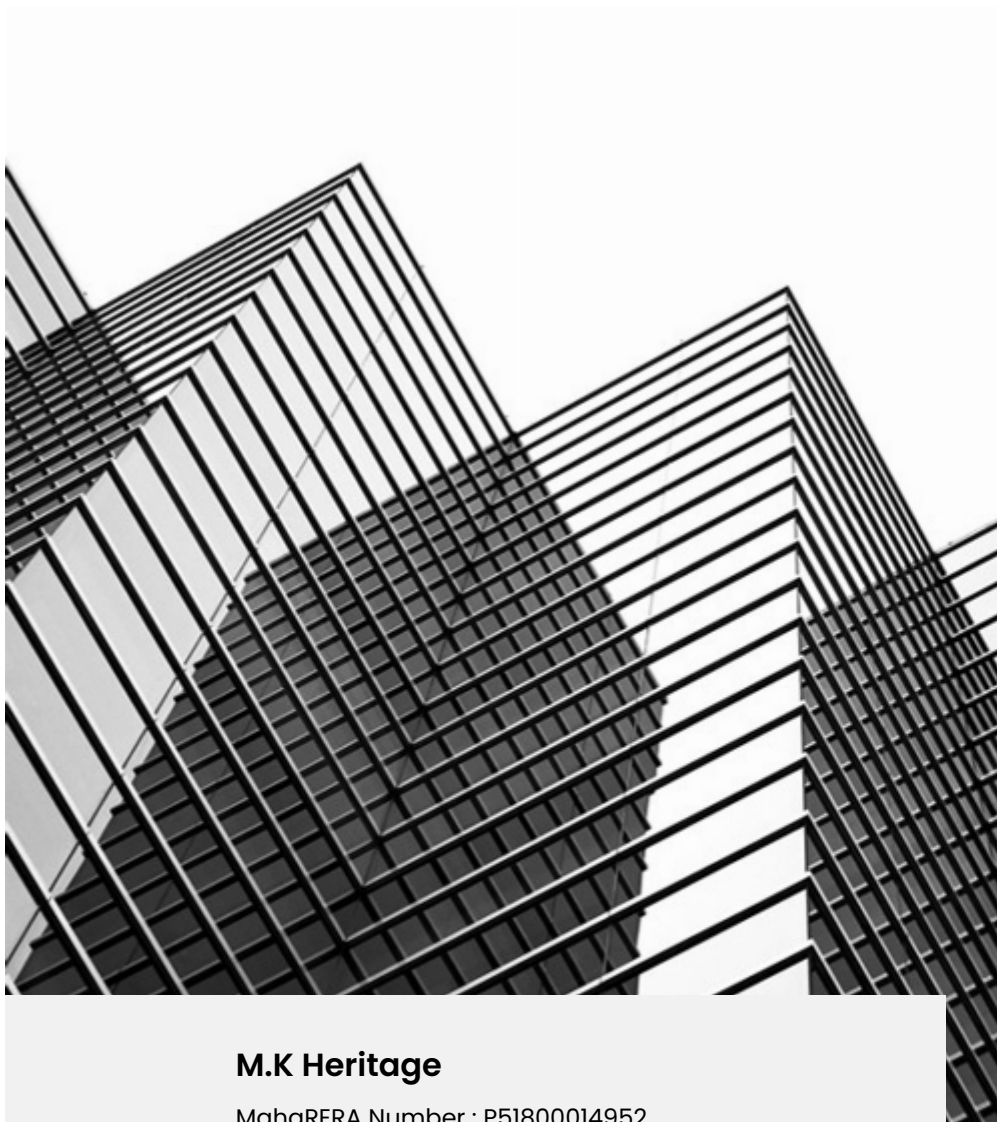


propscience.com

# PROP REPORT



**M.K Heritage**

MahaRERA Number : P51800014952



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Vile Parle (West). Vile Parle is a neighbourhood and also the name of the railway station in the Western suburb of Mumbai. Vile Parle has a significantly strong base of Marathi and Gujarati population. It serves as the location of the first Parle factory. Vile Parle has now become a second major education center after Churchgate to Charni Road area.

Post Office	Police Station	Municipal Ward
IRLA	NA	Ward K West

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 44 Good AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **4.90 Km**
- Andheri Railway Station **1.20 Km**
- Bandra Terminus, **9.70 Km**
- Bisleri Junction Western Express Highway **3.10 Km**
- Cooper Hospital **1.10 Km**
- Narsee Monjee College of Commerce & Economics, **1.40 Km**
- Chandan Cinema **2.50 Km**
- Irla Rd, **500 Mtrs**

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	3	1

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## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	0.20 Acre	1 BHK,2 BHK

## Project Amenities

<b>Sports</b>	NA
<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Rain Water Harvesting,Landscaped Gardens,Water Storage

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## BUILDING LAYOUT

<b>Tower Name</b>	<b>Number of Lifts</b>	<b>Total Floors</b>	<b>Flats per Floor</b>	<b>Configurations</b>	<b>Dwelling Units</b>
M K Heritage	2	12	4	1 BHK,2 BHK	48

**First Habitable Floor**

1st Floor

## Services & Safety

- **Security** : NA
- **Fire Safety** : Fire cylinders
- **Sanitation** : There are slums settlements near the project
- **Vertical Transportation** : NA

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## FLAT INTERIORS

<b>Configuration</b>	<b>RERA Carpet Range</b>
1 BHK	455.31 – 530.23 sqft
2 BHK	647.13 – 678.99 sqft
<b>Floor To Ceiling Height</b>	Greater than 10 feet
<b>Views Available</b>	Road View / No View
<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink

<b>Finishing</b>	Dry Walls
<b>HVAC Service</b>	NA
<b>Technology</b>	Home Automation
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 16846470 to 19618510
2 BHK	--	--	INR 23943810 to 25122630

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	1%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>

NA	NA	NA
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<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>	Bank of Baroda, Bank of India

**Transaction History**

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

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# 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	65



<b>Connectivity</b>	63
<b>Infrastructure</b>	100
<b>Local Environment</b>	80
<b>Land &amp; Approvals</b>	50
<b>Project</b>	74
<b>People</b>	39
<b>Amenities</b>	36
<b>Building</b>	53
<b>Layout</b>	55
<b>Interiors</b>	55
<b>Pricing</b>	30
<b>Total</b>	<b>58/100</b>

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