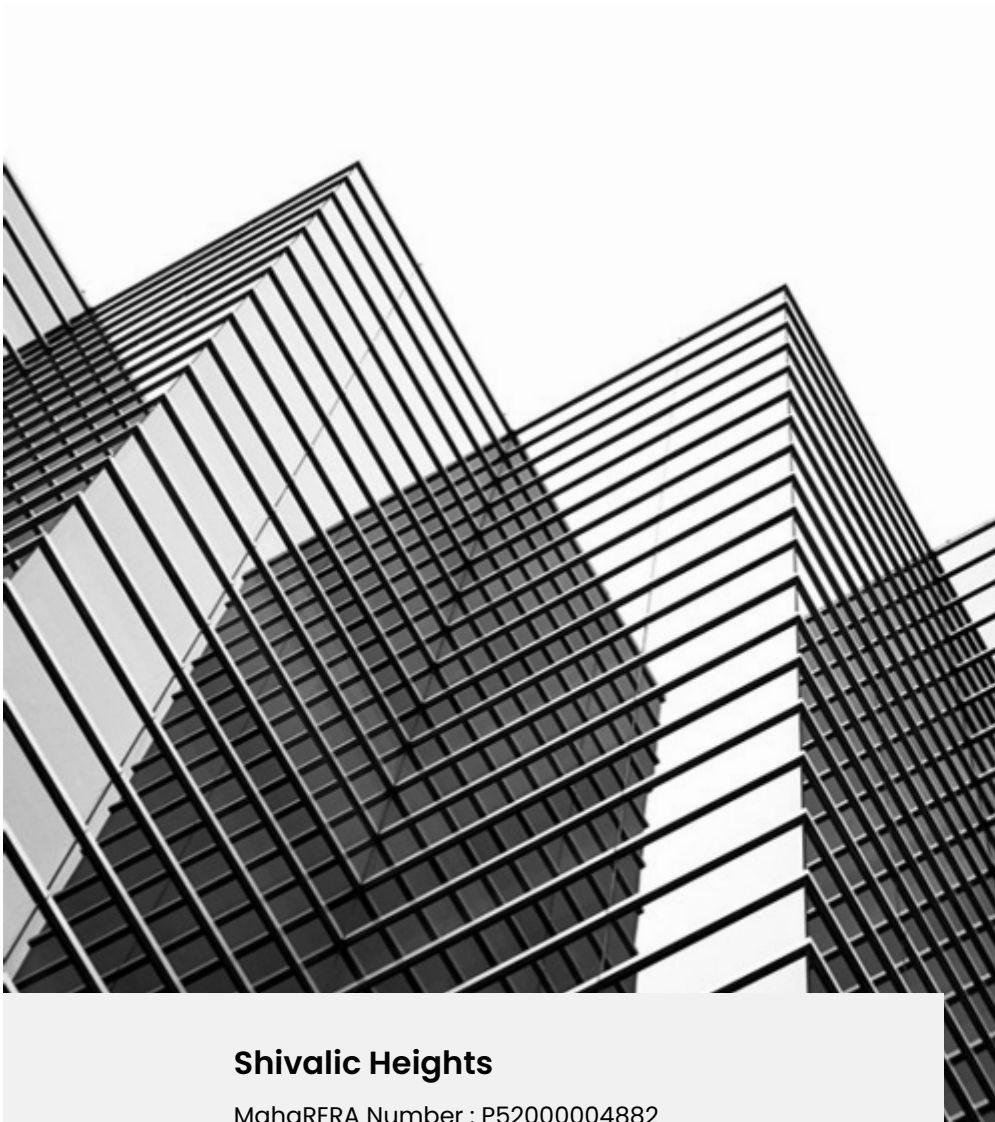


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PROP REPORT



Shivalic Heights

MahaRERA Number : P52000004882



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 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
NA	NA	NA

Neighborhood & Surroundings

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

Connectivity & Infrastructure

- Kharghar Railway Station **5.2 Km**
- Aasha Hospital **0.4 Km**
- Sudhagad High School **2.2 Km**
- Little World Mall **4.7 Km**

LAND & APPROVALS

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

SHIVALIC HEIGHTS

BUILDER & CONSULTANTS

Kamdhenu was established in 1955 under the leading guidance of Late Mr. Anantram Sabhlok. In its long tenure, the group (now Kamdhenu Realities) headed by Mr. Surinder Sabhlok has been constructing exceptional quality living and commercial edifices. While they develop and advance, they also make sure that they do not neglect the corporate social and environmental responsibilities. Quality & timely delivery are the promises they keep with their customers. Better lifestyles, world-class qualities, and vibrant edifices are the things that you can always expect from Kamdhenu Realities.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

SHIVALIC HEIGHTS

PROJECT & AMENITIES



Time Line	Size	Typography
Completed on 18th March, 2018	1199.91 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	NA
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Water Storage

SHIVALIC HEIGHTS

BUILDING LAYOUT



Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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Shivalic Heights	2	14	4	1 BHK,2 BHK	56
First Habitable Floor					NA

Services & Safety

- **Security** : Maintenance Staff
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

SHIVALIC HEIGHTS

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	173.51 – 316 sqft
2 BHK	440.67 – 465.43 sqft
Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	NA

SHIVALIC HEIGHTS

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 18354.43	--	INR 5200000 to 5800000
2 BHK	INR 18907.25	--	INR 8549000 to 8800000

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

GST	Stamp Duty	Registration
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0%	3%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	NA

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

Transaction History

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

SHIVALIC 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	53
Connectivity	30
Infrastructure	58
Local Environment	30
Land & Approvals	36
Project	65
People	39
Amenities	36
Building	53
Layout	34
Interiors	30
Pricing	30
Total	41/100

Disclaimer

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