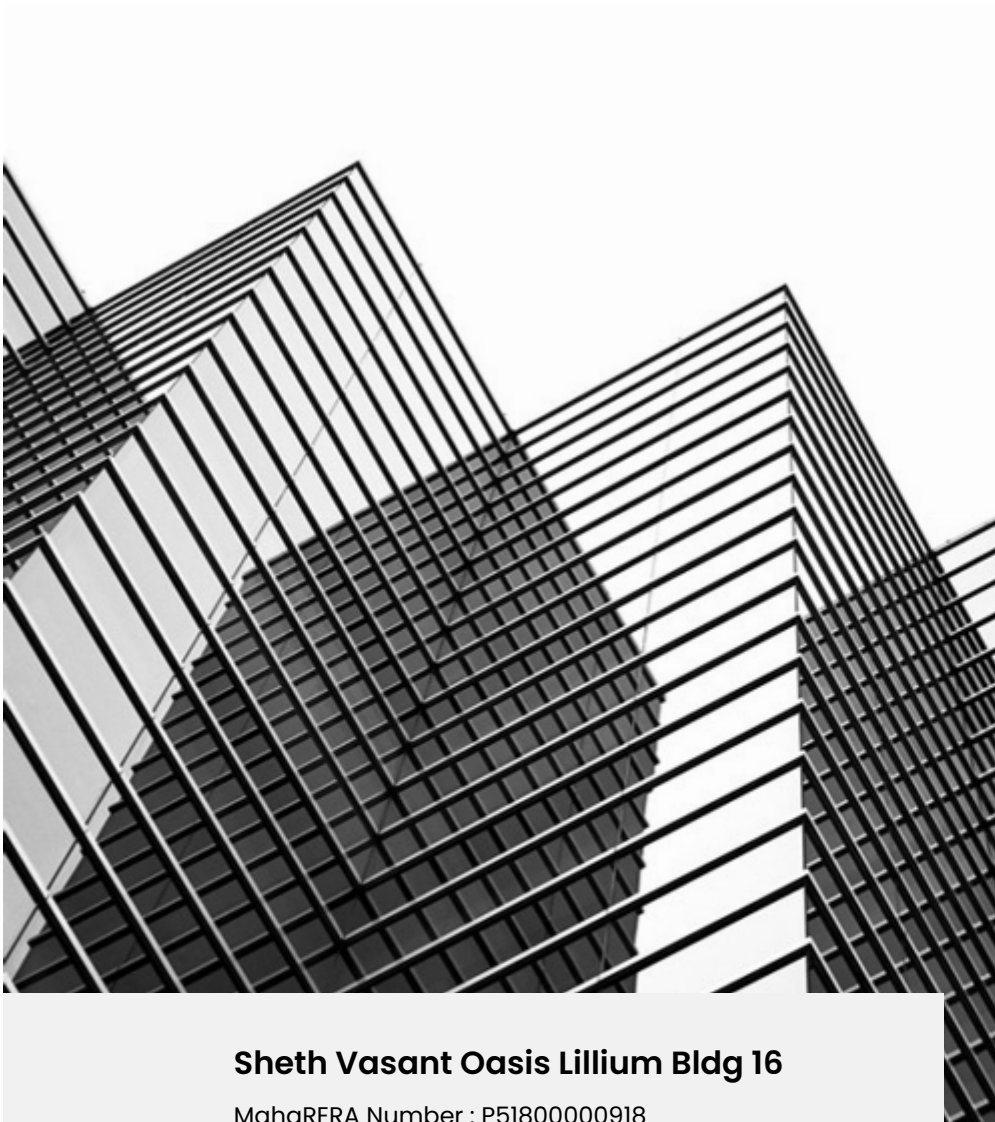


# PROP REPORT



**Sheth Vasant Oasis Lillium Bldg 16**

MahaRERA Number : P51800000918



# 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.

SHETH VASANT OASIS

LILLIUM BLDG 16

## LOCATION

The project is in Andheri (East). Andheri is a locality in the western part of the city of Mumbai in India. Andheri is the major Bollywood Industry hub and it is the talent enclave of Mumbai, be it those from production houses, animation, the entertainment industry, and corporate. For administrative purposes, the area is separated into Andheri West and Andheri East. Andheri East comes under the K/E ward of BMC. A busy mix of residential homes and corporate offices, Andheri East is known for its fast-growing food scene, including unfussy lunch spots for Indian food and upmarket hotel restaurants

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| Marol Bazar | NA             | Ward K East    |

