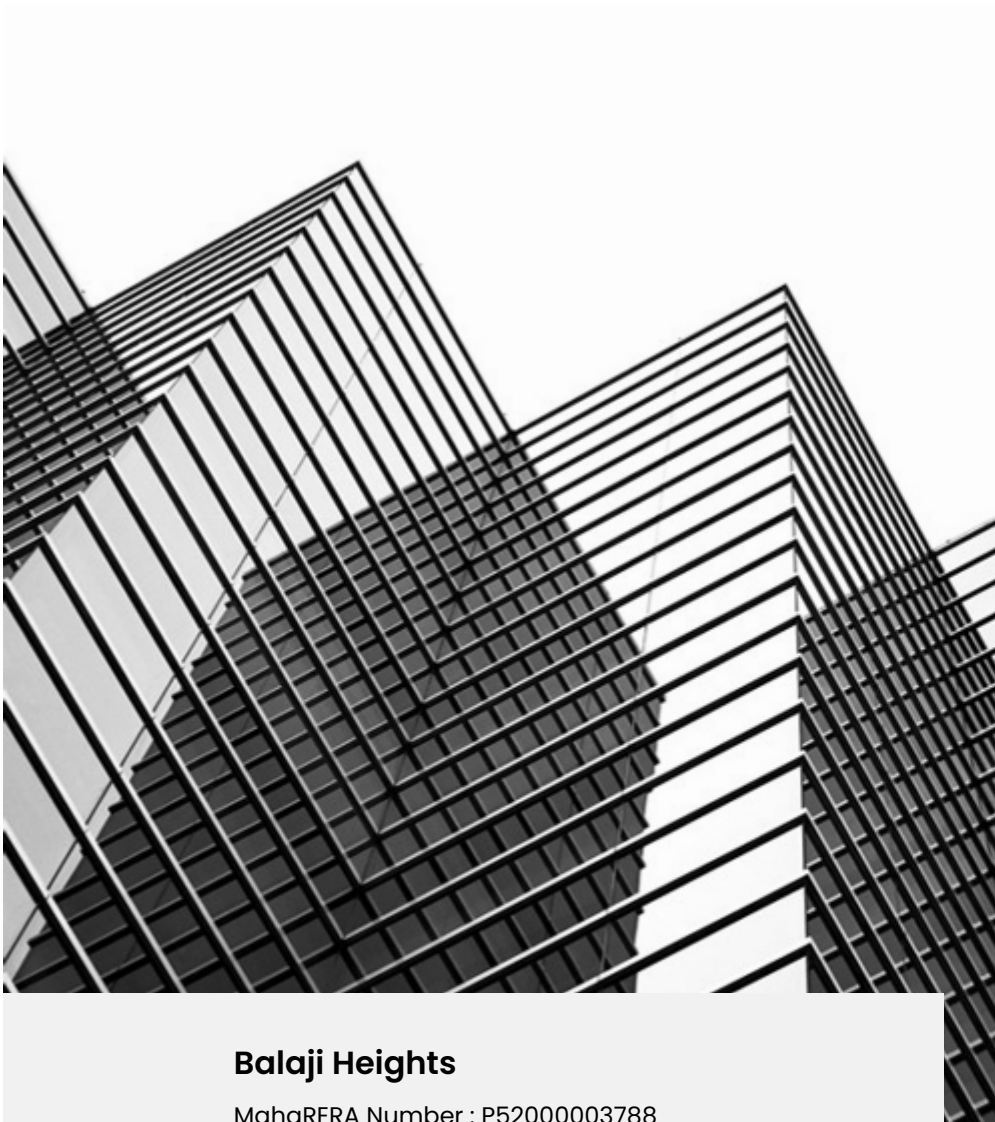


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# PROP REPORT



**Balaji Heights**

MahaRERA Number : P52000003788



## Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Kharghar. Kharghar is one of the nodes of Smart City Navi Mumbai and comes under Panvel Municipal Corporation. It is situated in the extreme north of the Raigad district. It was developed by City and Industrial Development Corporation (CIDCO). Kharghar is divided into sectors and has a total of 45 sectors. The place shares good road and rail connections via the Mumbai Expressway, Panvel Road (NH48), Kharghar Station and the NMMT bus network. For the safety of pedestrians and commuters, CIDCO has developed a 1.7-kilometer elevated walkway at Kharghar Node, which runs from the Kharghar railway station to various points in Kharghar. It is a well-planned developing area consisting mainly of multi-story apartments with easy access to various work centres.

Post Office	Police Station	Municipal Ward
Kharghar	NA	NA

## Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

## Connectivity & Infrastructure

- Kharghar Metro Station **700 Mtrs**
- Kharghar Railway Station **6.7 Km**
- Ornate Hospital **1.3 Km**
- Emyrean School **1.6 Km**
- Little World Mall **6.2 Km**
- D-Mart **4 Km**

## LAND & APPROVALS

Last updated on the MahaRERA website

NA

On-Going  
Litigations

NA

RERA Registered  
Complaints

1

## BUILDER & CONSULTANTS

Project Funded By

NA

Architect

NA

Civil Contractor

NA

## PROJECT & AMENITIES

Time Line

Size

Typography

Completed on 31st December, 2017	1700 Sqmt	2 BHK
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Project Amenities

Sports	Multipurpose Court,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Deck Area,Sit-out Area
Business & Hospitality	Party Lawn
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

BALAJI HEIGHTS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Balaji Heights	3	29	2	2 BHK	58
First Habitable Floor				3rd	

### Services & Safety

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

BALAJI HEIGHTS

### FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	569 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

HVAC Service	NA
Technology	NA
White Goods	NA

BALAJI HEIGHTS

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 22372.58	INR 12730000	INR 13400000

**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	NA	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
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<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	DHFL Bank,HDFC Bank

### Transaction History

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

BALAJI HEIGHTS

## 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
Connectivity	48
Infrastructure	64
Local Environment	30



<b>Land &amp; Approvals</b>	36
<b>Project</b>	65
<b>People</b>	39
<b>Amenities</b>	48
<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	45
<b>Pricing</b>	30
<b>Total</b>	<b>46/100</b>

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BALAJI HEIGHTS

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