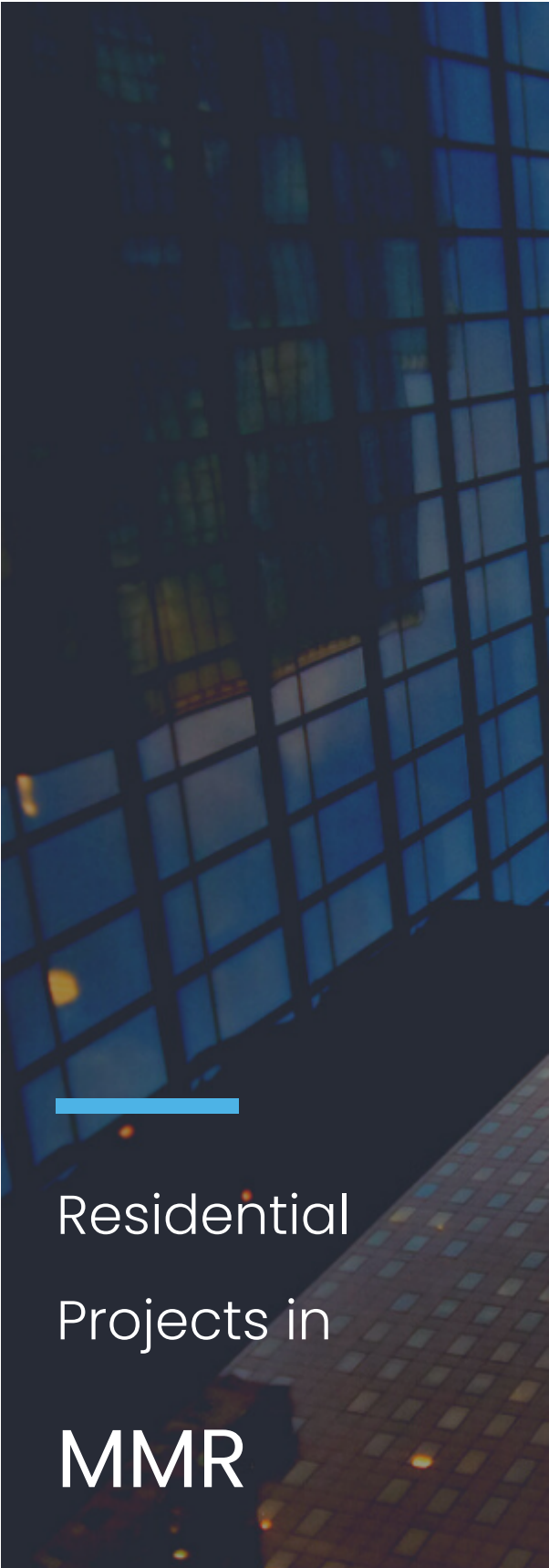
propscience.com

# PROP REPORT



**Shreeji Atlantis**

MahaRERA Number : P51800004400



## Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 |
|-------------|----------------------|----------------|
| Orlem       | Malad Police Station | Ward P North   |

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 82 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **18.5 Km**
- Malad Bus Depot **2.4 Km**
- Malad West **2.1 Km**
- Malad East Highway **3.4 Km**
- Zenith Hospital **650 Mtrs**
- Atharva College **1.5 Km**
- Infinity Mall **2.3 Km**
- DMart **2.1 Km**

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## LAND & APPROVALS

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| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| October 2022                         | 5                    | 12                         |

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## BUILDER & CONSULTANTS

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Shreeji Construction is one the leading real estate developers based in Mumbai, led by Mr Nimesh Desai and Mr Bhushan Patil. Their immense experience and the unparalleled expertise of the engineers and admin teams have brought immense reputation and recognition to Shreeji Construction. They have completed various projects in Mumbai and have 5 upcoming skyscrapers planned in Orlem, Malad.

