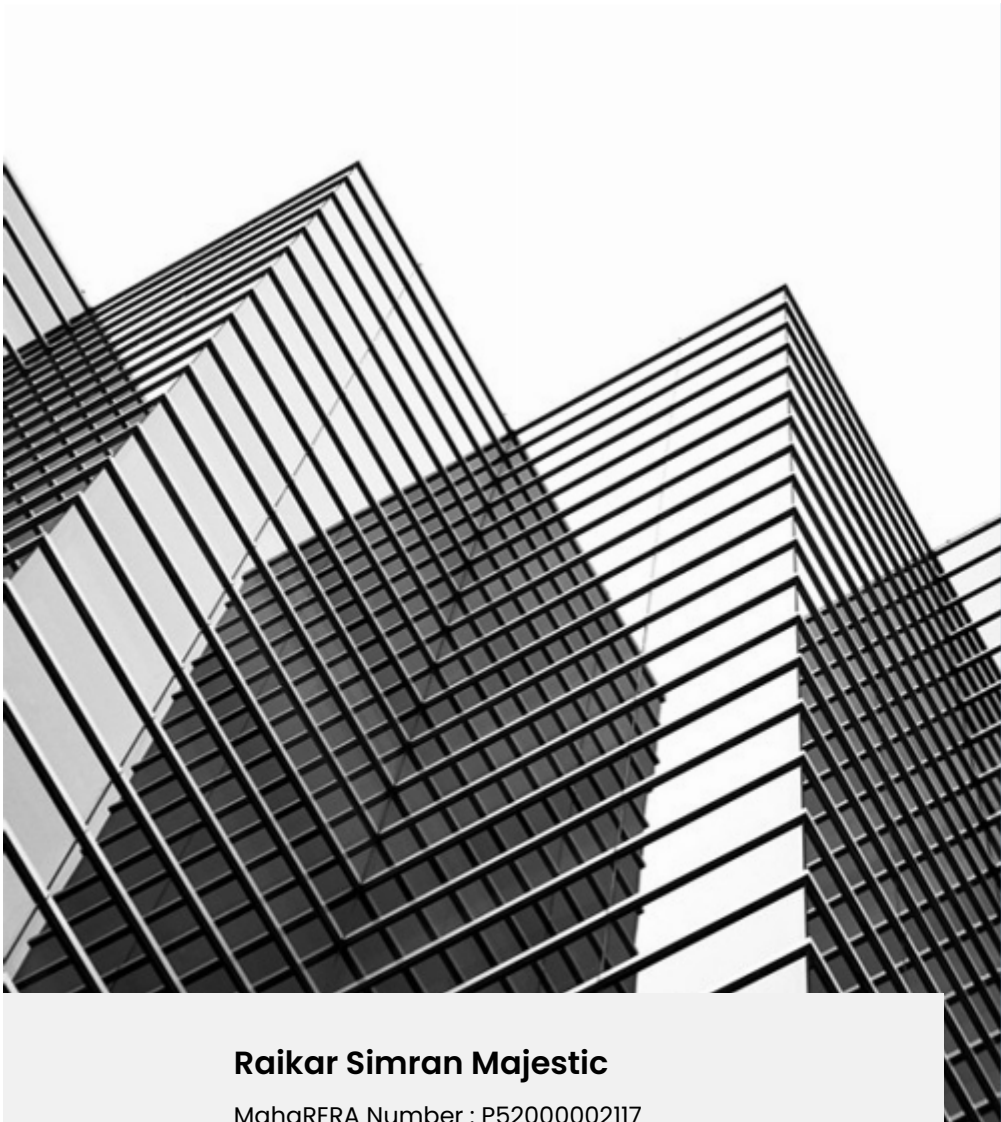


propscience.com

# PROP REPORT



**Raikar Simran Majestic**

MahaRERA Number : P52000002117



# 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 Talaja. Talaja 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, Talaja 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 Talaja has many small, medium, and large-scale industries. Talaja is located around 12 kms away from the CBD Belapur by the Mumbai-Pune Expressway. Talaja has great connectivity to other parts of Navi Mumbai like Kharghar, Kalamboli and Vashi.

Post Office	Police Station	Municipal Ward
Koynavale	NA	NA

## Neighborhood & Surroundings

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

## Connectivity & Infrastructure

- Talaja Metro Station, Phase 2 **1.6 Km**
- Talaja Railway Station **3.6 Km**
- Max Hospital **1.9 Km**
- New Horizon Public School **2 Km**
- Little World Mall **11 Km**

## LAND & APPROVALS

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

## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

## PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 30th June, 2018

9900 Sqmt

1 BHK,2 BHK,3 BHK,Studio

## Project Amenities

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

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Building 1	1	4	4	1 BHK,3 BHK	16
Building 2	1	4	4	1 BHK	16
Building 3	1	4	4	1 BHK	16

Building 4	1	4	4	1 BHK,Studio	16
Building 5	1	4	4	1 BHK,2 BHK	16
Building 6	1	4	4	1 BHK,3 BHK	16
Building 7	1	4	4	1 BHK,2 BHK	16
Building 8	1	4	4	Studio	16
Building 9	1	4	4	Studio	16
Building 10	1	4	4	1 BHK,2 BHK	16
Building 11	1	4	4	2 BHK	16
Building 12	1	4	4	2 BHK,3 BHK	16

First Habitable Floor

1st

## Services & Safety

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

# FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	427.3 sqft
3 BHK	703 sqft
1 BHK	408.6 sqft
1 BHK	408.6 sqft
1 BHK	405.58 sqft
Studio	267.2 sqft
1 BHK	407 - 428.2 sqft
2 BHK	579.6 sqft
1 BHK	407 sqft
3 BHK	703 sqft
1 BHK	407 sqft

2 BHK	579.6 sqft
Studio	253.8 – 265.4 sqft
Studio	253.8 – 265.4 sqft
1 BHK	411.3 sqft
2 BHK	568 – 579.6 sqft
2 BHK	568 – 578.8 sqft
2 BHK	568 – 578.022 sqft
3 BHK	703 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	NA
Joinery, Fittings & Fixtures	Kitchen Platform
Finishing	Double glazed glass windows
HVAC Service	NA



Technology	NA
White Goods	NA

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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 6619.39	INR 1680000	INR 1760000 to 1900000
1 BHK	INR 6646.43	INR 2700000	INR 300000 to 2880000
2 BHK	INR 6659.77	INR 3786000	INR 3980000 to 4053000
3 BHK	INR 6665.72	INR 4686000	INR 5000000

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

GST	Stamp Duty	Registration
0%	4%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	INR 100000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	HDFC 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
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<b>Place</b>	53
<b>Connectivity</b>	33
<b>Infrastructure</b>	52
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	56
<b>Project</b>	63
<b>People</b>	39
<b>Amenities</b>	36
<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	30
<b>Pricing</b>	30
<b>Total</b>	<b>43/100</b>

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