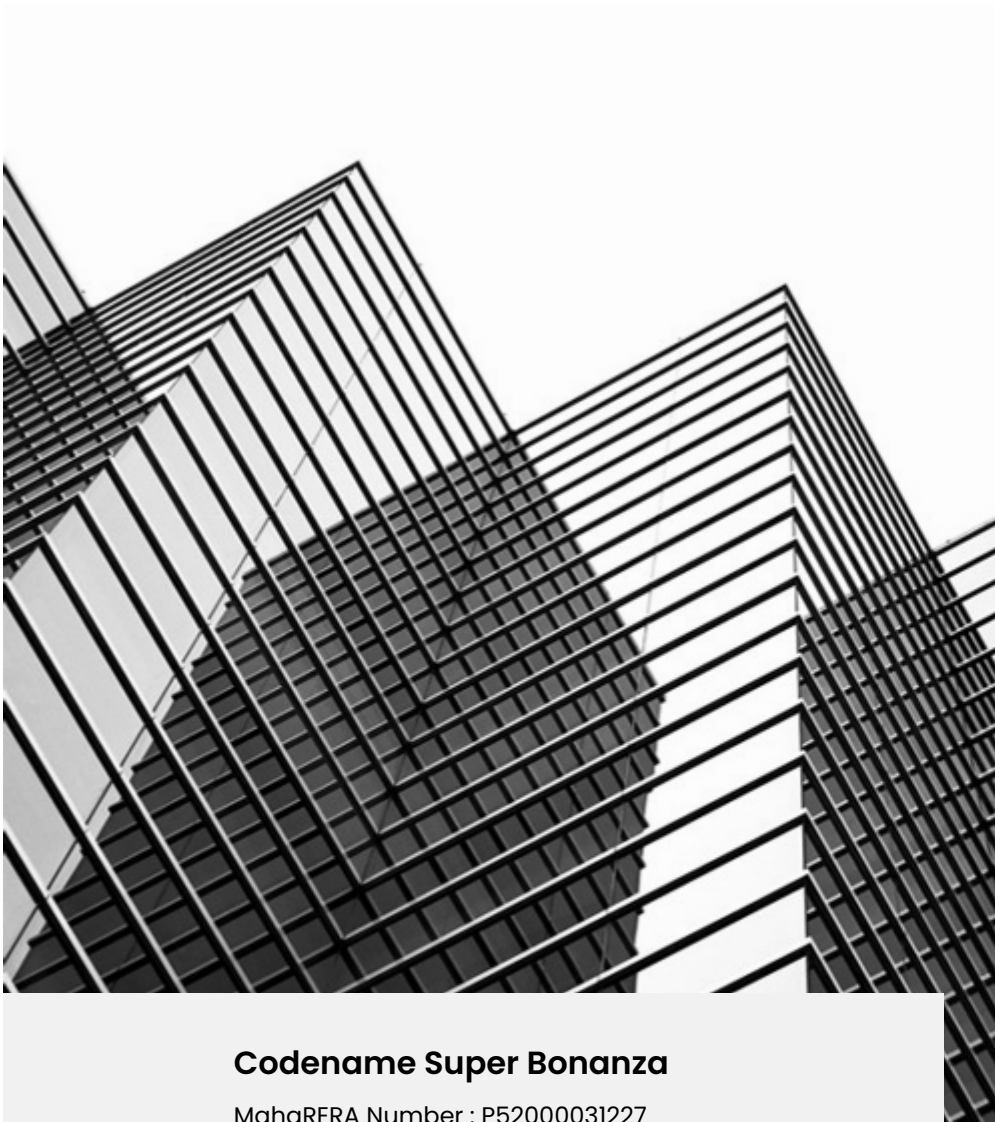


PROP REPORT



Codename Super Bonanza

MahaRERA Number : P52000031227



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.

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

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **37.7 Km**
- ROHINJAN BUS STOP, 33RG+RC5, NH 48, Rohinjan, Navi Mumbai, Maharashtra 410210 **300 Mtrs**
- Kharghar Railway Station **10.2 Km**
- Panvel Road **300 Mtrs**
- Rana NX Hospital **3.2 Km**
- Vibgyor High School, Kharghar, Sector 15, Kharghar, Navi Mumbai, Maharashtra 410210 **6.2 Km**
- Seawoods Grand Central mall **12 Km**
- Shree Krishna Kiran Store **450 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
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2027	1.96 Acre	1 BHK,2 BHK

Project Amenities

Sports	Badminton Court,Cricket Pitch,Multipurpose Court,Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Open Stage Theatre,Yoga Room / Zone,Sauna,Spa,Library / Reading Room,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Banquet Hall,Barbeque Pit,Sky Lounge / Bar,Clubhouse

Eco Friendly Features

Rain Water Harvesting,Landscaped
Gardens,Charging Ports – Electrical Cars

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A Wing	3	24	8	1 BHK,2 BHK	192
B Wing	3	24	8	1 BHK,2 BHK	192

First Habitable Floor	6th Floor
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Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety** : Sprinkler System,CNG / LPG Gas Leak Detector
- **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	409 – 411 sqft
2 BHK	550 – 611 sqft
1 BHK	409 – 411 sqft
2 BHK	550 – 611 sqft

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

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,False Ceiling,Laminated flush doors
HVAC Service	Split / Box A/C Provision

Technology	Optic Fiber Cable
White Goods	Modular Kitchen,Air Conditioners

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 4999000 to 5000000
2 BHK	--	--	INR 6800000 to 7500000

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,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IFL Bank,Kotak Bank,SBI Bank

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	55
Connectivity	65

Infrastructure	50
Local Environment	100
Land & Approvals	56
Project	71
People	39
Amenities	76
Building	67
Layout	53
Interiors	70
Pricing	40
Total	62/100

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