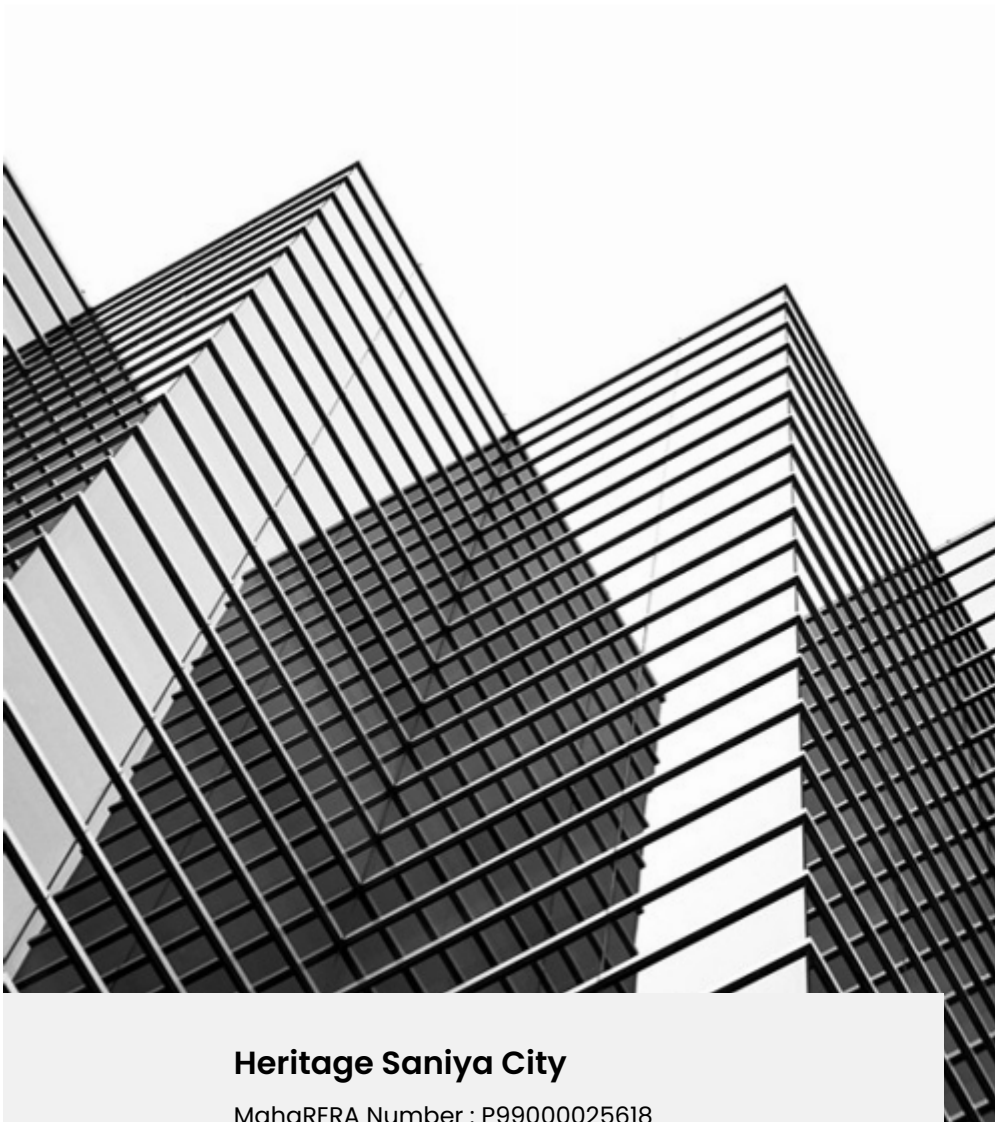


propscience.com

PROP REPORT



Heritage Saniya City

MahaRERA Number : P99000025618



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
Vasai East IE	Vasai Police Station	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 75 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Mumbai International Airport **43.0 Km**
- Vasai Bus Depot **6.5 Km**
- Vasai Railway Station **6.1 Km**
- NH 48 **3.0 Km**
- Agrawal Hospital **1.6 Km**
- Sant Leela Shah High School & Jr. College **4.0 Km**
- Carnival Cinemas **4.1 Km**
- D Mart **6.1 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
May 2022	NA	1

HERITAGE SANIYA CITY

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

HERITAGE SANIYA CITY

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2025	8965.43 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Outdoor Gym
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Leisure	Sit-out Area,Pergola
Business & Hospitality	NA
Eco Friendly Features	NA

HERITAGE SANIYA CITY

BUILDING LAYOUT

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

First Habitable Floor

1st

Services & Safety

- **Security** : Society Office,Security System / CCTV,Earthquake Resistant Design
- **Fire Safety** : Fire Hose,Fire cylinders

- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

HERITAGE SANIYA CITY

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	358 sqft
2 BHK	579 sqft
1 BHK	358 sqft
2 BHK	579 sqft
Floor To Ceiling Height	Greater than 10 feet
Views Available	Road View / No View
Flooring	Vitrified Tiles,Anti Skid Tiles

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Safety door,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

HERITAGE SANIYA CITY

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 3500000
2 BHK	--	--	INR 4700000

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

GST	Stamp Duty	Registration
1%	7%	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	Time Linked Payment
Bank Approved Loans	Axis Bank,Canara Bank,HDFC Bank,ICICI Bank,Kotak Bank,SBI Bank

Transaction History

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

HERITAGE SANIYA CITY

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
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Place	55
Connectivity	48
Infrastructure	56
Local Environment	100
Land & Approvals	44
Project	79
People	39
Amenities	42
Building	67
Layout	55
Interiors	63
Pricing	30
Total	56/100

Disclaimer

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