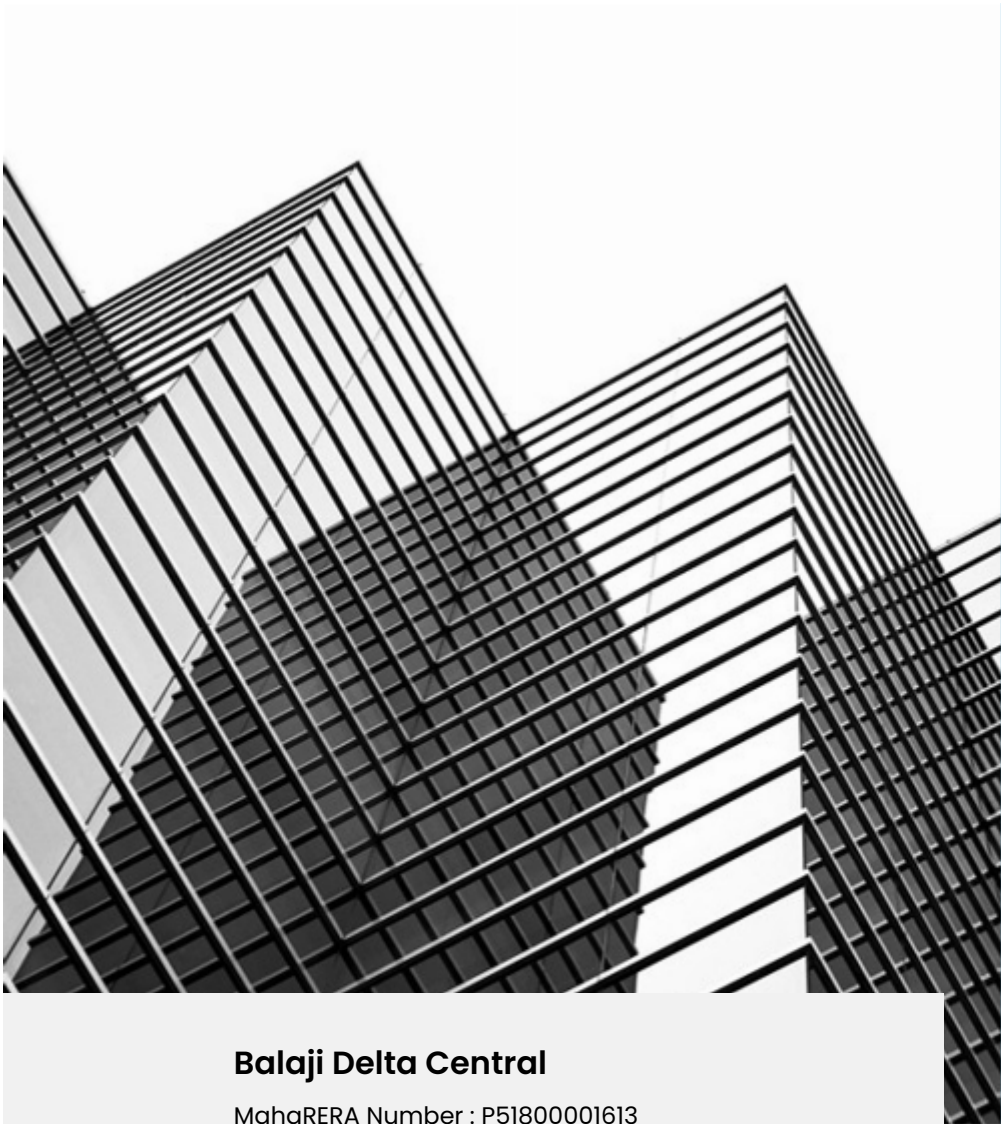


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PROP REPORT



Balaji Delta Central

MahaRERA Number : P51800001613



Residential Projects in MMR

WE HELP YOU MAKE THE INVESTMENT

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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 Kharghar. Kharghar is one of the nodes of Smart City Navi Mumbai and comes under Panvel Municipal Corporation. It is situated in the extreme north of the Raigad district. It was developed by City and Industrial Development Corporation (CIDCO). Kharghar is divided into sectors and has a total of 45 sectors. The place shares good road and rail connections via the Mumbai Expressway, Panvel Road (NH48), Kharghar Station and the NMMT bus network. For the safety of pedestrians and commuters, CIDCO has developed a 1.7-kilometer elevated walkway at Kharghar Node, which runs from the Kharghar railway station to various points in Kharghar. It is a well-planned developing area consisting mainly of multi-story apartments with easy access to various work centres.

Post Office	Police Station	Municipal Ward
Kharghar	NA	NA

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

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **39.5 Mtrs**
- Navi Mumbai International Airport **15 Mtrs**
- Bus Stop **550 Mtrs**
- Metro Line **1 Km**
- Kharghar Railway Station **4.7 Km**
- NH 47 **4 Km**
- Om Navjeevan Hospital **450 Mtrs**
- Vishwajyot High School **750 Mtrs**
- Central Park **40 Mtrs**
- D-Mart **2.5 Mtrs**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
November 2021	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 30th June, 2022	2.5 Acre	2 BHK,2.5 BHK,3 BHK

Project Amenities

Sports	Badminton Court,Multipurpose Court,Tennis Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Outdoor Gym,Indoor Games Area
Leisure	Senior Citizen Zone,Pet Friendly,Deck Area,Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Water Bodies / Koi Ponds,Rain Water Harvesting,Landscaped Gardens,Water Storage

BALAJI DELTA CENTRAL

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	2	27	2	3 BHK	54
