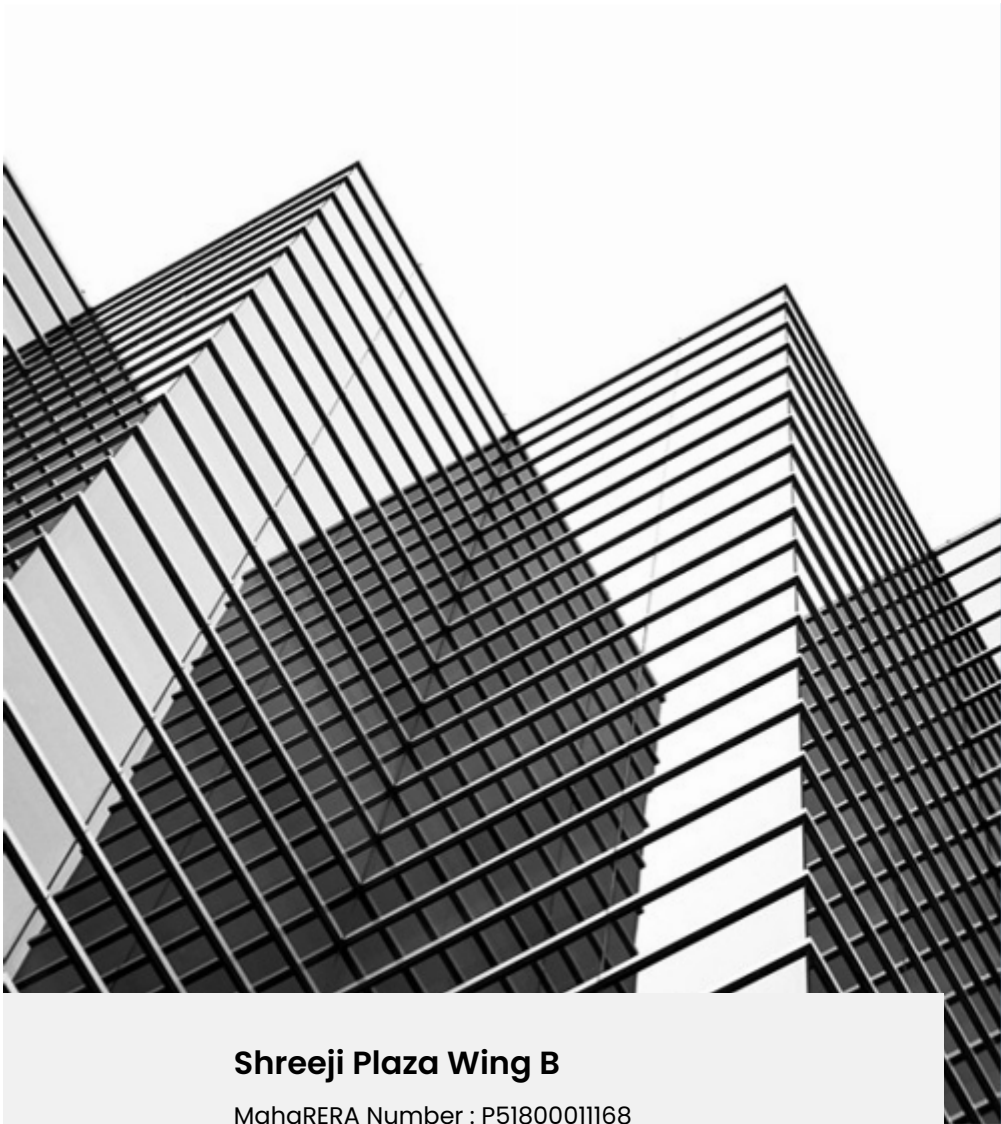


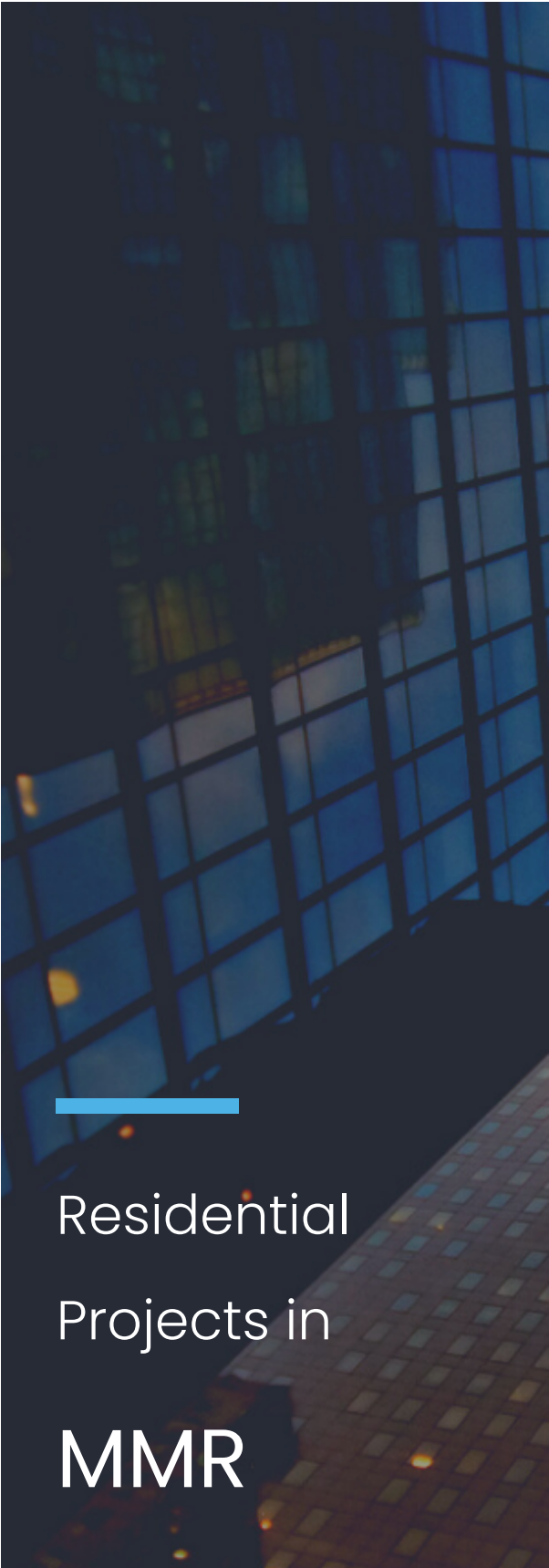
propscience.com

PROP REPORT



Shreeji Plaza Wing B

MahaRERA Number : P51800011168



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
Orlem	Malad Police Station	Ward P North

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 72 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **14.40 Km**
- Malad Bus Depot **1.50 Km**
- Malad Station **2.10 Km**
- Pushpa Park Malad East Highway **5.1 Km**
- Zenith Hospital **650 Mtrs**
- Shri Balaji International School **1 Km**
- Infinity Mall **1.5 Km**
- DMart **2.2 Km**

SHREEJI PLAZA WING B

LAND & APPROVALS

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

SHREEJI PLAZA WING B

BUILDER & CONSULTANTS

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

SHREEJI PLAZA WING B

PROJECT & AMENITIES



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

Project Amenities

Sports	Swimming Pool,Jogging Track,Gymnasium
Leisure	Yoga Room / Zone,Reflexology Park,Pergola
Business & Hospitality	Conference / Meeting Room,Party Lawn
Eco Friendly Features	Rain Water Harvesting

SHREEJI PLAZA WING B

BUILDING LAYOUT



Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Shreeji Plaza Wing B	3	38	5	1 BHK,2 BHK	190
First Habitable Floor				7th Floor	

Services & Safety

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

SHREEJI PLAZA WING B

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	350 – 430 sqft
2 BHK	555 sqft

Floor To Ceiling Height	Greater than 10 feet
Views Available	Road View / No View

Flooring	Vitrified 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

SHREEJI PLAZA WING B

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
