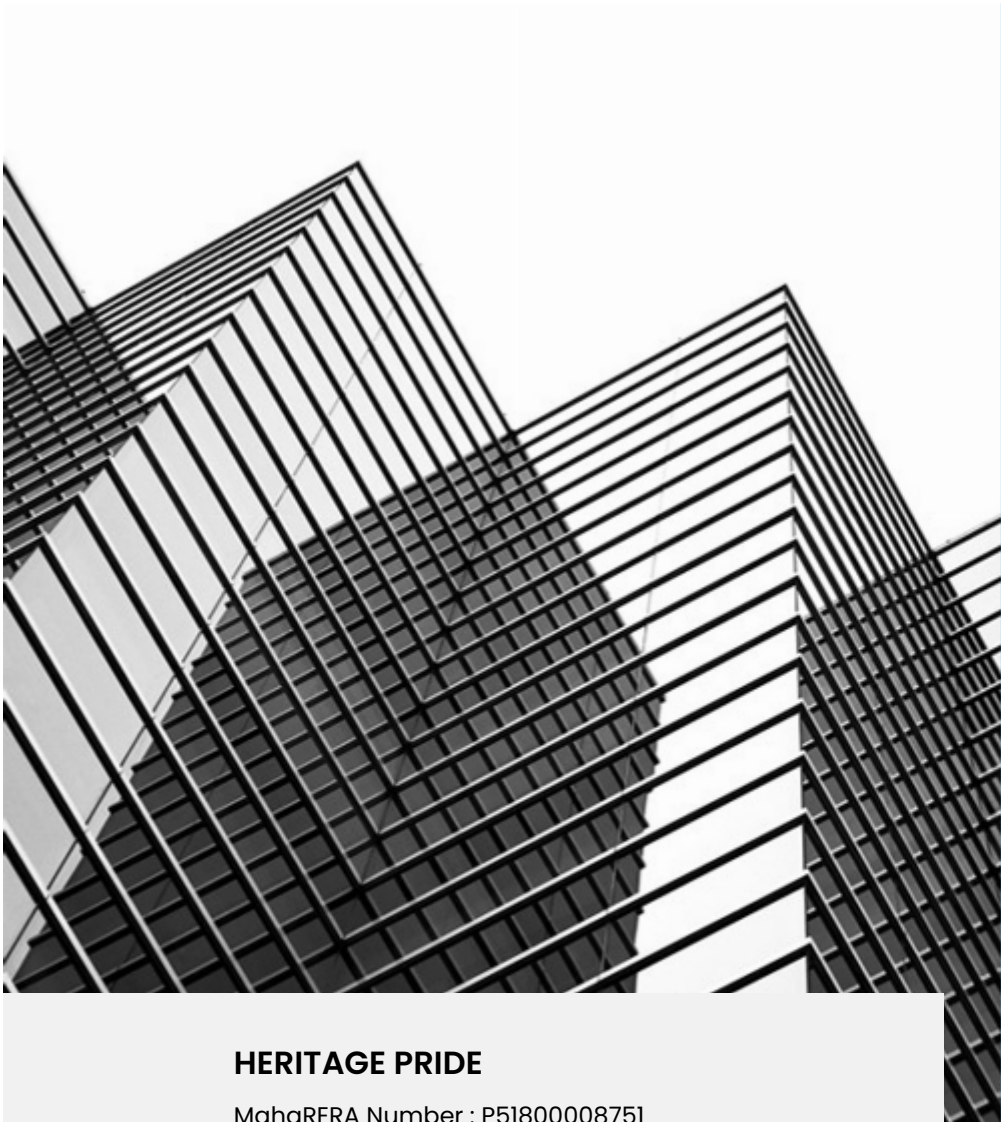


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PROP REPORT



HERITAGE PRIDE

MahaRERA Number : P51800008751



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 Chembur (East). Chembur is an upmarket large suburb in Mumbai. Chembur is also said to be a reference to Chevul at the mouth of the Kundalika River on mainland Maharashtra. S V Patel Nagar , Gurudwara , Aggarwal Colony , Central Railway Colony , New Rna Colony are the neighbouring localities to Chembur East. After independence, Chembur was one of the sites where refugee camps were set up to settle refugees after partition. The industrialisation of Trombay during and after the war led to the demand for housing and the growth of Chembur thereafter. Famous studios like the RK studios built by the late Raj Kapoor were present in Chembur.

Post Office	Police Station	Municipal Ward
Chembur	NA	Ward M West

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 136 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **13 Km**
- 10th Road **120 Mtrs**
- Chembur Monorail Station **1 Km**
- Chembur Railway Station **3.4 Km**
- Amar Mahal Junction Flyover **4.6 Km**
- Joy hospital Chembur **600 Mtrs**
- General Education Academy **550 Mtrs**
- K Star Mall **700 Mtrs**
- Sahakari Bhandar **850 Mtrs**

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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
The Saraswat Co-op Bank Ltd	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
2022 Ready to move	534.70 Sqmt	4 BHK,Duplex

Project Amenities

Sports	Multipurpose Court,Jogging Track,Kids Play Area,Gymnasium
Leisure	Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone
Business & Hospitality	Banquet Hall,Conference / Meeting Room,Visitor's Room,Clubhouse,Multipurpose Hall
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage,STP Plant

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
HERITAGE PRIDE	2	14	1	4 BHK	14
First Habitable Floor					2

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,Key Card Entry
- **Fire Safety :** Fire rated doors / walls,Fire cylinders,Fireman's Lift,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretchor Lift,Goods Lift

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FLAT INTERIORS

Configuration	RERA Carpet Range
4 BHK	1580 sqft
Floor To Ceiling Height	Between 9 and 10 feet

Views Available	Road View / No View
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Flooring	Marble Flooring
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Safety door,Electrical Sockets / Switch Boards
Finishing	Dry Walls,False Ceiling
HVAC Service	Centralized Air Conditioning System,Split / Box A/C Provision
Technology	WIFI enabled,Optic Fiber Cable
White Goods	Geyser,Water Purifier,Air Conditioners,Washing Machine & Dryer,Refrigerator,Microwave Oven,Dish Washer

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
4 BHK	--	--	INR 62500000

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

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

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,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,The Saraswat Co-op Bank Ltd

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	48
Connectivity	73
Infrastructure	86
Local Environment	80
Land & Approvals	44
Project	78
People	48
Amenities	68
Building	86
Layout	73
Interiors	73
Pricing	40

Total

66/100

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