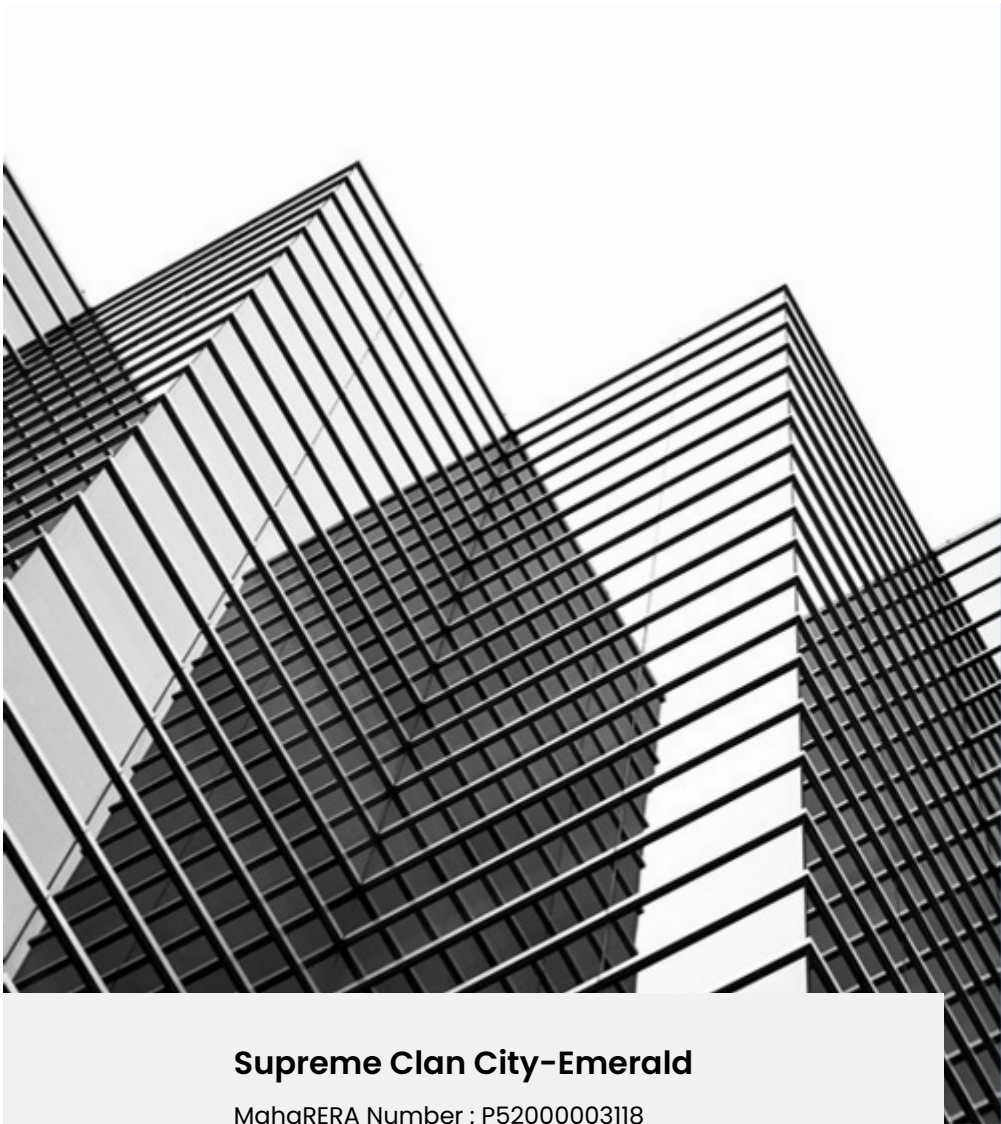


propscience.com

# PROP REPORT



**Supreme Clan City-Emerald**

MahaRERA Number : P52000003118



# 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

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. | NA             | NA             |

## Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions.

## Connectivity & Infrastructure

- Taloja Railway Station **2.4 Km**
- Taloja Multispeciality Hospital **5.4 Km**
- Emperion School **5.1 Km**
- Little World Mall **9.7 Km**
- D-Mart **6.6 Km**

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SUPREME CLAN CITY-  
EMERALD

## LAND & APPROVALS

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| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| NA                                   | 4                    | 1                          |

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## BUILDER & CONSULTANTS

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| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA                | NA        | NA               |

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EMERALD

## PROJECT & AMENITIES

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| Time Line                     | Size   | Typography |
|-------------------------------|--------|------------|
| Completed on 31st March, 2022 | 7 Acre | 1 BHK      |

## Project Amenities

|                                   |   |
|-----------------------------------|---|
| <b>Sports</b>                     | Kids Play Area,Gymnasium,Indoor Games Area                                  |
| <b>Leisure</b>                    | NA  |
| <b>Business &amp; Hospitality</b> | NA  |
| <b>Eco Friendly Features</b>      | Waste Segregation,Rain Water<br>Harvesting,Landscaped Gardens,Water Storage |

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## BUILDING LAYOUT

| Tower Name            | Number<br>of Lifts | Total<br>Floors | Flats<br>per<br>Floor | Configurations | Dwelling<br>Units |
|-----------------------|--------------------|-----------------|-----------------------|----------------|-------------------|
| Emerald               | 3                  | 38              | 6                     | 1 BHK          | 228               |
| First Habitable Floor |                    |                 |                       | 4th            |                   |

### Services & Safety

- **Security** : Maintenance Staff,Security System / CCTV,Intercom Facility
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

|                               |  |
|-------------------------------|--|
| SUPREME CLAN CITY-<br>EMERALD |  |
|-------------------------------|--|

### FLAT INTERIORS

| Configuration                | RERA Carpet Range                                 |
|------------------------------|---|
| 1 BHK                        | 304.8 – 335.5 sqft                                |
| Floor To Ceiling Height      | NA  |
| Views Available              | NA  |
| Flooring                     | Vitrified Tiles                                   |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform                |
| Finishing                    | Laminated flush doors,Double glazed glass windows |

|              |    |
|--------------|----|
| HVAC Service | NA |
| Technology   | NA |
| White Goods  | NA |

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EMERALD

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price              |
|---------------|---------------|-----------------|------------------------|
| 1 BHK         | INR 15748.03  | INR 4800000     | INR 5341000 to 5922000 |

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

| GST        | Stamp Duty      | Registration  |
|------------|-----------------|---------------|
| 5%         | 3%              | INR 30000     |
| Floor Rise | Parking Charges | Other Charges |
| NA         | NA              | INR 0         |

|                            |   |
|----------------------------|---|
| <b>Festive Offers</b>      | The builder is not offering any festive offers at the moment. |
| <b>Payment Plan</b>        | NA  |
| <b>Bank Approved Loans</b> | DHFL Bank   |

### Transaction History

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

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EMERALD

## 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 | 33    |



|                             |               |
|-----------------------------|---------------|
| <b>Infrastructure</b>       | 30            |
| <b>Local Environment</b>    | 30            |
| <b>Land &amp; Approvals</b> | 50            |
| <b>Project</b>              | 68            |
| <b>People</b>               | 39            |
| <b>Amenities</b>            | 48            |
| <b>Building</b>             | 53            |
| <b>Layout</b>               | 38            |
| <b>Interiors</b>            | 45            |
| <b>Pricing</b>              | 30            |
| <b>Total</b>                | <b>43/100</b> |

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SUPREME CLAN CITY-  
EMERALD

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