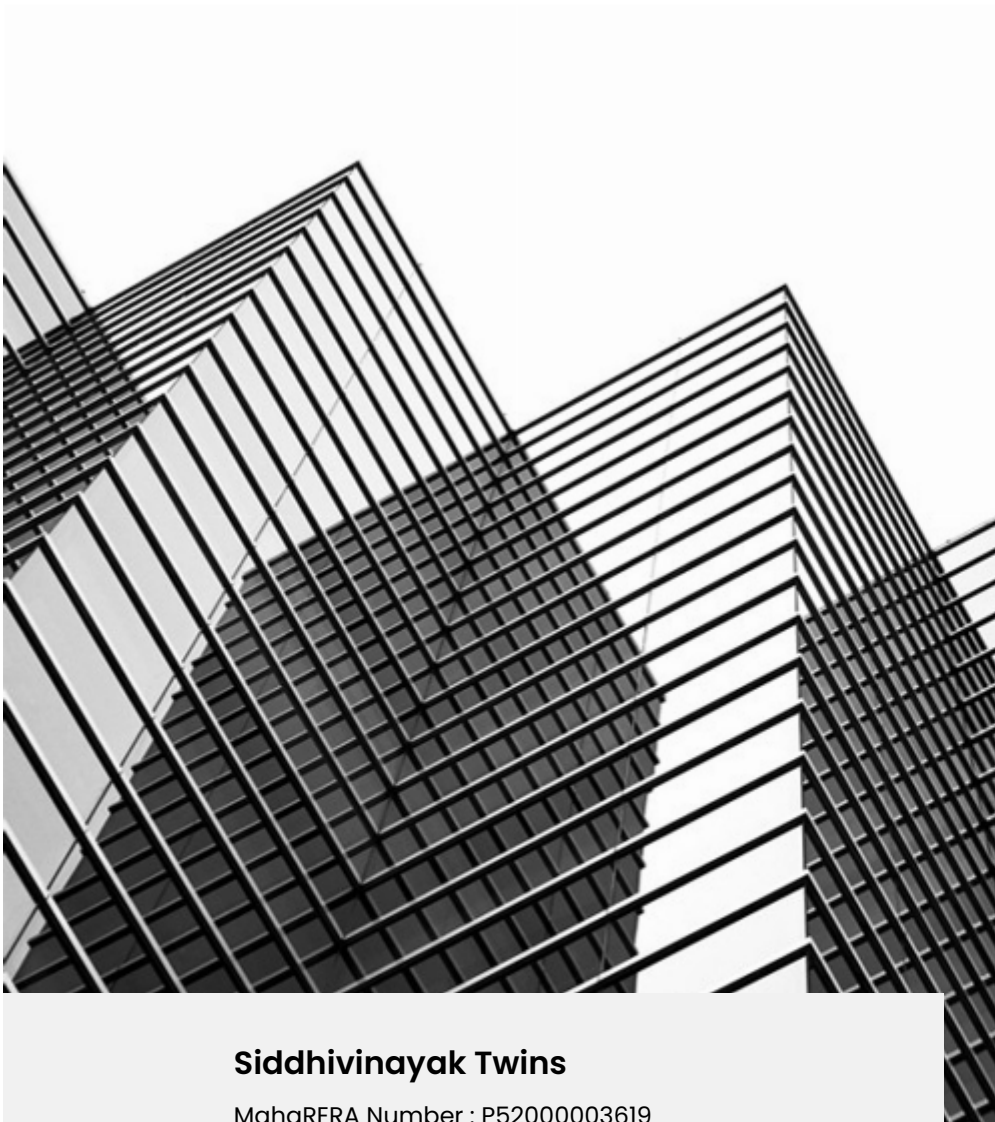


propscience.com

PROP REPORT



Siddhivinayak Twins

MahaRERA Number : P52000003619



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

- Mansarovar Railway station **4.8 Km**
- Asha Hospital **0.65 Km**
- Sudhagad High School **2.4 Km**
- Little World Mall **4.3 Km**

LAND & APPROVALS

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

SIDDHIVINAYAK TWINS

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

SIDDHIVINAYAK TWINS

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2018	3099.51 Sqmt	2 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
Leisure	Amphitheatre
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Water Storage

SIDDHIVINAYAK TWINS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
------------	-----------------	--------------	-----------------	----------------	----------------

Siddhivinayak Twins	4	17	6	2 BHK	102
First Habitable Floor					NA

Services & Safety

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

SIDDHIVINAYAK TWINS

FLAT INTERIORS

Configuration	RERA Carpet Range	
2 BHK	385.7 – 438.62 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

SIDDHIVINAYAK TWINS

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 21314.58	--	INR 9000000 to 9349000

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

GST	Stamp Duty	Registration
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

Transaction History

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

SIDDHIVINAYAK TWINS

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	38
Infrastructure	58
Local Environment	30
Land & Approvals	36
Project	65
People	39
Amenities	42
Building	53
Layout	38
Interiors	30
Pricing	30
Total	43/100

SIDDHIVINAYAK TWINS

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property

provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.