Wing B	2	27	2	3 BHK	54
Wing C	2	23	2	2 BHK	46
Wing D	2	23	2	2 BHK	46
First Habitable Floor				4th	

Services & Safety

- **Security :** Society Office,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,Stretchers Lift

FLAT INTERIORS



Configuration	RERA Carpet Range
3 BHK	688 sqft
3 BHK	836 sqft
2 BHK	484 sqft
2 BHK	546 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

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,Double glazed glass windows
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
2 BHK	INR 32727.27	INR 15840000	INR 17600000 to 19855000
3 BHK	INR 32311.05	INR 22230000	INR 24700000 to 30000000

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 700000	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,HDFC Bank

Transaction History

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

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
May 2022	539	19	INR 8000000	INR 14842.3
May 2022	539	NA	INR 8500000	INR 15769.94
April 2022	546	NA	INR 10500000	INR 19230.77
March 2022	896	NA	INR 11000000	INR 12276.79
March 2022	539	NA	INR 13000000	INR 24118.74

March 2022	769	6	INR 16000000	INR 20806.24
February 2022	539	22	INR 8500000	INR 15769.94
February 2022	539	17	INR 13500000	INR 25046.38
December 2021	483	14	INR 13500000	INR 27950.31
December 2021	483	14	INR 13500000	INR 27950.31
December 2021	600	23	INR 8000000	INR 13333.33
November 2021	483	11	INR 8500000	INR 17598.34
November 2021	483	5	INR 13000000	INR 26915.11
October 2021	896	NA	INR 15000000	INR 16741.07
September 2021	896	26	INR 20000000	INR 22321.43
August 2021	769	4	INR 16000000	INR 20806.24

August 2021	539	18	INR 12000000	INR 22263.45
July 2021	483	4	INR 12000000	INR 24844.72
July 2021	741	4	INR 18500000	INR 24966.26
July 2021	483	5	INR 9500000	INR 19668.74

BALAJI DELTA CENTRAL

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	55
Connectivity	90
Infrastructure	86
Local Environment	100

Land & Approvals	42
Project	69
People	46
Amenities	70
Building	78
Layout	53
Interiors	73
Pricing	40
Total	67/100

BALAJI DELTA CENTRAL

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