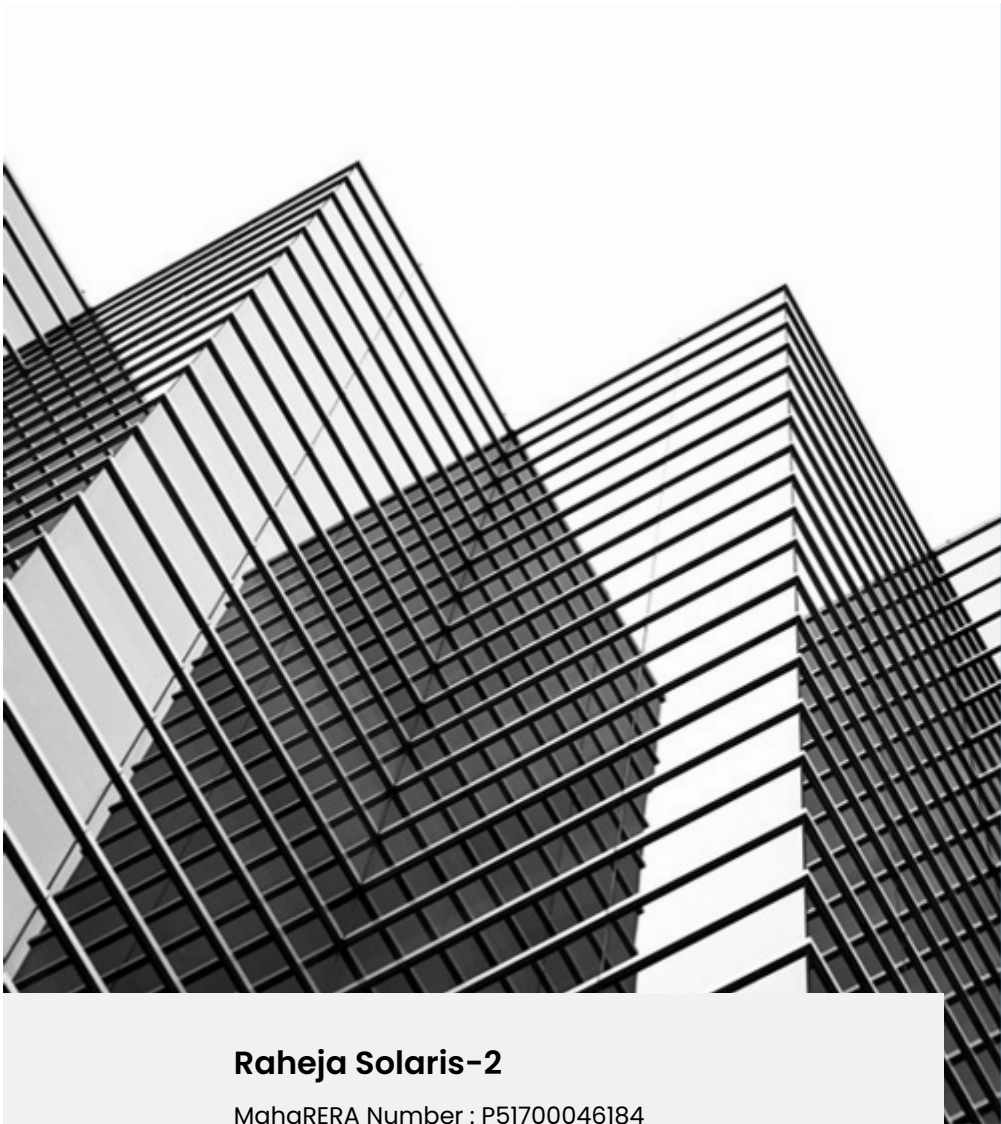
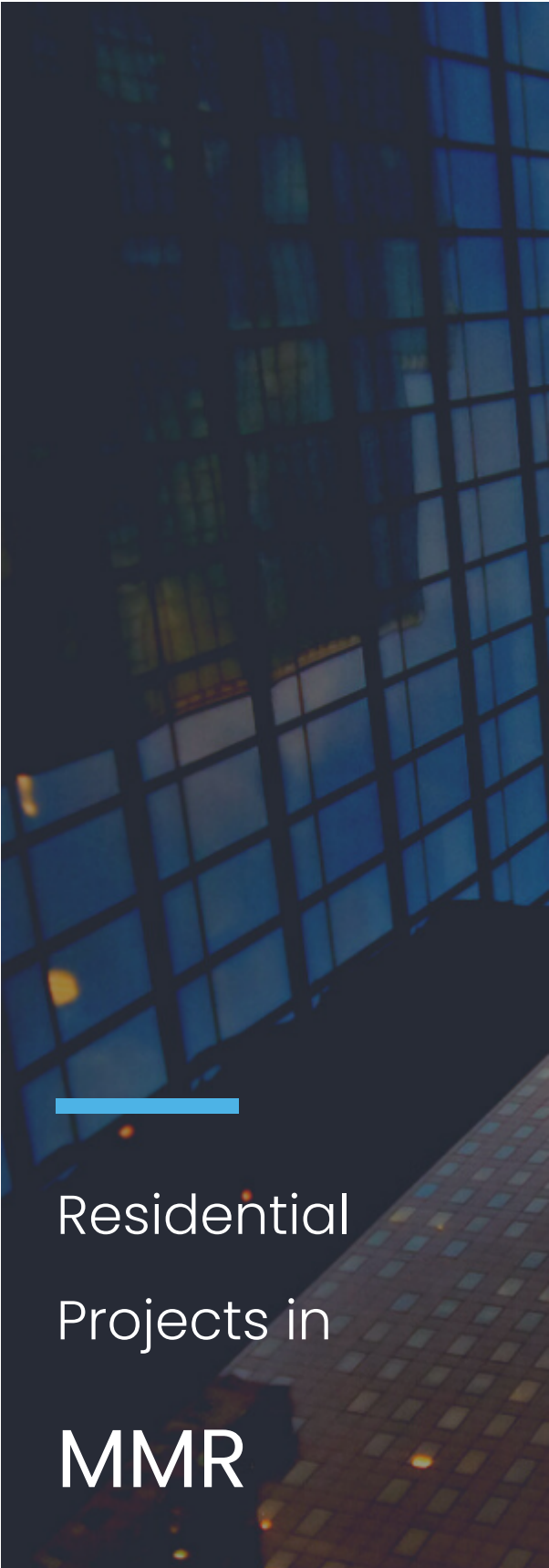