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 228 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **2.1 Km**
- Marol Bus Depot **3.2 Km**
- Metro Station Marol Naka **1.4 Km**
- Andheri Railway Station **6.0 Km**
- Western Express Highway **5.0 Km**
- Seven Hills Hospital **850 Mtrs**
- SSI Institute **1.5 Km**
- Carnival Cinemas **2.7 Km**
- Dmart **3.1 Km**

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SHETH VASANT OASIS

LILLIUM BLDG 16

## LAND & APPROVALS

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| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| September 2022                       | 2                    | 1                          |

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SHETH VASANT OASIS

LILLIUM BLDG 16

# 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 |
|------------------------|-----------|------------------|
| Indialbulls Home Loans | NA        | NA               |

SHETH VASANT OASIS  
LILLIUM BLDG 16

# PROJECT & AMENITIES

| Time Line                        | Size        | Typography        |
|----------------------------------|-------------|-------------------|
| Completed on 30th December, 2023 | 637.34 Sqmt | 3 BHK,4 BHK,5 BHK |

## Project Amenities

|                                   |                                                                                                                    |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------|
| <b>Sports</b>                     | Badminton Court,Multipurpose Court,Squash Court,Swimming Pool,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area |
| <b>Leisure</b>                    | Mini Theatre,Yoga Room / Zone,Sauna,Spa,Senior Citizen Zone,Pet Friendly,Deck Area                                 |
| <b>Business &amp; Hospitality</b> | Barbeque Pit,Sky Lounge / Bar,Clubhouse,Multipurpose Hall                                                          |
| <b>Eco Friendly Features</b>      | Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage                                           |

|                                       |
|---------------------------------------|
| SHETH VASANT OASIS<br>LILLIUM BLDG 16 |
|---------------------------------------|

# BUILDING LAYOUT



| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations    | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|-------------------|----------------|
| Lillium Building 16   | 3               | 24           | 3               | 3 BHK,4 BHK,5 BHK | 72             |
| First Habitable Floor |                 |              |                 | 1st               |                |

## Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Auto Rescue Device (ARD)

|                    |  |
|--------------------|--|
| SHETH VASANT OASIS |  |
| LILLIUM BLDG 16    |  |

## FLAT INTERIORS

| Configuration           | RERA Carpet Range                            |
|-------------------------|----------------------------------------------|
| 3 BHK                   | 1445 – 1483 sqft                             |
| 4 BHK                   | 1818 – 1820 sqft                             |
| 5 BHK                   | 2152 sqft                                    |
| Floor To Ceiling Height | Between 9 and 10 feet                        |
| Views Available         | Open Grounds / Landscape / Project Amenities |
| Flooring                | Vitrified Tiles,Anti Skid Tiles              |

|                                         |                                                                                                                                                             |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Joinery, Fittings &amp; Fixtures</b> | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Safety door,Electrical Sockets / Switch Boards |
| <b>Finishing</b>                        | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows                                      |
| <b>HVAC Service</b>                     | VRV / VRF System,Split / Box A/C Provision                                                                                                                  |
| <b>Technology</b>                       | Optic Fiber Cable                                                                                                                                           |
| <b>White Goods</b>                      | NA                                                                                                                                                          |

SHETH VASANT OASIS  
LILLIUM BLDG 16

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 3 BHK         | --            | --              | INR 39015000 to 40041000 |
| 4 BHK         | --            | --              | INR 49086000 to 49140000 |

|       |    |    |              |
|-------|----|----|--------------|
| 5 BHK | -- | -- | INR 58104000 |
|-------|----|----|--------------|

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

| GST        | Stamp Duty      | Registration  |
|------------|-----------------|---------------|
| 0%         | 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>        | Time Linked Payment                                                                                                       |
| <b>Bank Approved Loans</b> | Axis Bank,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd |

### Transaction History

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

|                                       |
|---------------------------------------|
| SHETH VASANT OASIS<br>LILLIUM BLDG 16 |
|---------------------------------------|

# 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             | 65    |
| Connectivity      | 80    |
| Infrastructure    | 92    |
| Local Environment | 73    |
| Land & Approvals  | 62    |
| Project           | 73    |
| People            | 65    |
| Amenities         | 84    |

|                  |               |
|------------------|---------------|
| <b>Building</b>  | 80            |
| <b>Layout</b>    | 73            |
| <b>Interiors</b> | 73            |
| <b>Pricing</b>   | 30            |
| <b>Total</b>     | <b>71/100</b> |

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SHETH VASANT OASIS  
LILLIUM BLDG 16

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