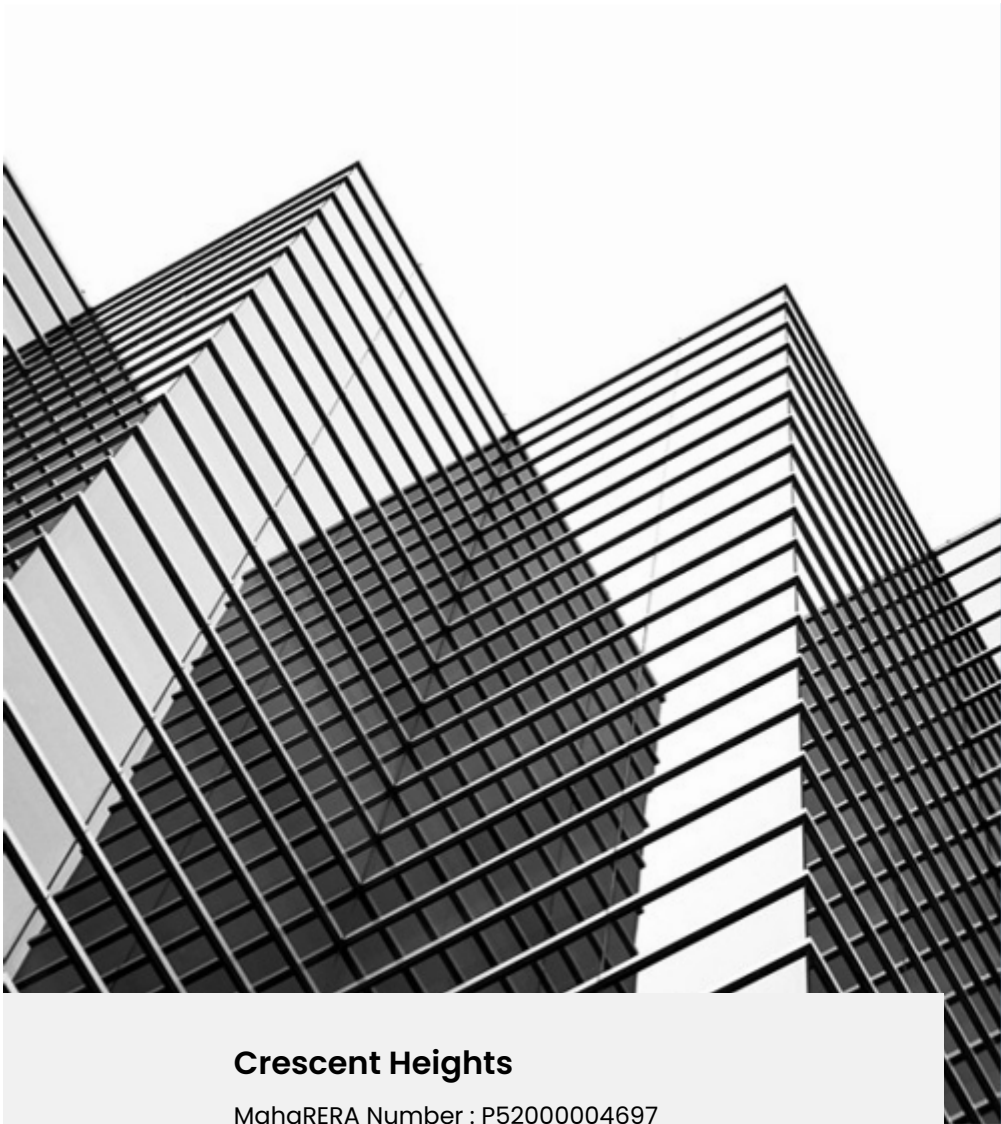


propscience.com

# PROP REPORT



**Crescent Heights**

MahaRERA Number : P52000004697



# 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. The locality is not prone to traffic jams. The air pollution levels are 76 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **34.6 Km**
- Roadpali Bus Depot **8.6 Km**
- Metro Station Taloja **1 Km**
- Kharghar Railway Station **7.2 Km**
- Mumbai Pune Express Highway **9.5 Km**
- Ornate Hospital **2.2 Km**
- Indian Institution Of Engineers **3 Km**
- Central Park Kharghar **3.3 Km**
- Reliance Fresh **4.1 Km**

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## CRESCENT HEIGHTS

## LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	NA	4

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## CRESCENT HEIGHTS

## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
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Axis Bank,HDFC Bank,ICICI Bank,LIC  
Housing Finance Ltd,SBI Bank

NA

NA

CRESCENT HEIGHTS

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th July, 2020	3550.4 Sqmt	2 BHK,3 BHK

### Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
Leisure	NA
Business & Hospitality	NA
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
Tower A	2	13	4	2 BHK,3 BHK	52
Tower B	2	13	4	2 BHK,3 BHK	52
First Habitable Floor					2

## Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff
- **Fire Safety :** NA
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretchers Lift

## CRESCENT HEIGHTS

## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	479.32 – 575.12 sqft
3 BHK	631.95 – 668.01 sqft

2 BHK	479.32 – 575.12 sqft
3 BHK	631.95 – 668.01 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Vitrified 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,Dry Walls,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
2 BHK	INR 14772.57	INR 7089200	INR 7372768 to 8850400
3 BHK	INR 14787.2	INR 9353600	INR 9727744 to 15000000

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

GST	Stamp Duty	Registration
0%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,SBI 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	48
Infrastructure	70
Local Environment	100
Land & Approvals	42
Project	68
People	48
Amenities	48

<b>Building</b>	78
<b>Layout</b>	45
<b>Interiors</b>	65
<b>Pricing</b>	40
<b>Total</b>	<b>59/100</b>

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CRESCENT HEIGHTS

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