----------------------	----------------------	------------------------	------------------

1 BHK	--	--	INR 8100000 to 9700000
2 BHK	--	--	INR 12600000

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

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment

**Bank
Approved
Loans**

AU Small Finance Bank,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,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.

SHREEJI PLAZA WING B

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
February 2023	473	10	INR 7825140	INR 16543.64
January 2023	555	23	INR 10787025	INR 19436.08
January 2023	473	23	INR 7965750	INR 16840.91

December 2022	555	26	INR 10156500	INR 18300
November 2022	555	29	INR 10164825	INR 18315
November 2022	555	28	INR 10499000	INR 18917.12
November 2022	473	23	INR 7740000	INR 16363.64
October 2022	555	31	INR 10743500	INR 19357.66
October 2022	555	21	INR 10212000	INR 18400
October 2022	555	27	INR 10812000	INR 19481.08
September 2022	350	13	INR 8740950	INR 24974.14
September 2022	555	23	INR 10118205	INR 18231
September 2022	555	19	INR 11093940	INR 19989.08

August 2022	350	18	INR 6266750	INR 17905
August 2022	350	22	INR 6300000	INR 18000
August 2022	473	32	INR 7783000	INR 16454.55
July 2022	473	21	INR 7804500	INR 16500
July 2022	555	3	INR 9882500	INR 17806.31
June 2022	555	22	INR 11135000	INR 20063.06
April 2022	555	13	INR 11302559	INR 20364.97

SHREEJI PLAZA WING B

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	65
Infrastructure	100
Local Environment	100
Land & Approvals	36
Project	85
People	46
Amenities	48
Building	67
Layout	55
Interiors	48
Pricing	50
Total	63/100

SHREEJI PLAZA WING B

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property

provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.