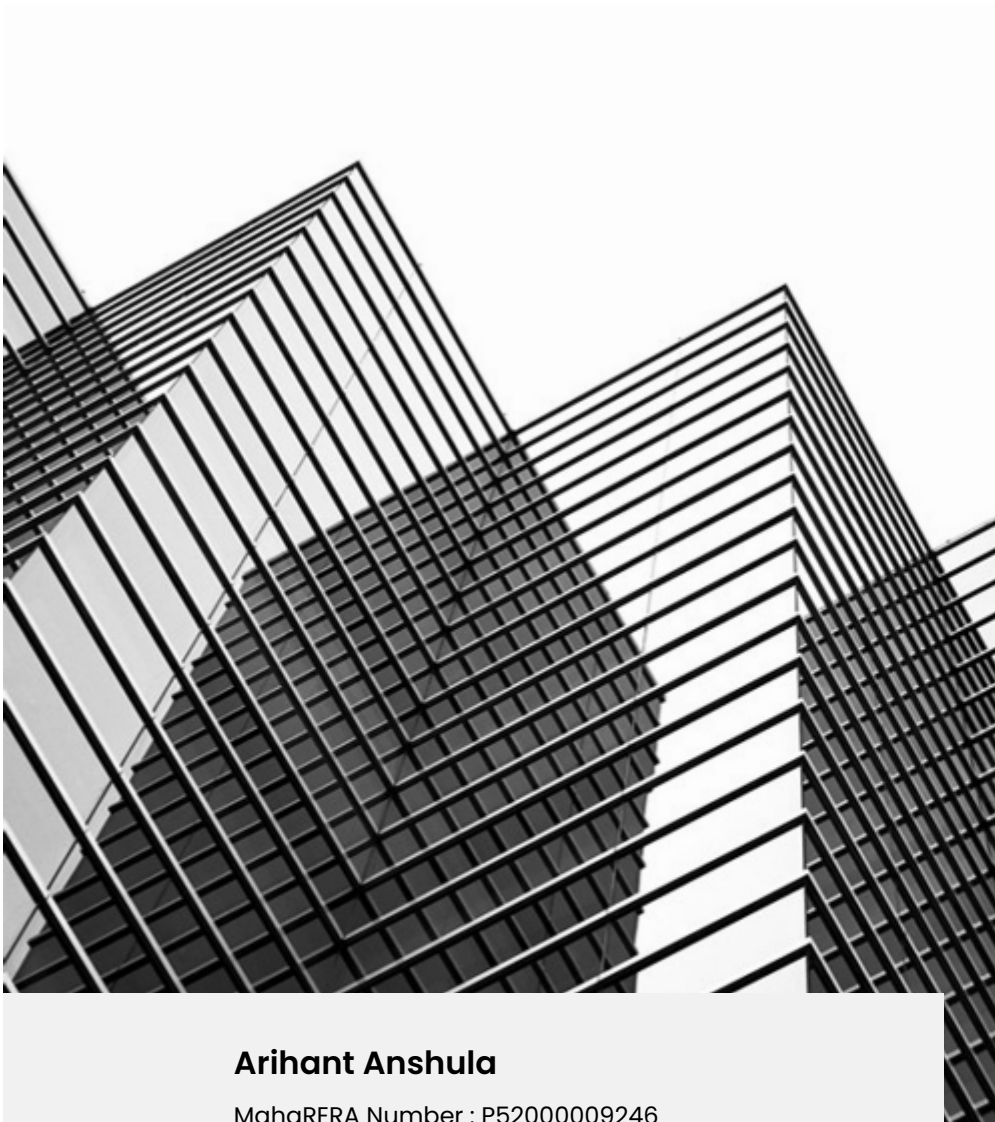


# PROP REPORT



**Arihant Anshula**

MaharERA Number : P52000009246



## 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 Taloja. Taloja is a locality which is situated in the northeastern part of Navi Mumbai. To decongest the main areas and fulfill the need for affordable housing, Taloja has emerged as a locality with great new residential projects and prospects. As it is a developing area, most of the important social infrastructure is available in the nearby areas like Kharghar and Kalamboli. Basic amenities such as schools, hospitals, markets, and other retail stores are present in the locality to cater to the daily needs of the local population. The industrial hub of Taloja has many small, medium, and large-scale industries. Taloja is located around 12 kms away from the CBD Belapur by the Mumbai-Pune Expressway. Taloja has great connectivity to other parts of Navi Mumbai like Kharghar, Kalamboli and Vashi.