PROP REPORT



Raheja Solaris-2

MahaRERA Number : P51700046184



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 Juinagar. Juinagar is a popular locality of Navi Mumbai. It is semi cosmopolitan, with individuals and families of different communities and cultures. The common languages spoken here are Hindi and Marathi. The locality is known for its safety, with several prominent schools and colleges present in the vicinity. Chincholi Talao is famous during Ganeshotsav and other festivals as a place for the immersion of idols. There is a popular walking track around the pond. The main market is near Sadguru Hotel and Suyog Arcade which is the most prominent complex in the area. Juinagar connects other parts of Navi Mumbai via Vashi and Nerul. Certain bus routes take passengers all the way up to several destinations in Mumbai City. Juinagar Railway Station is present on the Harbour Line of the Mumbai Suburban Railway.

Post Office	Police Station	Municipal Ward
Sanpada	Juinagar Police Station	Juinagar

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 77 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **28.4 Km**
- Navi Mumbai International Airport **10.7 Km**
- Shirvane Village BUs Stop **700 Mtrs**
- Juinagar Railway Station (W) **2.1 Km**
- NH 47 **300 Mtrs**
- D Y Patil Hospital **1.7 Km**
- SBOA Public School **1.6 Km**
- Seawoods Grand Central Mall **4.1 Km**
- D-mart **1.3 Km**

RAHEJA SOLARIS-2

LAND & APPROVALS

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

RAHEJA SOLARIS-2

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
HDFC Bank	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2027	68 Acre	2 BHK,3 BHK,4 BHK

Project Amenities

Sports	Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym
Leisure	Yoga Room / Zone,Senior Citizen Zone,Deck Area,Sit-out Area,Pergola
Business & Hospitality	Party Lawn,Clubhouse,Multipurpose Hall
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Raheja Solaris-2A	4	29	4	2 BHK,3 BHK,4 BHK	116
Raheja Solaris-2B	4	30	4	2 BHK,3 BHK,4 BHK	120
First Habitable Floor				6th Floor	

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety :** Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

RAHEJA SOLARIS-2

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	660 sqft

3 BHK	1012 sqft
4 BHK	1353 sqft
2 BHK	660 sqft
3 BHK	1012 sqft
4 BHK	1353 sqft

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

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	Water Purifier

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 15000000
3 BHK	--	--	INR 23000000
4 BHK	--	--	INR 31000000

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	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment

**Bank Approved
Loans**

Axis Bank,Bank of India,HDFC Bank,ICICI Bank,IDBI
Bank,IIFL Bank,Kotak Bank,SBI Bank

Transaction History

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

RAHEJA SOLARIS-2

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	83
Infrastructure	84
Local Environment	90
Land & Approvals	58

Project	75
People	65
Amenities	68
Building	65
Layout	63
Interiors	63
Pricing	40
Total	68/100

RAHEJA SOLARIS-2

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