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

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# PROJECT & AMENITIES

|                              |              |             |
|------------------------------|--------------|-------------|
| Time Line                    | Size         | Typography  |
| Completed on 30th June, 2023 | 8744.91 Sqmt | 2 BHK,3 BHK |

## Project Amenities

|                        |                                                                                                                                          |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Sports                 | Badminton Court,Basketball Court,Cricket Pitch,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| Leisure                | Mini Theatre,Senior Citizen Zone,Reflexology Park                                                                                        |
| Business & Hospitality | Banquet Hall,Conference / Meeting Room,Restaurant / Cafe,Clubhouse,Community Hall                                                        |
| Eco Friendly Features  | Rain Water Harvesting,Water Storage,Solar Pannel,Charging Ports - Electrical Cars                                                        |

## BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Shreeji Atlantis      | 4               | 45           | 5               | 2 BHK,3 BHK    | 225            |
| First Habitable Floor |                 |              |                 | 7th Floor      |                |

### Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Earthquake Resistant Design
- **Fire Safety :** Fireman's Lift,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Goods Lift

## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
|---------------|-------------------|

|       |                |
|-------|----------------|
| 2 BHK | 734 - 770 sqft |
| 3 BHK | 980 sqft       |

|                         |                                              |
|-------------------------|----------------------------------------------|
| Floor To Ceiling Height | Greater than 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,Concealed copper wiring,Safety door,Electrical Sockets / Switch Boards |
| Finishing                    | Anodized Aluminum / UPVC Window Frames                                                                                                        |
| HVAC Service                 | NA                                                                                                                                            |
| Technology                   | NA                                                                                                                                            |
| White Goods                  | Geyser,Water Purifier                                                                                                                         |

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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 2 BHK         | --            | --              | INR 17616000 to 18480000 |
| 3 BHK         | --            | --              | INR 23520000             |

**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         | NA              | NA            |

|                       |                                                               |
|-----------------------|---------------------------------------------------------------|
| <b>Festive Offers</b> | The builder is not offering any festive offers at the moment. |
| <b>Payment Plan</b>   | Construction Linked Payment                                   |



**Bank  
Approved  
Loans**

Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,Central Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,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,South India 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. |
|------------------|-------------|-------|--------------|-----------------|
| February 2023    | 846         | 33    | INR 14670000 | INR 17340.43    |
| December 2022    | 807         | 19    | INR 15747328 | INR 19513.42    |
| December 2022    | 1076        | 31    | INR 22253000 | INR 20681.23    |

|                          |      |    |              |              |
|--------------------------|------|----|--------------|--------------|
| <b>November<br/>2022</b> | 807  | 22 | INR 16556773 | INR 20516.45 |
| <b>November<br/>2022</b> | 1076 | 33 | INR 19398000 | INR 18027.88 |
| <b>October<br/>2022</b>  | 806  | 26 | INR 16118410 | INR 19998.03 |
| <b>August 2022</b>       | 847  | 5  | INR 16700000 | INR 19716.65 |
| <b>August 2022</b>       | 806  | 35 | INR 14026000 | INR 17401.99 |
| <b>July 2022</b>         | 846  | 34 | INR 16636000 | INR 19664.3  |
| <b>June 2022</b>         | 846  | 6  | INR 15605500 | INR 18446.22 |
| <b>May 2022</b>          | 847  | 27 | INR 13980000 | INR 16505.31 |
| <b>May 2022</b>          | 807  | 24 | INR 13114000 | INR 16250.31 |
| <b>May 2022</b>          | 807  | 18 | INR 16200000 | INR 20074.35 |
| <b>April 2022</b>        | 1078 | 28 | INR 17648000 | INR 16371.06 |
| <b>March 2022</b>        | 807  | 29 | INR 15064000 | INR 18666.67 |
| <b>March 2022</b>        | 847  | 33 | INR 39477006 | INR 46608.04 |

|                      |      |    |              |              |
|----------------------|------|----|--------------|--------------|
| <b>March 2022</b>    | 846  | 31 | INR 13950000 | INR 16489.36 |
| <b>February 2022</b> | 807  | 32 | INR 27455000 | INR 34021.07 |
| <b>February 2022</b> | 846  | 13 | INR 16973000 | INR 20062.65 |
| <b>January 2022</b>  | 1653 | 36 | INR 24700000 | INR 14942.53 |

SHREEJI ATLANTIS

## 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 | 73    |

|                             |               |
|-----------------------------|---------------|
| <b>Infrastructure</b>       | 100           |
| <b>Local Environment</b>    | 100           |
| <b>Land &amp; Approvals</b> | 36            |
| <b>Project</b>              | 79            |
| <b>People</b>               | 46            |
| <b>Amenities</b>            | 68            |
| <b>Building</b>             | 67            |
| <b>Layout</b>               | 70            |
| <b>Interiors</b>            | 63            |
| <b>Pricing</b>              | 63            |
| <b>Total</b>                | <b>68/100</b> |

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SHREEJI ATLANTIS

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