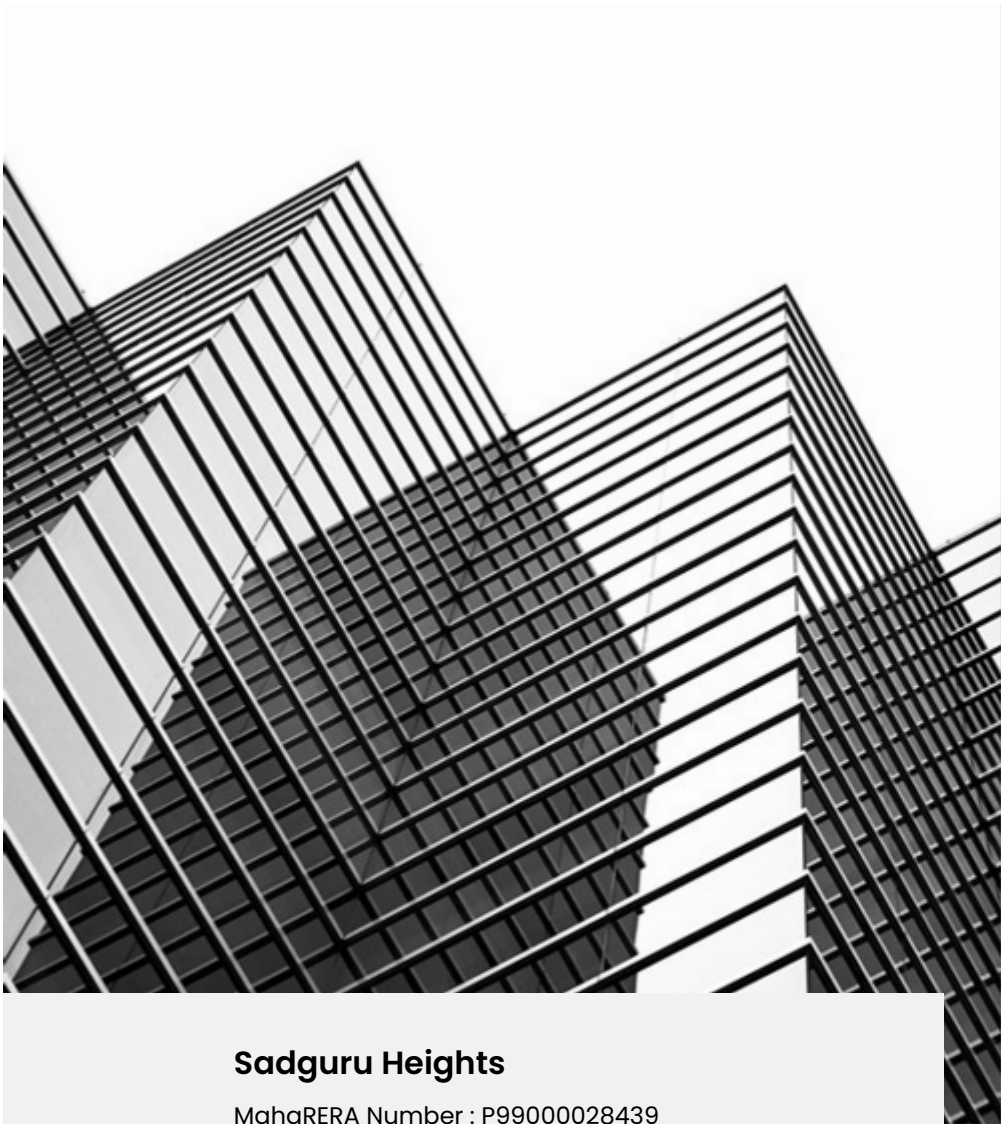


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PROP REPORT



Sadguru Heights

MahaRERA Number : P99000028439



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 | NA |

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 140 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **59 Km**
- Virar Railway Station **1.2 Km**
- Virar Railway Station **1.3 Km**
- Virar Phata **12 Km**
- Vijay Vallabh Hospital **1.5 Km**
- National English School **500 Mtrs**
- Yashwant Square Mall **3 Km**
- D Mart Virar west **2 Km**

LAND & APPROVALS

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

SADGURU HEIGHTS

BUILDER & CONSULTANTS

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

SADGURU HEIGHTS

PROJECT & AMENITIES

| Time Line | Size | Typography |
|----------------------------------|--------------|--------------------------|
| Completed on 31st December, 2025 | 1427.79 Sqmt | 1 BHK,2 BHK,3 BHK,Studio |

Project Amenities

| | |
|------------------------|----------------|
| Sports | Kids Play Area |
| Leisure | Sit-out Area |
| Business & Hospitality | NA |
| Eco Friendly Features | Water Storage |

SADGURU HEIGHTS

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------------------|-----------------|--------------|-----------------|----------------|----------------|
| Sadguru Heights Wing A | 1 | 4 | 5 | 1 BHK | 20 |
| Sadguru Heights Wing A | 1 | 4 | 4 | 2 BHK | 16 |
| Sadguru Heights Wing A | 1 | 4 | 3 | 3 BHK | 12 |

| | | | | | |
|------------------------------|---|---|---|-----------|----|
| Sadguru Heights Wing A | 1 | 4 | 2 | Studio | 8 |
| Sadguru Heights Wing B | 1 | 4 | 4 | 2 BHK | 16 |
| Sadguru Heights Wing B | 1 | 4 | 2 | Studio | 8 |
| First Habitable Floor | | | | 2nd Floor | |

Services & Safety

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

SADGURU HEIGHTS

FLAT INTERIORS

| | |
|---------------|-------------------|
| Configuration | RERA Carpet Range |
|---------------|-------------------|

| | |
|--------|----------|
| 1 BHK | 359 sqft |
| 2 BHK | 504 sqft |
| 3 BHK | 957 sqft |
| Studio | 315 sqft |
| 2 BHK | 421 sqft |
| Studio | 221 sqft |

| | |
|-------------------------|-----------------------|
| Floor To Ceiling Height | Between 9 and 10 feet |
| Views Available | Road View / No View |

| | |
|------------------------------|---|
| Flooring | Vitrified 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,False Ceiling |
| HVAC Service | Split / Box A/C Provision |
| Technology | Optic Fiber Cable |

| | |
|-------------|----|
| White Goods | NA |
|-------------|----|

| |
|-----------------|
| SADGURU HEIGHTS |
|-----------------|

COMMERCIALS

| | | | |
|---------------|---------------|-----------------|-----------|
| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|-----------|

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

| | | |
|------------|-----------------|---------------|
| GST | Stamp Duty | Registration |
| 2% | 6% | 0 |
| Floor Rise | Parking Charges | Other Charges |
| NA | NA | NA |

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

Transaction History

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

SADGURU 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 | 90 |
| Land & Approvals | 44 |
| Project | 64 |

| | |
|------------------|---------------|
| People | 39 |
| Amenities | 36 |
| Building | 65 |
| Layout | 47 |
| Interiors | 55 |
| Pricing | 63 |
| Total | 58/100 |

SADGURU HEIGHTS

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