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# PROP REPORT



**Infinity Tower - The Address**

MahaRERA Number : P51700018969



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 Koparkhairane. Kopar Khairane is a part of Navi Mumbai. It was built primarily on reclaimed land by CIDCO. Kopar Khairane railway station is in sector-8A and is present on the Harbor line of the Mumbai Suburban Railway. Koparkhairane is a big industrial hub. One factor that has ostensibly led to this is the presence of many big corporate offices in the vicinity in the MIDC area of Mahape. The locality houses some of the biggest business parks such as Millennium Business Park, and has corporate offices for Reliance, L & T Infotech, L & T Control & Automation Unit. The area also has enormous residential towers such as Balaji Gardens and FAM Society Ltd. If you are planning to shift to Koparkhairane then Sector-11,12,14,15, 20 are best suited for families.

 <b>Post Office</b>	 <b>Police Station</b>	<b>Municipal Ward</b>
Kopar Khairne	Koparkhairane Police Station	Ghansoli

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 135 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **22.9 Km**
- Kopar Khairane Bus Depot **1.0 Km**
- Kopar Khairane Railway Station **5.0 Km**
- Thane - Belapur Road **1.0 Km**
- Kokilaben Dhirubhai Ambani Hospital, (formerly Reliance Hospital) **2.0 Km**
- Lokmanya Tilak College of Engineering **1.2 Km**
- Nisarg Udyan **2.5 Km**
- D Mart **1.8 Km**

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## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS

Project Funded By

Architect

Civil Contractor

YES Bank

NA


NA

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## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2024	3724.67 Sqmt	2 BHK,3 BHK

### Project Amenities

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<b>Sports</b>	HOME TRUTHS Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
<b>Leisure</b>	Amphitheatre,Yoga Room / Zone,Sit-out Area
<b>Business &amp; Hospitality</b>	Clubhouse
<b>Eco Friendly Features</b>	NA

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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Infinity Tower	2	29	4	2 BHK,3 BHK	116

First Habitable Floor	2nd
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## Services & Safety

- **Security** : Maintenance Staff,Security System / CCTV,Security Staff
- **Fire Safety** : Fire rated doors / walls,Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

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## FLAT INTERIORS

Configuration	RERA Carpet Range
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2 BHK	480 - 502 sqft
3 BHK	622 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Open Grounds / Landscape / Project Amenities

<b>Flooring</b>	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, Electrical Sockets / Switch Boards
<b>Finishing</b>	HOME TRUTHS Luster Finish Paint, Anodized Aluminum / UPVC Window Frames, Dry Walls, Laminated flush doors, Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	NA

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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 10896000 to 11395400
3 BHK	--	--	INR 14119400

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

GST	Stamp Duty	Registration
5%	7%	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

**Bank Approved  
Loans**

Axis Bank,HDFC Bank,IIFL Bank,Kotak Bank,YES Bank

**Transaction History**

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

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## 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	63
Connectivity	73
Infrastructure	86
Local Environment	80

<b>Land &amp; Approvals</b>	44
<b>Project</b>	78
<b>People</b>	43
<b>Amenities</b>	56
<b>Building</b>	65
<b>Layout</b>	53
<b>Interiors</b>	73
 <b>Pricing</b>	30
<b>Total</b>	<b>62/100</b>

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