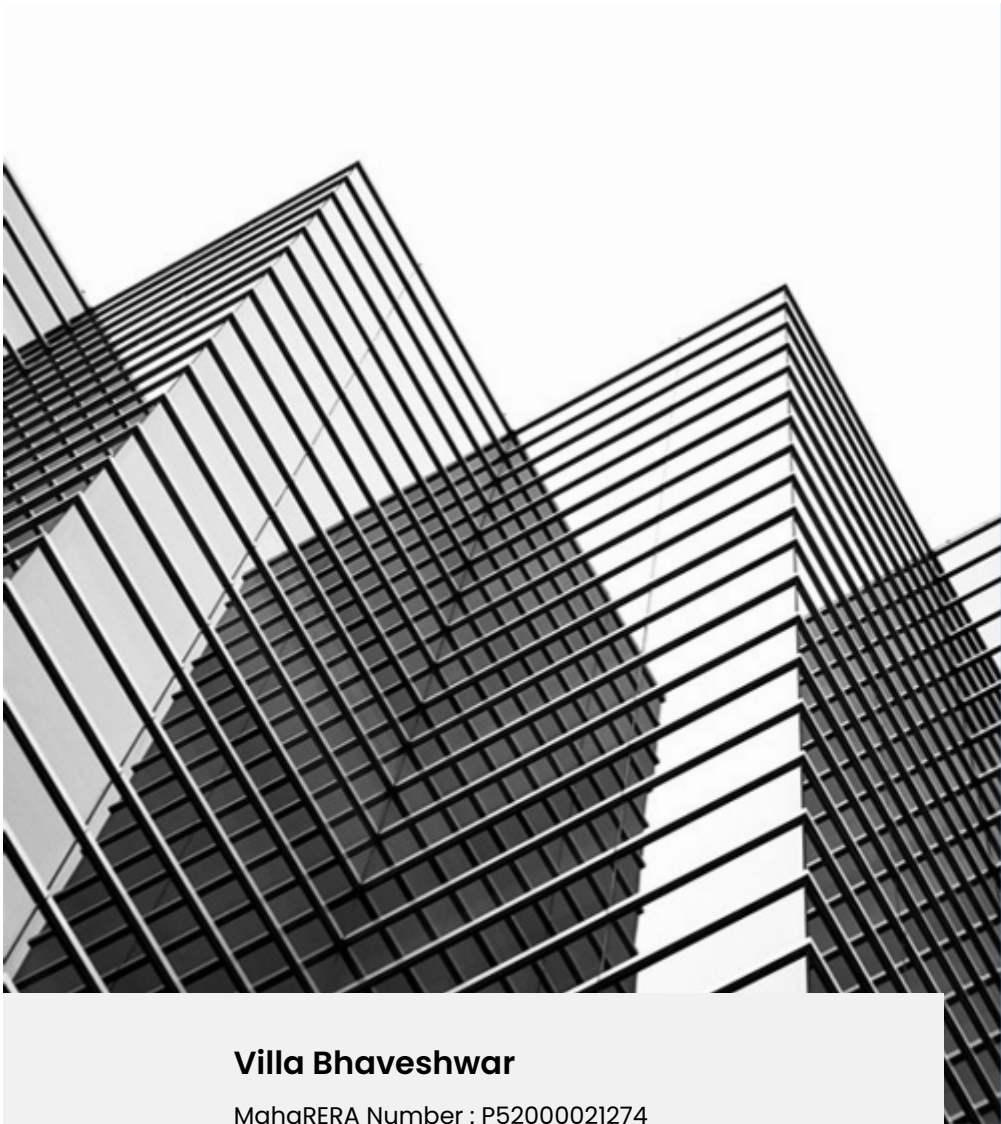


propscience.com

PROP REPORT



Villa Bhaveshwar

MahaRERA Number : P52000021274



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
Jci Kamothe	Kamothe Police Station	NA

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 145 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **42.5 Km**
- Chhatrapati Shivaji Maharaj International Airport **37.1 Km**
- Bus Stop **3 Km**
- Khandeshwar Railway station **800 Mtrs**
- Nh 48 **3 Km**
- Chirayu Hospital **450 Mtrs**
- Indo Scots Global School **1.7 Km**
- Orion Mall **3.5 Km**
- D Mart **3.6 Km**

LAND & APPROVALS

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

VILLA BHAVESHWAR

BUILDER & CONSULTANTS

Villa Group is real estate company based out of Navi Mumbai, established in the year 2008. Focused on development projects in the CIDCO area of Navi Mumbai, the company has, since its inception, successfully delivered over 24 projects in the residential and retail sectors in areas such as Ghansoli, Kharghar, Ulwe, Belapur and Karanjade. At present they are focused on development projects in Dronagiri, adjacent to the JNPT port. Their popular projects include Villa Harmony, Villa Oceano, and Villa Bhaveshwar.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

VILLA BHAVESHWAR

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th September, 2024	7800 Sqmt	1 BHK,2 BHK,Studio

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Senior Citizen Zone
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Water Storage

VILLA BHAVESHWAR

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A Wing	3	14	8	1 BHK,2 BHK,Studio	112
B Wing	3	14	8	1 BHK,2 BHK,Studio	112

C Wing	3	14	8	1 BHK,2 BHK,Studio	112
D Wing	3	14	8	1 BHK,2 BHK,Studio	112
First Habitable Floor					4th

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

VILLA BHAVESHWAR

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	232 - 344 sqft
2 BHK	394 - 420 sqft
Studio	175 - 208 sqft

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1 BHK	232 - 344 sqft
2 BHK	394 - 420 sqft
Studio	208 sqft

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

VILLA BHAVESHWAR

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 18000	INR 3150000	INR 3500000 to 4700000
1 BHK	INR 14651.16	INR 4950000	INR 5500000 to 6438000
2 BHK	INR 19416.24	INR 7650000	INR 8500000 to 9060000

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

GST	Stamp Duty	Registration
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5%	5%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 400000	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.

VILLA BHAVESHWAR

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	73
Connectivity	83
Infrastructure	70
Local Environment	90
Land & Approvals	42
Project	66
People	46
Amenities	50
Building	65
Layout	50
Interiors	55
Pricing	40
Total	61/100

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