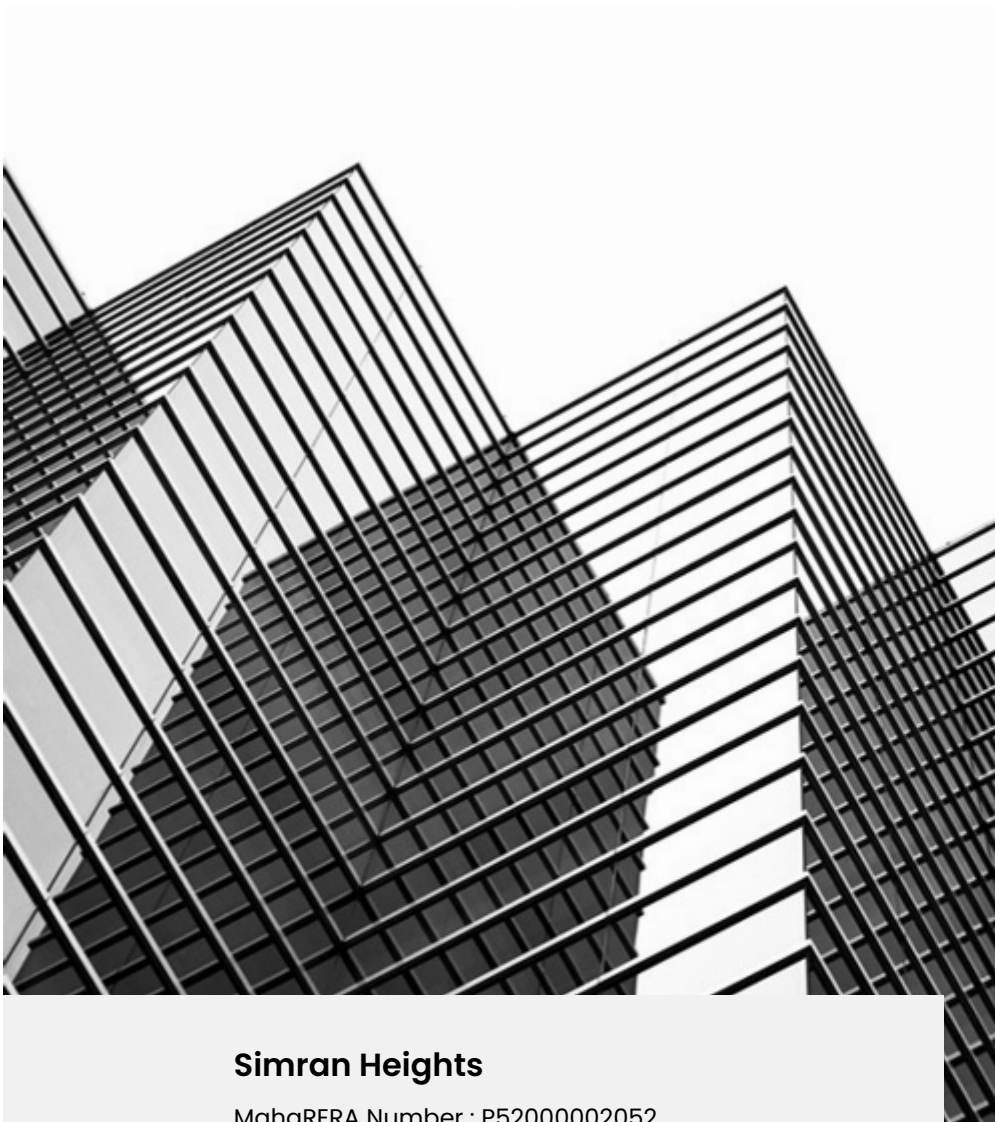


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# PROP REPORT



**Simran Heights**

MahaRERA Number : P52000002052



# 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 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 |
|-------------|-----------------------|----------------|
| Taloja A.V. | Taloja Police Station | NA             |

### Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions.

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **45.1 Km**
- Chhatrapati Shivaji Maharaj International Airport **44.6 Km**
- Pendhar Metro Station **450 Mtrs**
- Talaja Raliway Station **2.6 Km**
- Talaja Multispeciality Hospital **1 Km**
- New Horizon Public School **110 Mtrs**
- Little World Mall **9.8 Km**
- Reliance SMART POINT **1.3 Km**

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## SIMRAN HEIGHTS

## 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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## SIMRAN HEIGHTS

## BUILDER & CONSULTANTS

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| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA                | NA        | NA               |

## PROJECT & AMENITIES

| Time Line                        | Size        | Typography |
|----------------------------------|-------------|------------|
| Completed on 31st December, 2019 | 799.93 Sqmt | 2 BHK      |

### Project Amenities

|                        |   |
|------------------------|---|
| Sports                 | Kids Play Area,Gymnasium                              |
| Leisure                | NA  |
| Business & Hospitality | NA  |
| Eco Friendly Features  | Waste Segregation,Rain Water Harvesting,Water Storage |

## BUILDING LAYOUT

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

|                       |   |    |   |       |     |
|-----------------------|---|----|---|-------|-----|
| Simran Heights        | 2 | 16 | 2 | 2 BHK | 32  |
| First Habitable Floor |   |    |   |       | 1st |

Services & Safety

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

SIMRAN HEIGHTS

FLAT INTERIORS

| Configuration           | RERA Carpet Range |
|-------------------------|-------------------|
| 2 BHK                   | 414 – 444 sqft    |
| 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  |

SIMRAN HEIGHTS

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price              |
|---------------|---------------|-----------------|------------------------|
| 2 BHK         | INR 15144.93  | INR 6270000     | INR 6600000 to 7200000 |

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

| GST        | Stamp Duty      | Registration  |
|------------|-----------------|---------------|
| 0%         | 4%              | INR 30000     |
| Floor Rise | Parking Charges | Other Charges |

|    |    |       |
|----|----|-------|
| NA | NA | 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> | HDFC Bank   |

**Transaction History**

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

|                |
|----------------|
| SIMRAN 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.

|                 |              |
|-----------------|--------------|
| <b>Category</b> | <b>Score</b> |
| <b>Place</b>    | 53           |



|                             |               |
|-----------------------------|---------------|
| <b>Connectivity</b>         | 48            |
| <b>Infrastructure</b>       | 72            |
| <b>Local Environment</b>    | 30            |
| <b>Land &amp; Approvals</b> | 36            |
| <b>Project</b>              | 65            |
| <b>People</b>               | 39            |
| <b>Amenities</b>            | 42            |
| <b>Building</b>             | 53            |
| <b>Layout</b>               | 38            |
| <b>Interiors</b>            | 45            |
| <b>Pricing</b>              | 30            |
| <b>Total</b>                | <b>46/100</b> |

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SIMRAN HEIGHTS

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