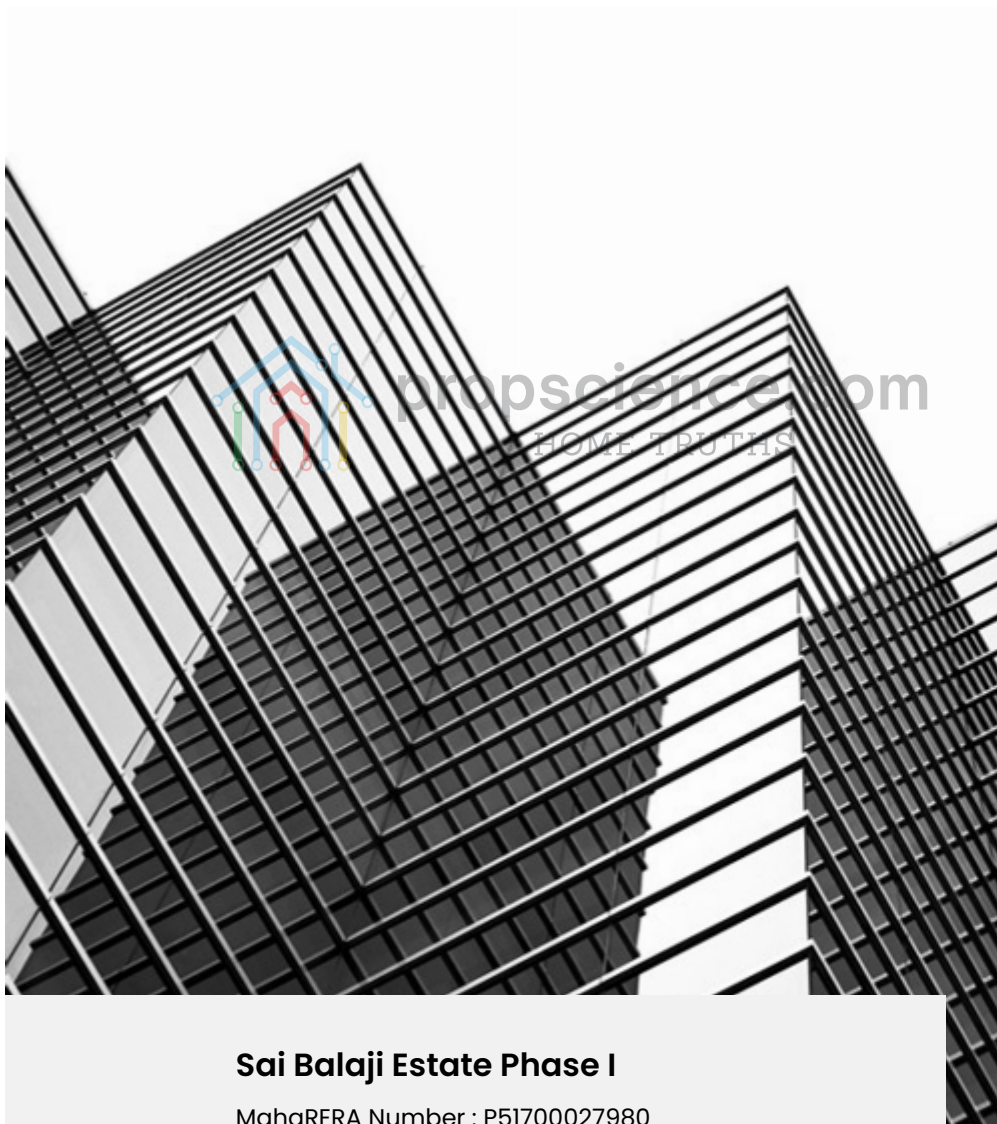


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# PROP REPORT



**Sai Balaji Estate Phase I**

MahaRERA Number : P51700027980



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 Dombivali East. Kalyan Dombivli is a twin city, that is part of the Mumbai Metropolitan Region. Located in the western half of Maharashtra, it is one of the largest cities of the state with a population of 12.46 lac people spread across 27 villages as per the 2011 census. Dombivli Kalyan has been included the government of India's smart city plan for the state. The area has good connectivity with over 10lac commuters traveling to neighbouring cities and towns every day. Several renowned builders are building large self-sustaining townships in the area opening plenty affordable housing options for locals as well as residents of neighbouring localities. The real estate prices remain attractive, making it a popular option for young families. Some drawbacks of the area include lack of open or recreational green spaces, poor sewer systems, and lack of super-specialty hospitals.

 <b>Post Office</b>	 <b>Police Station</b>	 <b>Municipal Ward</b>
Dombivali I.A.	NA	Ward I

### Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 42 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **37.3 Km**
- MSRTC Bus stand Dombivali **5.2 Km**
- Dombivli Railway Station **5.9 Km**
- Kalyan Shil Road **1.4 Km**
- AIMS Hospital **4.6 Km**
- Guardian School **2.3 Km**
- LODHA Xperia Mall **4.5 Km**
- DMart **2 Km**

## SAI BALAJI ESTATE PHASE I

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
 May 2021	NA	1

## SAI BALAJI ESTATE PHASE I

## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
IDBI Bank	NA	NA

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2024	35 Acre	1 BHK,2 BHK,Studio

### Project Amenities

<b>Sports</b>	Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
<b>Leisure</b>	Senior Citizen Zone,Pet Friendly,Temple
<b>Business &amp; Hospitality</b>	HOME TRUTHS NA
<b>Eco Friendly Features</b>	Waste Segregation,Herb Garden,Water Bodies / Koi Ponds,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage,Eco Friendly Paint

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Balaji Estate - Blossom	2	18	6	1 BHK,2 BHK	108
Balaji Estate - Joy	2	22	6	1 BHK,2 BHK,Studio	132
Balaji Estate - Icon	2	18	6	1 BHK,2 BHK	108

First Habitable Floor

1st



Services & Safety

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HOME TRUTHS

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

SAI BALAJI ESTATE PHASE I

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	389 sqft
2 BHK	527 sqft
Studio	271 sqft
1 BHK	389 sqft
1 BHK	389 sqft
2 BHK	527 sqft



**Floor To Ceiling Height**

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HOME TRUTHS

Between 9 and 10 feet

**Views Available**

Open Grounds / Landscape / Project Amenities

<b>Flooring</b>	Vitrified 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,Dry Walls,Double glazed glass windows

<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 10411.31	INR 4050000	INR 4500000
2 BHK	INR 10246.68	INR 5400000	INR 6000000
Studio	INR 9963.1	INR 2700000	INR 3000000

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

GST	Stamp Duty	Registration
6%	5%	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
<b>Bank Approved Loans</b>	Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,Indialbulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES Bank

### Transaction History

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

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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	38
Connectivity	48

<b>Infrastructure</b>	70
<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	50
<b>Project</b>	64
<b>People</b>	48
<b>Amenities</b>	70
<b>Building</b>	65
<b>Layout</b>	53
<b>Interiors</b>	55
<b>Pricing</b>	40
<b>Total</b>	<b>58/100</b>



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HOME TRUTHS

SAI BALAJI ESTATE PHASE I

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