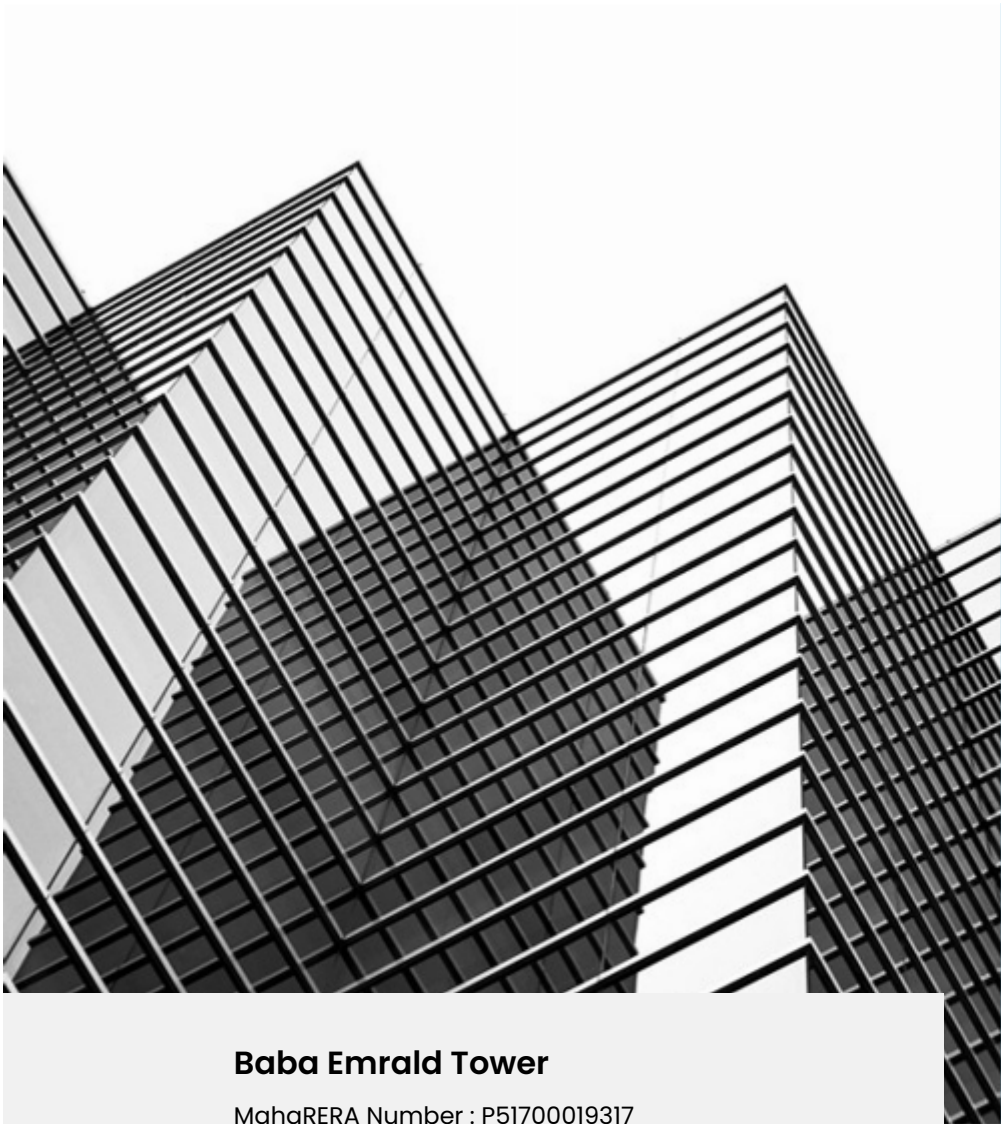


propscience.com

PROP REPORT



Baba Emerald Tower

MahaRERA Number : P51700019317



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

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

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

Connectivity & Infrastructure

- Ulahsnagar Railway Station **550 Mtrs**
- Holy Cross Hospital **4.9 Km**
- S.E.S English Sindhi High School **3.9 Km**
- Metro Junction Mall **7.4 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
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NA	NA	1
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BABA EMERALD TOWER

BUILDER & CONSULTANTS



Project Funded By	Architect	Civil Contractor
NA	NA	NA

BABA EMERALD TOWER

PROJECT & AMENITIES



Time Line	Size	Typography
Completed on 31st December, 2024	1.33 Acre	2 BHK,3 BHK

Project Amenities

Sports	NA
Leisure	NA

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

BABA EMERALD TOWER

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	1	7	2	3 BHK	14
Wing B	1	7	4	2 BHK	28
First Habitable Floor				1st	

Services & Safety

- **Security** : Security System / CCTV
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

BABA EMERALD TOWER

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	791 – 853 sqft
2 BHK	597 – 637 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

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 6666.67	INR 3980000	INR 4420000 to 4720000
3 BHK	INR 6658.85	INR 5270000	INR 5853000 to 6320000

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

GST	Stamp Duty	Registration
5%	3%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	INR 0

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.

BABA EMERALD TOWER

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	30
Connectivity	15
Infrastructure	36
Local Environment	30
Land & Approvals	44

Project	65
People	39
Amenities	36
Building	53
Layout	41
Interiors	45
Pricing	30
Total	39/100

BABA EMERALD TOWER

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