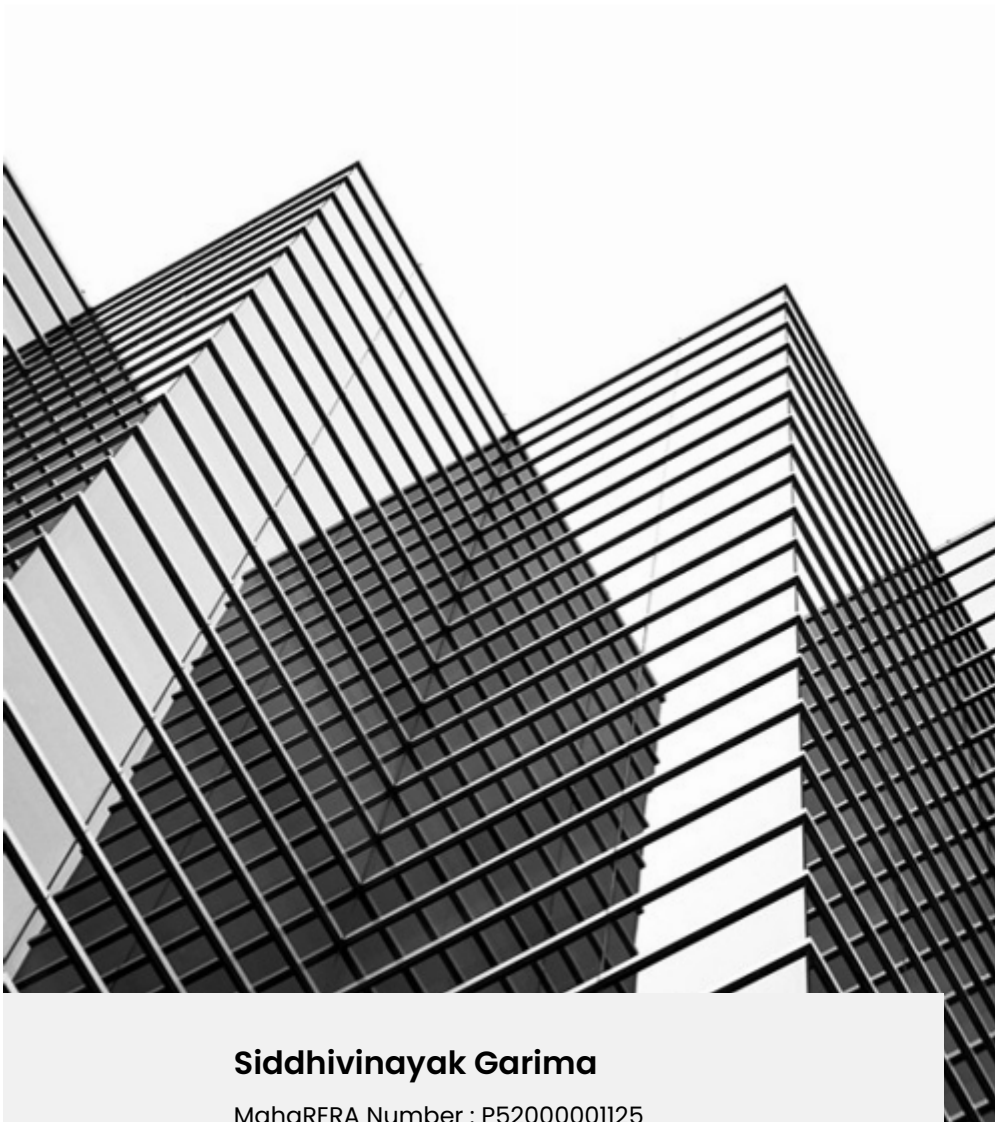


propscience.com

PROP REPORT



Siddhivinayak Garima

MahaRERA Number : P52000001125



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
Koynavale	Taloja Police Station	NA

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 25 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **46.5 Km**
- Navi Mumbai International Airport **19.6 Km**
- Sector 26, Bus Stop **2.2 Km**
- Pender Metro station **2.7 Km**
- Taloja railway station **4.4 Km**
- NH 48 **4.2 Km**
- Apex Multispeciality Hospital **3.3 Km**
- The Elite Public School **3.2 Km**
- Little World Mall **12 Km**
- Reliance SMART POINT **3.4 Km**

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LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
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NA

NA

NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2018	10938 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Multipurpose Court,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
BUILDING NO 1, A & B WING	2	4	8	1 BHK,2 BHK	32
BUILDING NO 2, C and D WING	2	4	8	2 BHK	32
BUILDING NO 3, E and F WING	2	4	8	1 BHK	32
BUILDING NO 4, G and H WING	2	4	8	1 BHK	32
BUILDING NO 5, I and J WING	2	4	8	1 BHK,2 BHK	32
BUILDING NO 6, K, L and M WING	2	4	8	1 BHK,2 BHK	32
BUILDING NO 7, N WING	2	4	8	1 BHK,2 BHK	32

Services & Safety

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

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	330 sqft
2 BHK	493 sqft
2 BHK	494 - 501 sqft
1 BHK	318 sqft
1 BHK	318 sqft
1 BHK	342 sqft

2 BHK	497 sqft
1 BHK	319 – 338 sqft
2 BHK	494 sqft
1 BHK	321 – 350 sqft
2 BHK	483 – 497 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,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

COMMERCIALS

Configuration**Rate Per Sqft****Agreement Value****Box Price**

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

GST**Stamp Duty****Registration**

0%

6%

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

Construction Linked Payment

**Bank Approved
Loans**

HDFC Bank

Transaction History

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

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	73
Infrastructure	48
Local Environment	100
Land & Approvals	50
Project	76
People	39
Amenities	56

Building	78
Layout	45
Interiors	63
Pricing	40
Total	60/100

SIDDHIVINAYAK GARIMA

Disclaimer

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