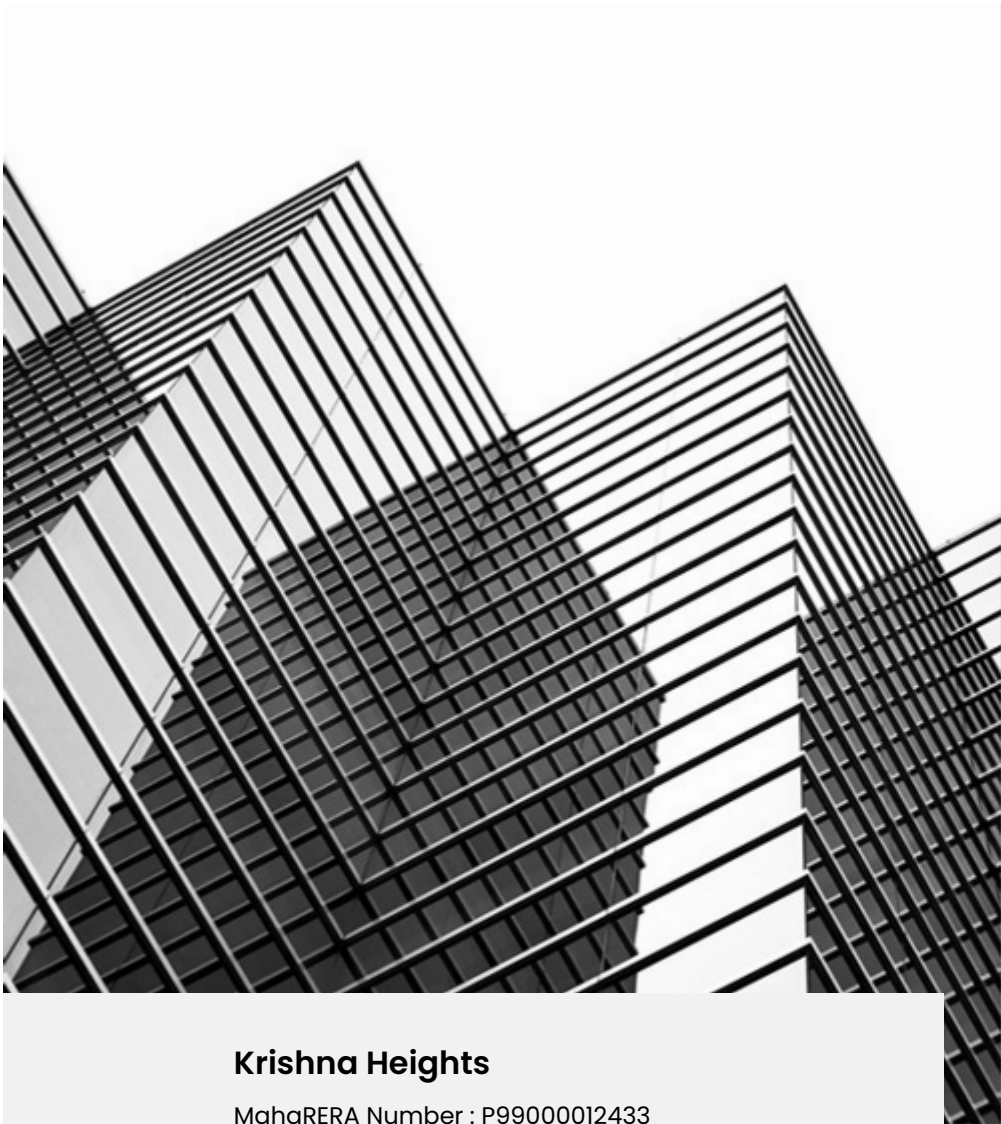


propscience.com

PROP REPORT



Krishna Heights

MahaRERA Number : P99000012433



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
Virar	NA	B

Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 500 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chatrapati Shivaji Maharaj International Airport **57 Km**
- Rustemji Glaobal City **500 Mtrs**
- Virar Railway Station **2.4 Km**
- NH 48 **13 Km**
- Vijay Vallabh Hospital **1 Km**
- Rustomjee Cambridge International School (Virar Branch) **500 Mtrs**
- Yazoo Park **1 Km**
- D Mart & Big Bazaar **800 Mtrs**

LAND & APPROVALS

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

KRISHNA HEIGHTS

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

KRISHNA HEIGHTS

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st July, 2022	667.78 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Kids Play Area,Gymnasium,Indoor Games Area
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Leisure	Temple,Sit-out Area
Business & Hospitality	ATM / Bank Attached
Eco Friendly Features	Rain Water Harvesting

KRISHNA HEIGHTS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Krishna Heights	1	13	10	1 BHK	130
Krishna Heights	1	13	7	2 BHK	91
First Habitable Floor					2

Services & Safety

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

KRISHNA HEIGHTS

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	360 – 386 sqft
2 BHK	529 sqft
Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View
Flooring	Vitrified Tiles,Anti Skid Tiles

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,False Ceiling,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Modular Kitchen,Water Purifier

KRISHNA HEIGHTS

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 7321.24	INR 2640000	INR 3000000 to 3200000
2 BHK	INR 6572.78	INR 3477000	INR 3900000

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

GST	Stamp Duty	Registration
1%	5%	INR 1
Floor Rise	Parking Charges	Other Charges
NA	NA	INR 150000

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd

Transaction History

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

KRISHNA 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	45
Connectivity	65
Infrastructure	86
Local Environment	83
Land & Approvals	50
Project	69
People	39
Amenities	42
Building	65
Layout	45
Interiors	80
Pricing	50

Total

60/100

KRISHNA HEIGHTS

Disclaimer

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