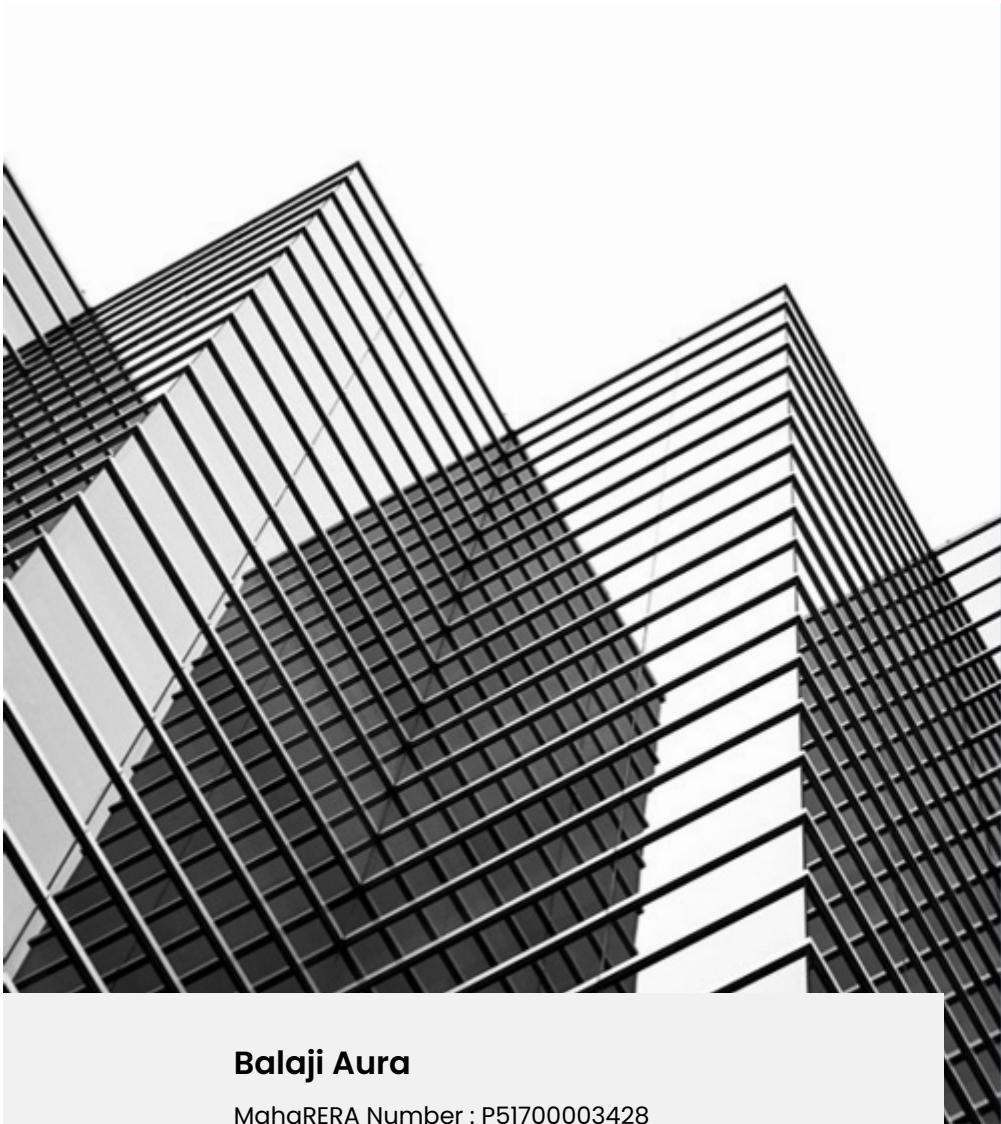


propscience.com

# PROP REPORT



**Balaji Aura**

MahaRERA Number : P51700003428



## 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 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
Taloja A.V.	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 30 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **44 Km**
- Chhatrapati Shivaji Maharaj International Airport **43.6 Km**
- Bus Stop **2 Km**
- Pender Metro Station **240 Mtrs**
- Talaja Raliway Station **3.3 Km**
- AH 47 **3 Km**
- Talaja Multispeciality Hospital **1 Km**
- New Horizon Public School **120 Mtrs**
- Little World Mall **9.9 Km**
- Reliance SMART POINT **1.5 Km**

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BALAJI AURA

## LAND & APPROVALS

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

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BALAJI AURA

## BUILDER & CONSULTANTS

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Reliable Builders founded by Mr. Govind Jaidhara has successfully completed over 15 projects within Navi Mumbai and Mumbai, with extreme efforts taken since 1994. Reliable Builders has never compromised on its quality, space, and service provided to its customers. Reliable Builders' vision is to create extraordinary luxury for all, and the mission is to deliver it with honesty, loyalty, and reliability.

<b>Project Funded By</b>	<b>Architect</b>	<b>Civil Contractor</b>
NA	NA	NA

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## PROJECT & AMENITIES

<b>Time Line</b>	<b>Size</b>	<b>Typography</b>
Completed on 30th September, 2021	1950 Sqmt	1 BHK,2 BHK

### Project Amenities

<b>Sports</b>	Cricket Pitch,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Deck Area,Sit-out Area
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation,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
Balaji Aura	2	21	4	1 BHK,2 BHK	84

First Habitable Floor	3rd
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## Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,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	258.97 - 265.33 sqft

2 BHK	419.9 – 422.69 sqft
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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified 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

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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1 BHK	INR 18071.59	INR 4680000	INR 5200000 to 5400000
2 BHK	INR 16718.27	INR 7020000	INR 7800000 to 8200000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR Stilt- Rs. 350000-1BHK, Rs, 450000-2BHK	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,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	83
Infrastructure	72
Local Environment	100
Land & Approvals	36
Project	74
People	39
Amenities	56

<b>Building</b>	65
<b>Layout</b>	53
<b>Interiors</b>	55
<b>Pricing</b>	40
<b>Total</b>	<b>60/100</b>

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BALAJI AURA

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