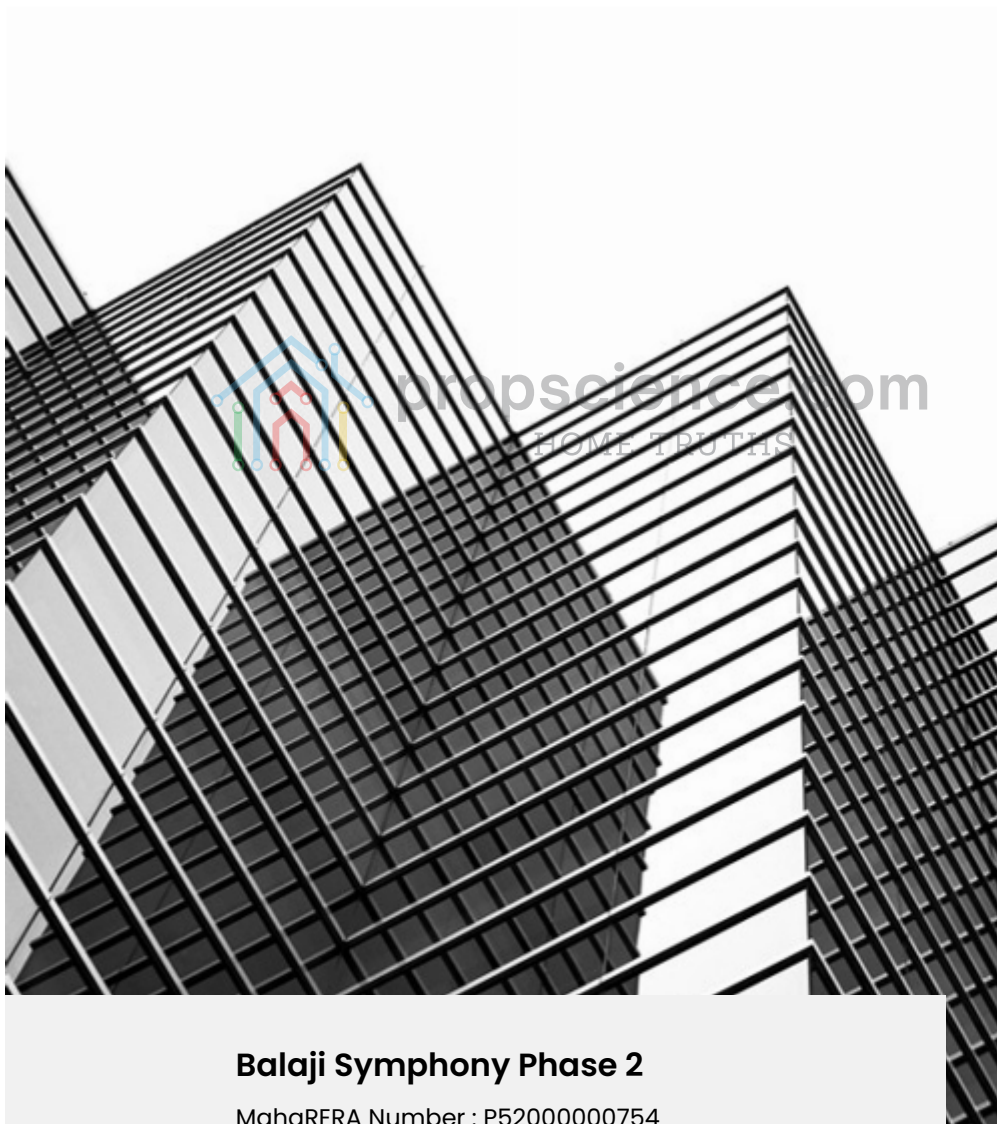


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# PROP REPORT



**Balaji Symphony Phase 2**

MahaRERA Number : P52000000754



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

Post Office	Police Station	Municipal Ward
NA	NA	NA

### Neighborhood & Surroundings

### Connectivity & Infrastructure

- Domestic Airport Terminal 1B **38.5 Km**
- Chhatrapati Shivaji Maharaj International Airport **38.5 Km**
- Sukhapur Bus Stand **200 Mtrs**
- Panvel Junction **2.2 Km**
- Mumbai Pune Express Highway **6.2 Km**
- Shree Hospital **250 Mtrs**
- St.Andrews English School **800 Mtrs**
- D Mart **2.8 Km**

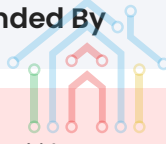

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	NA	12

BALAJI SYMPHONY PHASE  
2

## BUILDER & CONSULTANTS

### Builder Profile

Project Funded By	Architect	Civil Contractor
 NA	 HOME TRUTHS NA	NA

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2

## PROJECT & AMENITIES

Time Line	Size	Typography
-----------	------	------------

Completed on 30th December,  
2020

42439.15  
Sqmt

1 BHK,2 BHK,2.5  
BHK

## Project Amenities

<b>Sports</b>	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Steam Room,Sauna
<b>Business &amp; Hospitality</b>	Banquet Hall,Conference / Meeting Room,Sky Lounge / Bar,Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage



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2

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	3	33	4	2.5 BHK	132
Wing F	3	33	7	2 BHK	231

Wing G	3	33	7	2 BHK	231
Wing H	3	33	7	2 BHK	231
Wing F	3	33	7	1 BHK	231
Wing G	3	33	7	1 BHK	231
Wing H	3	33	7	1 BHK	231

First Habitable Floor	5th
-----------------------	-----

## Services & Safety

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

BALAJI SYMPHONY PHASE

2

## FLAT INTERIORS

Configuration

RERA Carpet Range

2.5 BHK	941 sqft
2 BHK	623 - 647 sqft
2 BHK	623 - 647 sqft
2 BHK	623 - 647 sqft
1 BHK	366 sqft
1 BHK	366 sqft
1 BHK	366 sqft



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Floor To Ceiling Height

Floor To Ceiling Height	NA
Views Available	NA

<b>Flooring</b>	Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform
<b>Finishing</b>	Dry Walls,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA

White Goods

Modular Kitchen

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2.5 BHK	INR 10712.01	INR 10080000	INR 12037914
2 BHK	INR 11292.13	INR 7035000	INR 8501500 to 8666690
1 BHK	INR 14480.87	INR 5300000	INR 5565000

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

GST	Stamp Duty	Registration
0%	4%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 500000	NA

<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,Bajaj Finance Ltd,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,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.

BALAJI SYMPHONY PHASE
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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	55

<b>Connectivity</b>	65
<b>Infrastructure</b>	72
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	50
<b>Project</b>	61
<b>People</b>	39
<b>Amenities</b>	54
 <b>Building</b>	53
<b>Layout</b>	43
<b>Interiors</b>	45
<b>Pricing</b>	30
<b>Total</b>	<b>50/100</b>

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