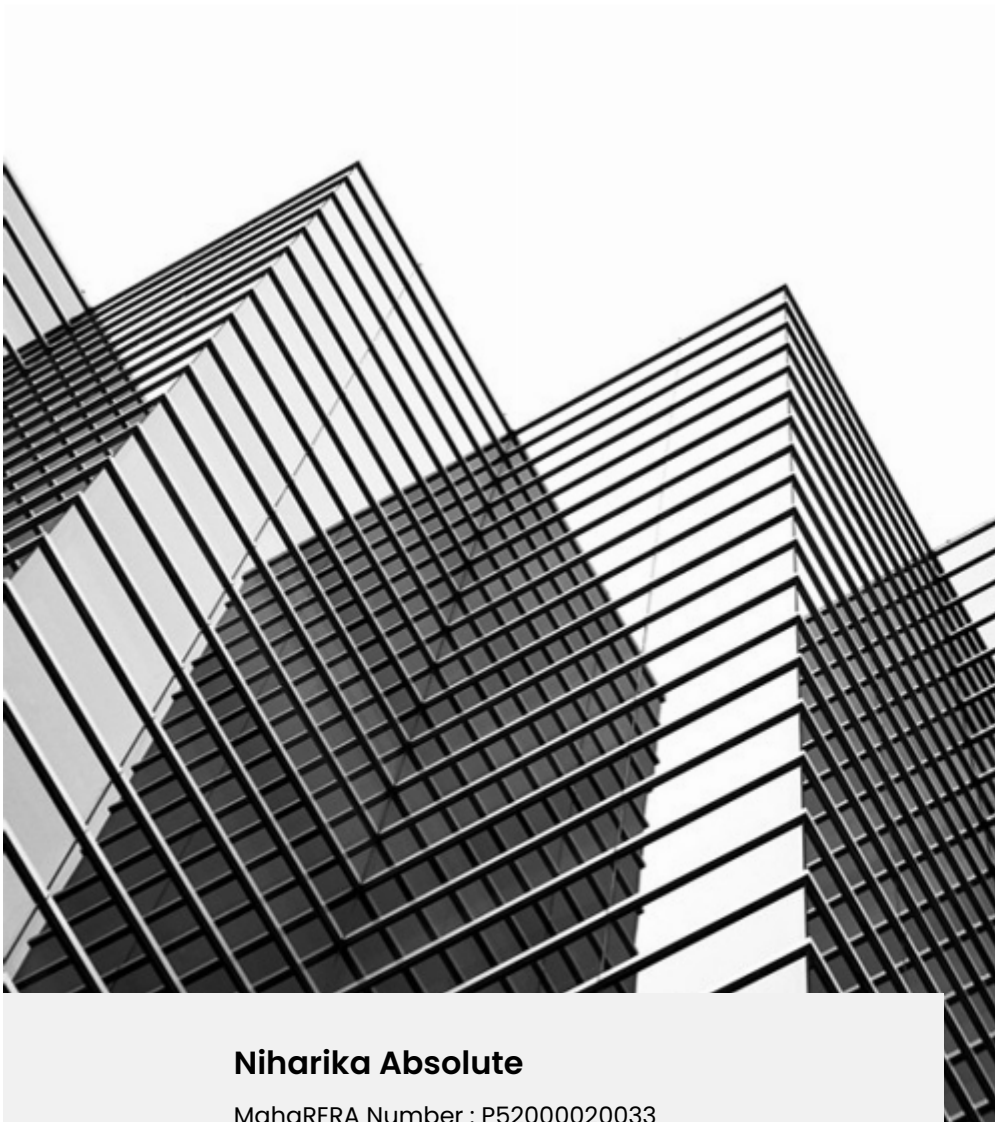


# PROP REPORT



**Niharika Absolute**

MahaRERA Number : P52000020033



# 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 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

- Domestic Airport Terminal 1-B **39.2 Km**
- Navi Mumbai International Airport **14.9 Km**
- Kharghar Railway Station **4 Km**
- Sanjeevan Hospital **3 Km**
- Apeejay School **2 Km**
- Glomax Mall **3 Km**
- D-Mart **3.4 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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Since its inception in 2001, Juhi Developers has been committed to designing architecture marvels and providing superlative services. The brand has established itself and continually proven to be one of the most sought-after names in the Real Estate industry. Constructing landmarks at strategic locations that derive appreciated value in terms of both returns and comfort, Juhi Developers have earned a reputation for quality construction and inspiring design. Developments that stand testimony to the brand's reputation are spread across over Navi Mumbai.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st January, 2025	2.5 Acre	1 BHK,2 BHK

## Project Amenities

Sports	Badminton Court,Cricket Pitch,Swimming Pool,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Senior Citizen Zone,Sit-out Area
Business & Hospitality	Banquet Hall,Day Care
Eco Friendly Features	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
A Wing	2	14	5	1 BHK,2 BHK	70
B Wing	2	14	4	1 BHK,2 BHK	56
C Wing	2	14	5	1 BHK,2 BHK	70
D Wing	2	14	5	1 BHK,2 BHK	70
E Wing	2	14	4	1 BHK,2 BHK	56
F Wing	2	14	5	1 BHK,2 BHK	70
First Habitable Floor				2nd	

## Services & Safety

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

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	344 sqft
2 BHK	430 sqft
1 BHK	312 sqft
2 BHK	538 sqft
1 BHK	345 sqft
2 BHK	538 sqft
1 BHK	372 sqft
2 BHK	529 sqft
1 BHK	316 sqft
2 BHK	543 sqft
1 BHK	350 sqft

2 BHK	457 sqft
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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

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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1 BHK	INR 17177.42	INR 6390000	INR 7100000
2 BHK	INR 19224.95	INR 9360000	INR 10400000 to 11900000

**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

<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,HDFC Bank

### Transaction History

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

# 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	38
Infrastructure	78
Local Environment	30
Land & Approvals	42
Project	73
People	39
Amenities	56

<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	45
<b>Pricing</b>	30
<b>Total</b>	<b>48/100</b>

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