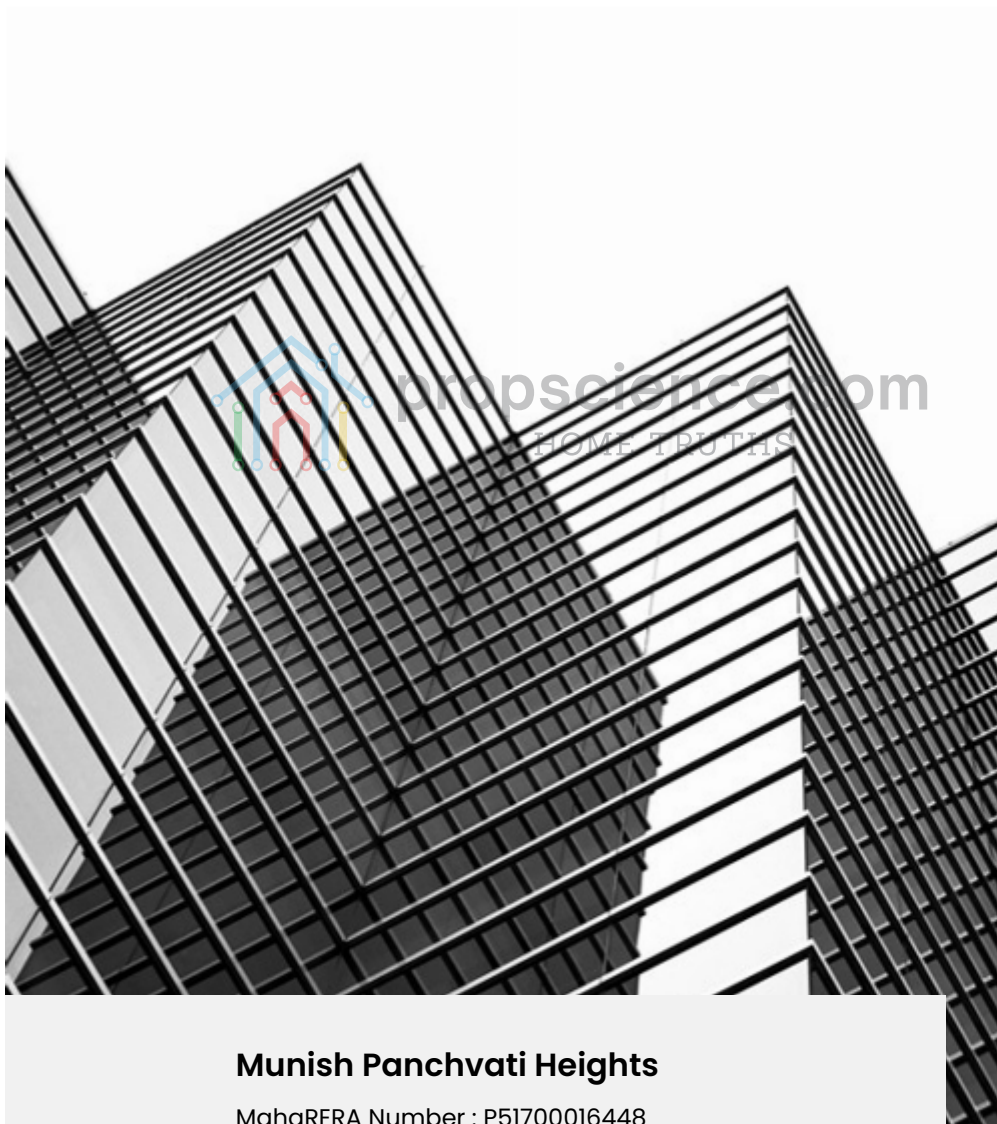


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# PROP REPORT



**Munish Panchvati Heights**

MahaRERA Number : P51700016448



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 Bhayander East. Bhayandar East is an industrial locality of the city of Mira Bhayandar. It falls under the Thane district of the State of Maharashtra. It is surrounded by the localities of Uttan, Mira Road and Sanjay Gandhi National Park. Bhayandar East is separated from the West by the Mumbai Suburban Railway line which connects it to Mumbai city. This locality does not have any residential or commercial developments.

Post Office	Police Station	Municipal Ward
Navghar	NA	NA



## Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area.

## Connectivity & Infrastructure

- International Airport **26.4 Km**
- Bhayander Railway Station **29.3 Km**
- Thunga Hospital **2.2 Km**
- RBK Global School **3.7 Km**
- Maxus Mall **750 Mtrs**
- D'Mart **1.0 Km**

## LAND & APPROVALS

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

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HEIGHTS

## BUILDER & CONSULTANTS



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HOME TRUTHS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 30th November, 2022

4850.94 Sqmt

1 BHK

## Project Amenities

<b>Sports</b>	NA
<b>Leisure</b>	Pet Friendly
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	NA

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HOME TRUTHS

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Panchvati Heights - Wing A	2	11	5	1 BHK	55
Panchvati Heights - Wing B	2	11	5	1 BHK	55

Panchvati Heights - Wing C	2	11	5	1 BHK	55
First Habitable Floor				1st	

## Services & Safety

- **Security** : Society Office, Security System / CCTV
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA



## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	344 sqft
1 BHK	344 sqft
1 BHK	344 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles, Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings, Kitchen Platform
Finishing	Laminated flush doors, Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 4250000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	3%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 0	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
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<b>Payment Plan</b>	NA
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 <p><b>Bank Approved Loans</b></p>	<p><b>propscience.com</b></p> <p>Axis Bank, DHFL Bank, HDFC Bank, IIFL Bank, Indialbills Home Loans, LIC Housing Finance Ltd, PNB Housing Finance Ltd</p>
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### 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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	63
<b>Connectivity</b>	15
<b>Infrastructure</b>	78
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	44
<b>Project</b>	68
<b>People</b>	39
<b>Amenities</b>	30
<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	53



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<b>Pricing</b>	30
<b>Total</b>	<b>45/100</b>

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