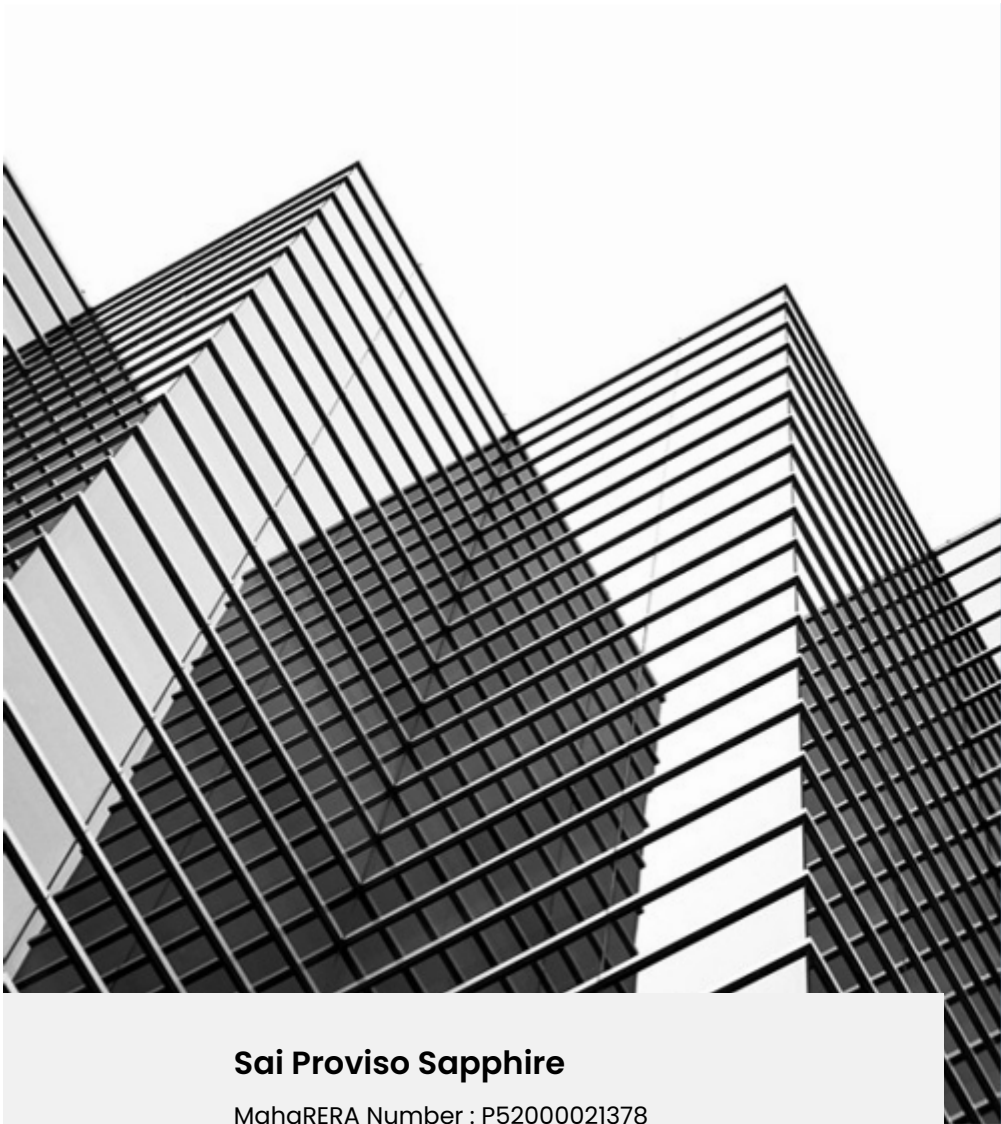


propscience.com

# PROP REPORT



**Sai Proviso Sapphire**

MahaRERA Number : P52000021378



## 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 Kalamboli. Kalamboli is an up-and-coming locality in Navi Mumbai. It is famously known as the transportation hub of Navi Mumbai as it is located at the junction of Sion-Panvel highway, NH4, Panvel bypass, NH 17, and Mumbai Pune Expressway. As the area comes under CIDCO, the infrastructure development is likely to take shape faster. Kalamboli has many excellent schools and colleges nearby including MES Dyanmandir School, Oxford International School, Tatkera College, and KLE College. Kalamboli is also famous for its iron and steel delivery centers in India. Despite being close to prominent micro markets and commercial hubs like Taloja MIDC and Kalamboli Steel Market, the locality offers a plethora of affordable property options.

Post Office	Police Station	Municipal Ward
Kalamboli Node	NA	NA

## Neighborhood & Surroundings

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

## Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **39.8 Km**
- Navi Mumbai International Airport **12 Km**
- Kharghar Railway Station **4.9 Km**
- Suasth Hospital **280 Mtrs**
- M.E.S. Dyanmandir School **1.5 Km**
- Little World Mall **4.4 Km**
- D-Mart **1.6 Km**

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## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS

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The vision of Proviso Group is to achieve the highest standards in the real estate industry while establishing the organization as the preferred real estate company in our market. They strive to maintain quality and trust through all our actions and build our reputation for integrity. They align all internal and external efforts with customers in order to understand, anticipate and meet their needs and expectations in a timely, cost-effective, and value-added manner, whether as a company or as an individual. They pursue professional excellence with the highest possible standards according to the goals of the project.

<b>Project Funded By</b>	<b>Architect</b>	<b>Civil Contractor</b>
NA	NA	NA

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## PROJECT & AMENITIES

<b>Time Line</b>	<b>Size</b>	<b>Typography</b>
Completed on 31st December, 2022	3000 Sqmt	1 BHK,2 BHK

### Project Amenities

<b>Sports</b>	Basketball Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Amphitheatre,Senior Citizen Zone,Sit-out Area
<b>Business &amp; Hospitality</b>	Banquet Hall
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Sai Proviso Sapphire	4	16	8	1 BHK,2 BHK	128
First Habitable Floor				2nd	

## Services & Safety

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

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# FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	333.68 sqft

2 BHK	430.5 – 484.4 sqft
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Floor To Ceiling Height	NA
Views Available	NA

Flooring	Wooden 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

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# COMMERCIALS

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

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

GST	Stamp Duty	Registration
5%	4%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 500000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd

**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.

Category	Score
Place	53
Connectivity	30
Infrastructure	78
Local Environment	30
Land & Approvals	36
Project	68
People	39
Amenities	62
Building	53
Layout	38

<b>Interiors</b>	53
<b>Pricing</b>	30
<b>Total</b>	<b>47/100</b>

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