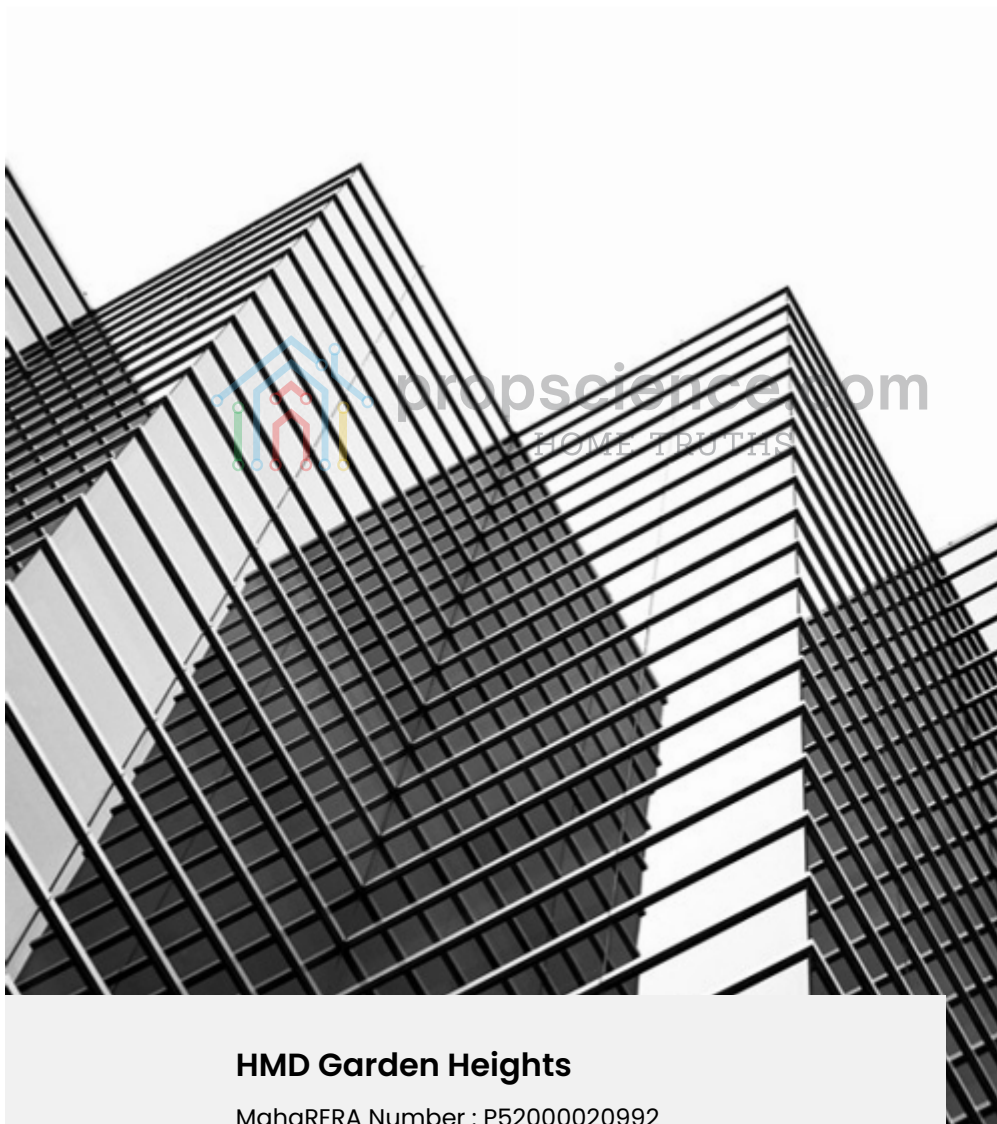


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# PROP REPORT



**HMD Garden Heights**

MahaRERA Number : P52000020992



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 Taloja. Taloja is a locality which is situated in the northeastern part of Navi Mumbai. To decongest the main areas and fulfill the need for affordable housing, Taloja has emerged as a locality with great new residential projects and prospects. As it is a developing area, most of the important social infrastructure is available in the nearby areas like Kharghar and Kalamboli. Basic amenities such as schools, hospitals, markets, and other retail stores are present in the locality to cater to the daily needs of the local population. The industrial hub of Taloja has many small, medium, and large-scale industries. Taloja is located around 12 kms away from the CBD Belapur by the Mumbai-Pune Expressway. Taloja has great connectivity to other parts of Navi Mumbai like Kharghar, Kalamboli and Vashi.

Post Office	Police Station	Municipal Ward
Taloja A.V.	NA	NA

## Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions.

## Connectivity & Infrastructure

- Metro Station, Taloja Phase 1 **1 Km**
- Taloja Railway Station **1.9 Km**
- Max Hospital **1.7 Km**
- Little World Mall **9.3 Km**
- D-Mart **6.1 Km**

HMD GARDEN HEIGHTS

## LAND & APPROVALS

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

HMD GARDEN HEIGHTS

## BUILDER & CONSULTANTS



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Project Funded By	Architect	Civil Contractor
NA	NA	NA

HMD GARDEN HEIGHTS

## PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 30th June, 2021

550 Sqmt

1 BHK,2 BHK

## Project Amenities

<b>Sports</b>	NA
<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Water Storage

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**BUILDING LAYOUT**

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
HMD Garden Heights	1	7	4	1 BHK,2 BHK	28

First Habitable Floor

1st

## Services & Safety

- **Security** : Maintenance Staff, Security System / CCTV
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

## HMD GARDEN HEIGHTS

## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	421 sqft
1 BHK	224.5 - 279.9 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings, Kitchen Platform

<b>Finishing</b>	Laminated flush doors, Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

HMD GARDEN HEIGHTS

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 11183.73	INR 2520000	INR 2780000 to 3460000
2 BHK	INR 11211.4	INR 4720000	INR 5190000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	4%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>

NA	NA	INR 0
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<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,HDFC Bank

### Transaction History

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



## 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	53

<b>Connectivity</b>	48
<b>Infrastructure</b>	44
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	36
<b>Project</b>	65
<b>People</b>	39
<b>Amenities</b>	36
 <b>Building</b>	53
<b>Layout</b>	34
<b>Interiors</b>	45
<b>Pricing</b>	30
<b>Total</b>	<b>43/100</b>

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HOME TRUTHS

HMD GARDEN HEIGHTS

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