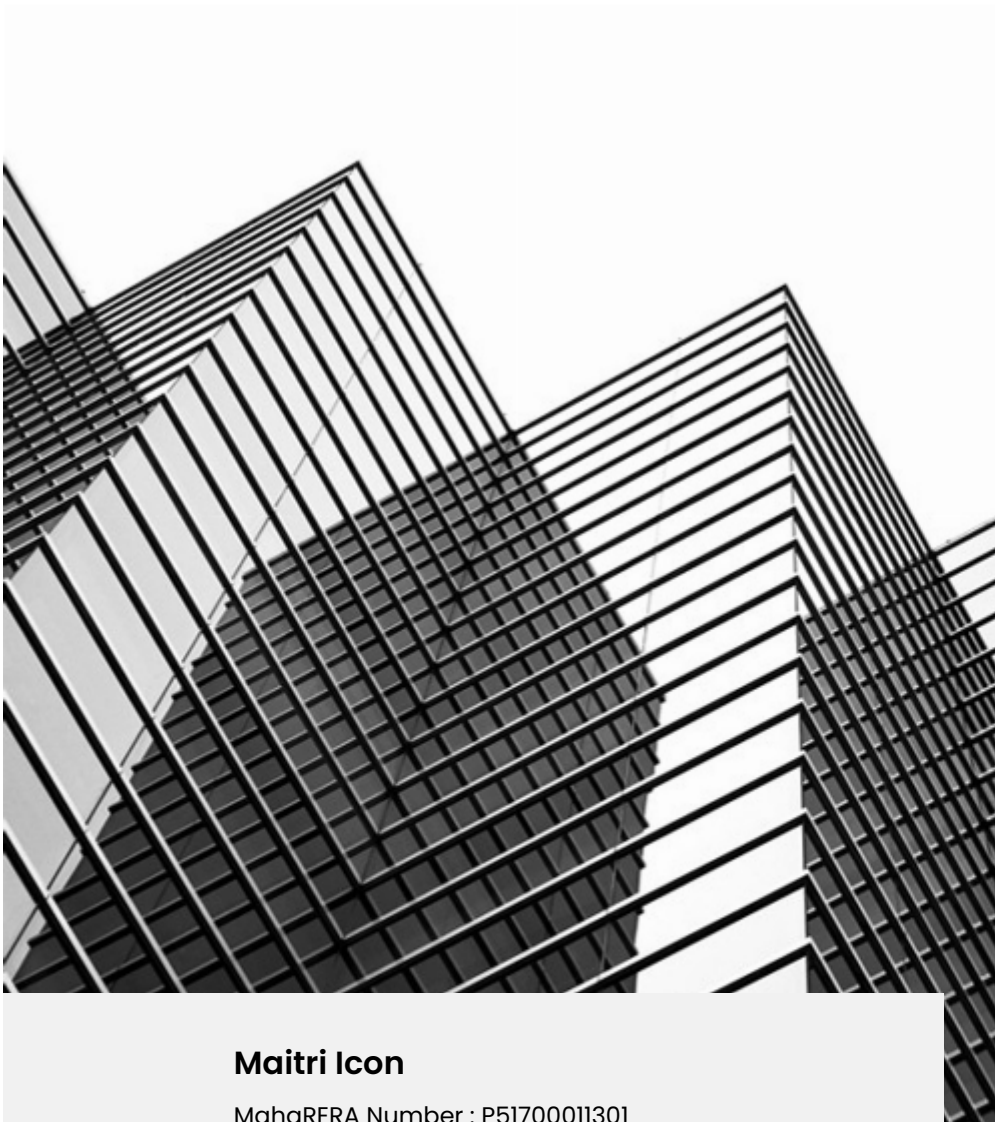


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PROP REPORT



Maitri Icon

MahaRERA Number : P51700011301



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 East Tansa Pipeline. Bhiwandi is a city in the Thane district. It is located 20 km northeast of Mumbai and 15 km northeast of the city of Thane and is part of the Mumbai Metropolitan Region. Bhiwandi is a well-known centre of logistics and textile industries. Although mainly inhabited by ethnic minorities, the area has become a secular city due to the development of infrastructure and industries. Bhiwandi Nizampur City Municipal Corporation is a civic body founded in 2002 Maharashtra State Government to manage the industrial community of Bhiwandi. Many renowned real estate developers are entering the market, along with some individual local developers. It is the main commercial centre connecting Mumbai and the rest of India via the Mumbai-Agra Highway.

Post Office	Police Station	Municipal Ward
Anjur	Bhiwandi Taluka Police Station	Bhiwandi-Nizampur Municipal Corporation

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 57 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **40.7 Km**
- Chatrapati Shivaji International Airport **33.9 Km**
- Bhiwandi Bus Depot **4 Km**
- Bhiwandi Railway Station Rd **1.8 Km**
- MH SH 35, Balaji Nagar **1.6 Km**
- Shree Varhaldevi Multispeciality Hospital **350 Mtrs**
- Sister Nivedita English school **350 Mtrs**
- Metro Junction Mall **12.6 Km**
- D Mart, Mohan Square One **13.1 Km**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
August 2021	NA	1

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	11000. Sqmt	1 BHK,2 BHK,Studio

Project Amenities

Sports	Multipurpose Court,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Pet Friendly
Business & Hospitality	NA
Eco Friendly Features	Landscaped Gardens,Water Storage

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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Building 1	1	5	4	Studio	20
Building 2	1	3	2	Studio	6
Building 3	1	5	4	1 BHK	20
Building 4	2	17	7	1 BHK,2 BHK	119

First Habitable Floor	1st
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Services & Safety

- **Security :** Society Office,Security System / CCTV,Earthquake Resistant Design
- **Fire Safety :** Fire Hose
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
Studio	306.88 – 326.78 sqft

Studio	367.78 sqft
1 BHK	367.78 – 370.79 sqft
1 BHK	336.9 – 479.14 sqft
2 BHK	360.68 – 540.8 sqft

Floor To Ceiling Height	Between 9 and 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,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 6209.07	INR 1906000	INR 2001300 to 2398200
1 BHK	INR 6208.91	INR 2092000	INR 2196600 to 3124800
2 BHK	INR 6209.19	INR 3019000	INR 3169950 to 3526950

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

GST	Stamp Duty	Registration
5%	6%	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.
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Payment Plan	Construction Linked Payment
Bank Approved Loans	HDFC 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	73
Infrastructure	58
Local Environment	90

Land & Approvals	50
Project	64
People	39
Amenities	42
Building	65
Layout	45
Interiors	73
Pricing	40
Total	58/100

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Disclaimer

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