Post Office	Police Station	Municipal Ward
Tondra	NA	NA

## Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 211 AQI and the noise pollution is 0 to 50 dB .

## Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **47 Km**
- Navi Mumbai International Airport **17.5 Km**
- Sector 26, Taloja Bus Stop **2 Km**
- Taloja Phase 2 Metro Station **2.2 Km**
- Taloja Panchand Railway Station **4.2 Km**
- NH 48 **4 Km**
- Taloja Multispeciality Hospital **3.1 Km**
- New Horizon Public School **3 Km**
- Little World Mall **12.2 Km**
- Reliance SMART POINT **3 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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Project Funded By	Architect	Civil Contractor
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NA

NA

NA

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## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2019	8 Acre	1 BHK,2 BHK,3 BHK

### Project Amenities

<b>Sports</b>	Badminton Court,Swimming Pool,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	Banquet Hall,Multipurpose Hall
<b>Eco Friendly Features</b>	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
A1	1	4	4	2 BHK	16
B1	1	4	4	1 BHK	16
B2	1	4	4	1 BHK,2 BHK	16
B3	1	4	4	1 BHK	16
C1	1	4	4	1 BHK,2 BHK	16
C2	1	4	4	2 BHK	16
C3	1	4	4	2 BHK	16
C4	1	4	4	2 BHK	16
C5	1	4	4	1 BHK,2 BHK	16
D1	1	4	4	2 BHK	16
D2	1	4	4	2 BHK	16
D3	1	4	4	2 BHK	16

E1	1	4	4	1 BHK	16
E2	1	4	4	1 BHK	16
E3	1	4	4	1 BHK	16
F1	1	4	4	1 BHK,2 BHK	16
F2	1	4	4	1 BHK,2 BHK	16
G1	1	4	4	2 BHK,3 BHK	16
G2	1	4	4	2 BHK,3 BHK	16
G3	1	4	4	2 BHK,3 BHK	16
G4	1	4	4	2 BHK,3 BHK	16
H1	1	4	4	1 BHK,2 BHK	16
H3	1	4	4	2 BHK	16
H4	1	4	4	2 BHK	16
First Habitable Floor				1st	

Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety** : Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

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## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	508.7 sqft
1 BHK	339.6 sqft
1 BHK	339.6 sqft
2 BHK	503.8 sqft
1 BHK	339.6 sqft
1 BHK	330.8 sqft
2 BHK	488 sqft



2 BHK	490.6 sqft
2 BHK	493.7 sqft
2 BHK	490.6 sqft
1 BHK	330.8 sqft
2 BHK	488 sqft
2 BHK	515.8 sqft
2 BHK	515.8 sqft
2 BHK	515.8 sqft
1 BHK	339.2 sqft
1 BHK	336.3 sqft
1 BHK	339.3 sqft
1 BHK	311.2 sqft
2 BHK	501.4 sqft
1 BHK	311.2 sqft

2 BHK	501.4 sqft
2 BHK	514.8 sqft
3 BHK	702 sqft
2 BHK	514.8 sqft
3 BHK	702 sqft
2 BHK	514.9 sqft
3 BHK	676.6 sqft
2 BHK	514.9 sqft
3 BHK	676.6 sqft
1 BHK	321.9 sqft
2 BHK	511.2 sqft
2 BHK	500.9 sqft
2 BHK	500.9 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
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Views Available	Road View / No View
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Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 9511.19	INR 3230000	INR 3400000
2 BHK	INR 10037.81	INR 5177500	INR 5450000

3 BHK	INR 9501.42	INR 6670000	INR 7020000
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**Disclaimer:** Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
0%	5%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 200000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	HDFC Bank

**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	73
Infrastructure	64
Local Environment	83
Land & Approvals	50
Project	67
People	46
Amenities	48
Building	78
Layout	45

<b>Interiors</b>	63
<b>Pricing</b>	40
<b>Total</b>	<b>59/100</b>

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