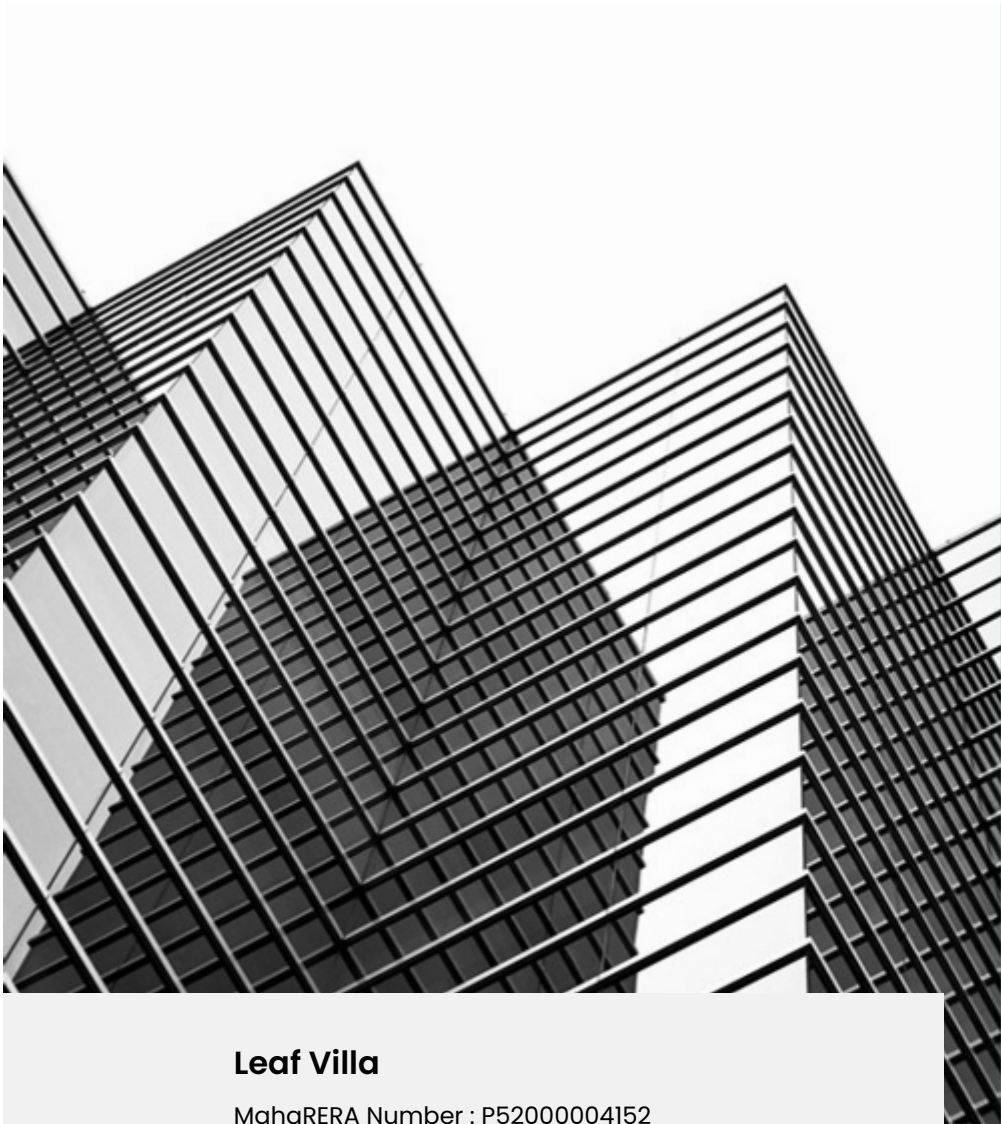


propscience.com

# PROP REPORT



**Leaf Villa**

MahaRERA Number : P52000004152



# 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 1-B **53.7 Km**
- Navi Mumbai International Airport **22.1 Km**
- Uran Railway Station **2.1 Km**
- Palvi Hospital **2.7 Km**
- Citizens High School **3.2 Km**
- Seawoods Grand Central Mall **22.2 Km**

## LAND & APPROVALS

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

# BUILDER & CONSULTANTS

Villa Group is real estate company based out of Navi Mumbai, established in the year 2008. Focused on development projects in the CIDCO area of Navi Mumbai, the company has, since its inception, successfully delivered over 24 projects in the residential and retail sectors in areas such as Ghansoli, Kharghar, Ulwe, Belapur and Karanjade. At present they are focused on development projects in Dronagiri, adjacent to the JNPT port. Their popular projects include Villa Harmony, Villa Oceano, and Villa Bhaveshwar.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

LEAF VILLA

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 26th June, 2019	500 Sqmt	1 BHK

Project Amenities

Sports	NA
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Water Storage

LEAF VILLA

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Leaf Villa	1	4	6	1 BHK	24
First Habitable Floor				1st	

## Services & Safety

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

LEAF VILLA	
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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	237 - 299.7 sqft
Floor To Ceiling Height	NA
Views Available	NA
Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Laminated flush doors,Double glazed glass windows

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

LEAF VILLA

# COMMERCIALS

<b>Configuration</b>	<b>Rate Per Sqft</b>	<b>Agreement Value</b>	<b>Box Price</b>
1 BHK	INR 12227.85	INR 2898000	INR 3050000 to 4000000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
0%	4%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 13333	INR 0

<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>	HDFC Bank

### Transaction History

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

LEAF VILLA

## 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	53
Connectivity	48

<b>Infrastructure</b>	50
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	36
<b>Project</b>	65
<b>People</b>	46
<b>Amenities</b>	36
<b>Building</b>	53
<b>Layout</b>	30
<b>Interiors</b>	45
<b>Pricing</b>	30
<b>Total</b>	<b>43/100</b>

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LEAF VILLA

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