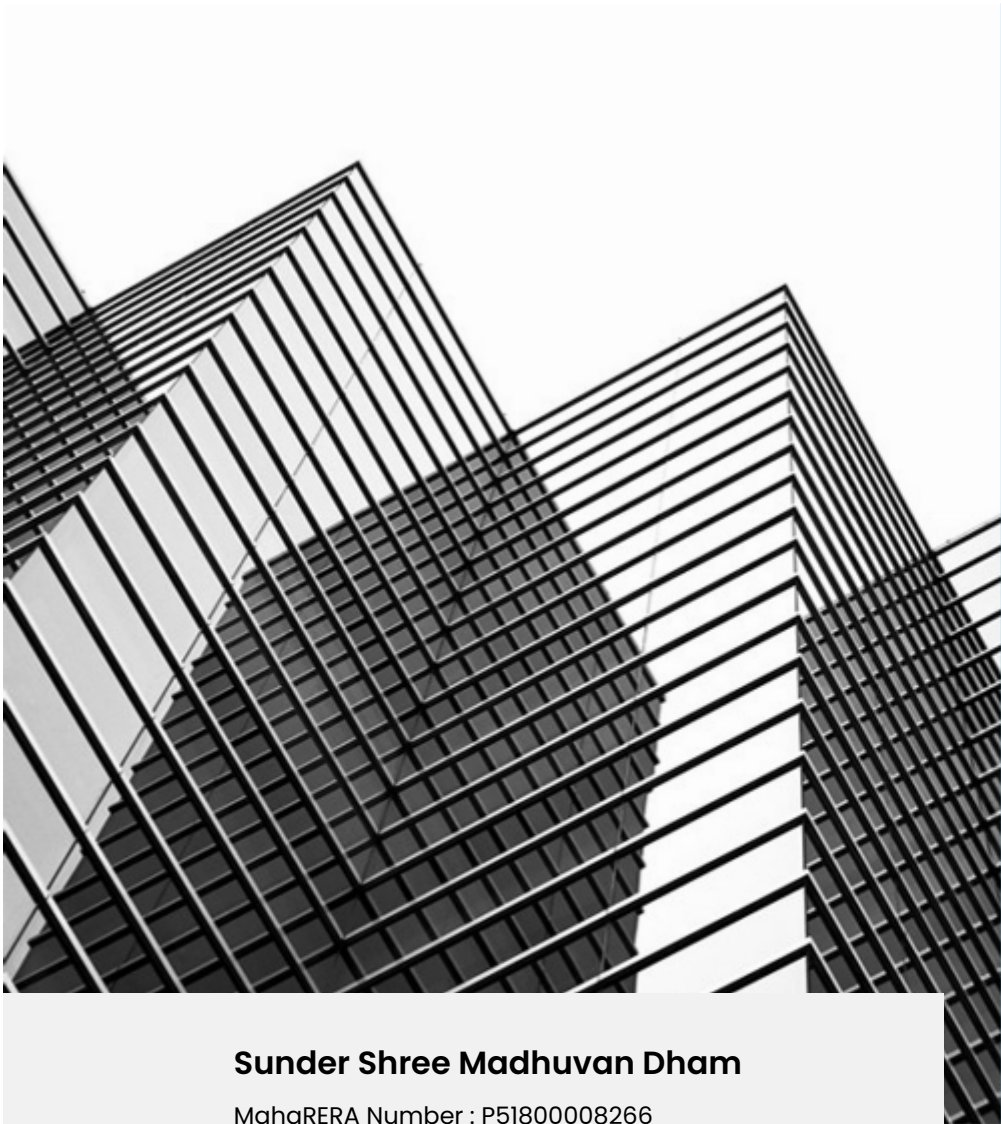


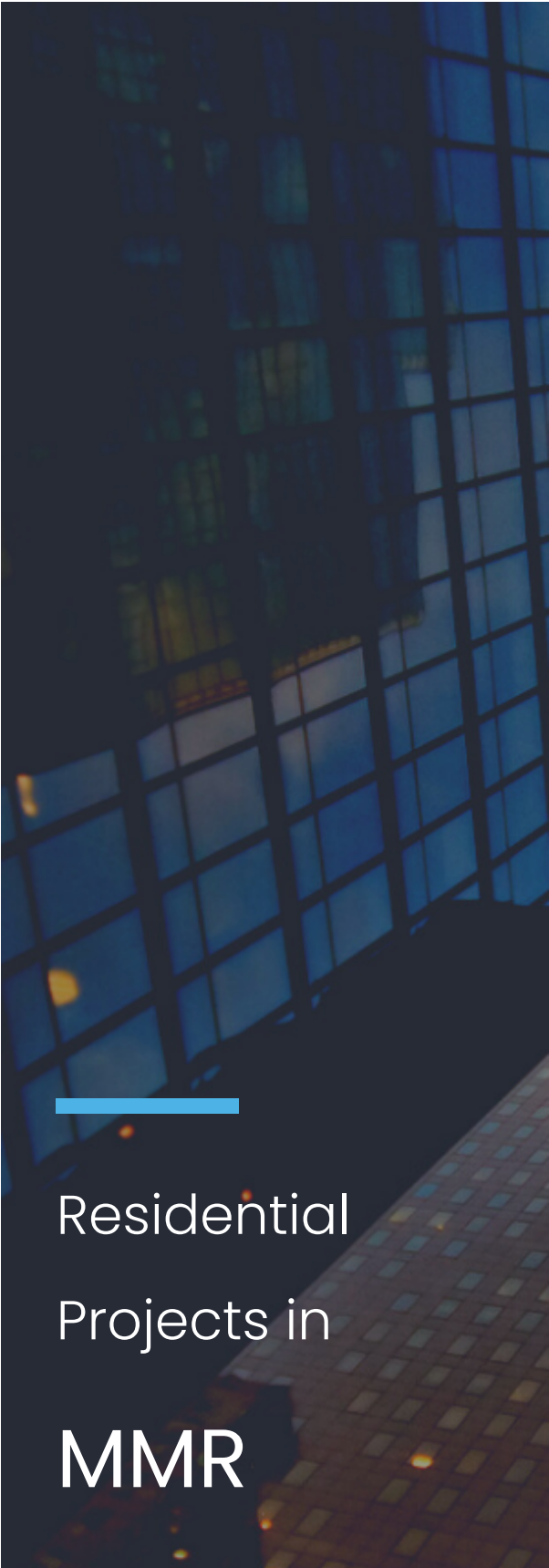
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# PROP REPORT



**Sunder Shree Madhuvan Dham**

MahaRERA Number : P51800008266



# 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

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The project is in Borivali (West). Borivali is located at its north-western end of Mumbai and is a Gujarati dominated suburb. Recent real estate statistics show Borivali holds its recorded position as the primary residential zone of Mumbai. Borivali is an originating & terminating Railway Station for Mumbai Local Trains towards Churchgate in the South & Virar in the North.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| NA          | NA             | NA             |

### Neighborhood & Surroundings

### Connectivity & Infrastructure

- Borivali Railway Station **2.3 Km**
- Phoenix Hospital **0.6 Km**
- Don Bosco High School **2.7 Km**
- Moksh Plaza Mall **1.1 Km**

## LAND & APPROVALS

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| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| NA                                   | NA                   | NA                         |

SUNDER SHREE  
MADHUVAN DHAM

## BUILDER & CONSULTANTS

### Builder Profile

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

SUNDER SHREE  
MADHUVAN DHAM

## PROJECT & AMENITIES

| Time Line                        | Size      | Typography  |
|----------------------------------|-----------|-------------|
| Completed on 31st December, 2021 | 0.40 Acre | 1 BHK,2 BHK |

Project Amenities

|                        |                   |
|------------------------|-------------------|
| Sports                 | NA                |
| Leisure                | Pet Friendly      |
| Business & Hospitality | NA                |
| Eco Friendly Features  | Waste Segregation |

|                               |
|-------------------------------|
| SUNDER SHREE<br>MADHUVAN DHAM |
|-------------------------------|

BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Shree Madhuvandham    | 2               | 20           | 4               | 1 BHK,2 BHK    | 80             |
| First Habitable Floor |                 |              |                 | NA             |                |

Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : NA

- **Vertical Transportation :** NA

|               |  |
|---------------|--|
| SUNDER SHREE  |  |
| MADHUVAN DHAM |  |

## FLAT INTERIORS

| Configuration                | RERA Carpet Range |
|------------------------------|-------------------|
| 1 BHK                        | 458 sqft          |
| 2 BHK                        | 705 sqft          |
| Floor To Ceiling Height      | NA                |
| Views Available              | NA                |
| Flooring                     | Vitrified Tiles   |
| Joinery, Fittings & Fixtures | NA                |

|              |    |
|--------------|----|
| Finishing    | NA |
| HVAC Service | NA |
| Technology   | NA |
| White Goods  | NA |

SUNDER SHREE

MADHUVAN DHAM

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price    |
|---------------|---------------|-----------------|--------------|
| 1 BHK         | INR 26200.87  | --              | INR 12000000 |
| 2 BHK         | INR 29787.23  | --              | INR 21000000 |

**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>        | NA                                                                                      |
| <b>Bank Approved Loans</b> | Axis Bank,DHFL Bank,HDFC Bank,IIFL Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd |

### Transaction History

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

|                               |
|-------------------------------|
| SUNDER SHREE<br>MADHUVAN DHAM |
|-------------------------------|

## 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 |
|----------|-------|
|----------|-------|



|                             |               |
|-----------------------------|---------------|
| <b>Place</b>                | 55            |
| <b>Connectivity</b>         | 33            |
| <b>Infrastructure</b>       | 60            |
| <b>Local Environment</b>    | 30            |
| <b>Land &amp; Approvals</b> | 44            |
| <b>Project</b>              | 65            |
| <b>People</b>               | 39            |
| <b>Amenities</b>            | 30            |
| <b>Building</b>             | 53            |
| <b>Layout</b>               | 41            |
| <b>Interiors</b>            | 30            |
| <b>Pricing</b>              | 30            |
| <b>Total</b>                | <b>42/100</b> |

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