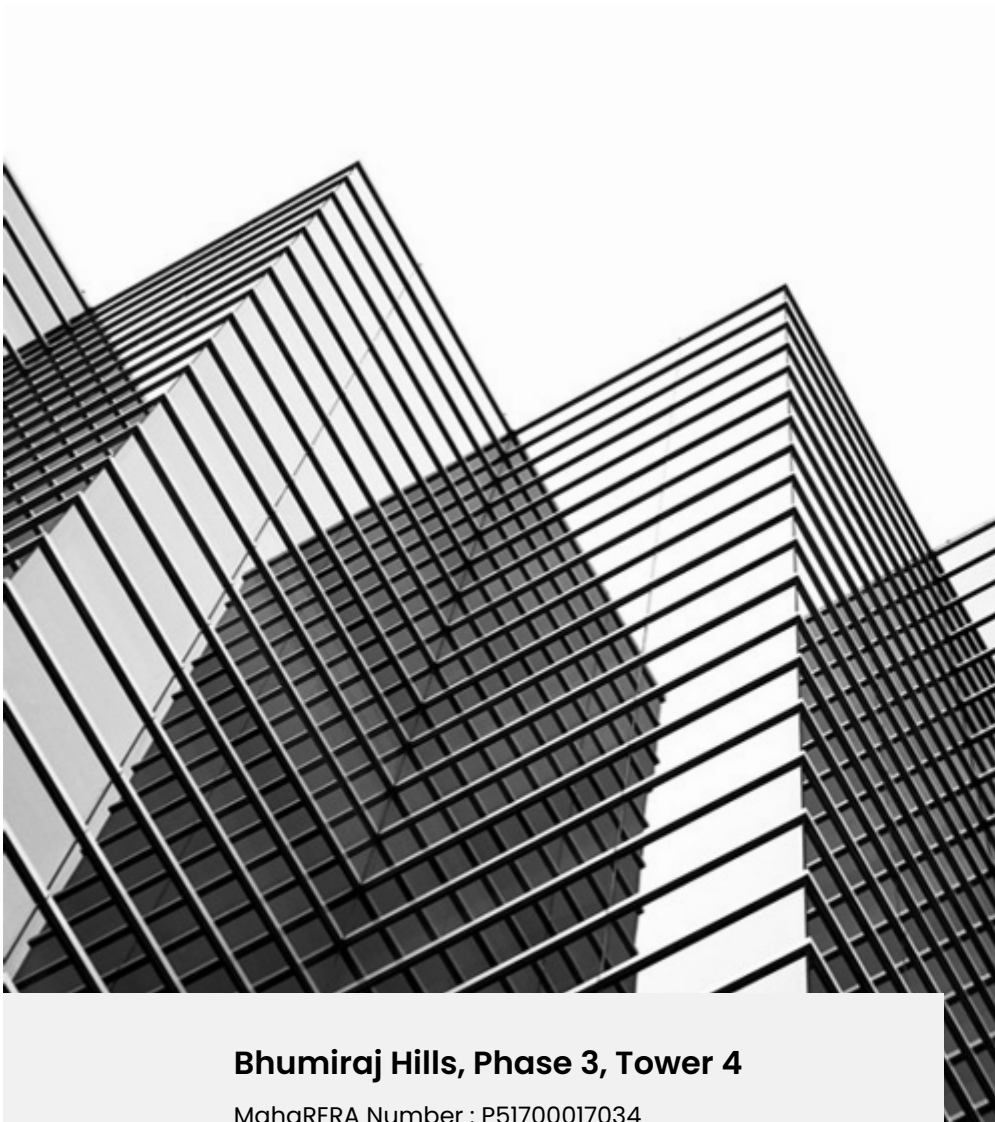


propscience.com

PROP REPORT



Bhumiraj Hills, Phase 3, Tower 4

MahaRERA Number : P51700017034



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 CBD Belapur. CBD Belapur is an important locality of Navi Mumbai. The locality has main head offices for the NMMC, CIDCO, Commissioner of Central Excise, Special Crime Branch, MTNL and maintains a head branch for RBI. CBD Belapur plays a crucial role in the economical and administrative department for Navi Mumbai, because of which CBD Belapur is home to several call centers, including ChoiceConnex, Wipro BPO, Kaizen and SilkRoot. CBD Belapur will soon house the new international airport. Belapur railway station lies on the Harbour line of the Mumbai Suburban Railway. The Sion Panvel Highway passes through it and Palm Beach Road connects it to Vashi.

Post Office	Police Station	Municipal Ward
Belapur Node III	CBD Police Station	CBD Belapur

Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is prone to traffic jams during rush hour. The air pollution levels are 102 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **33.9 Km**
- Navi Mumbai International Airport **14.7 Km**
- Belapur Bus Stop **1.1 Km**
- Belapur Railway Station **1 Km**
- C.B.D Belapur Highway **1 Km**
- MGM Hospital And Research Centre **1.4 Km**
- D Y Patil University School of Management **1.8 Km**
- Seawoods Grand Central Mall **3.7 Km**
- D Mart **2.7 Km**

BHUMIRAJ HILLS, PHASE 3,
TOWER 4

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2022	8	1

BHUMIRAJ HILLS, PHASE 3,
TOWER 4

BUILDER & CONSULTANTS

The Bhumiraj Group was established to promote the concept of affordable housing and to satisfy the wishes of many families looking for affordable housing in Navi Mumbai. With extensive experience in the real estate market, Bhumi Raj Group Of Companies located in Sanpada provides clients with a wide range of residential, industrial, commercial, entertainment and institutional properties. The real estate group has won awards for its award-winning projects and is indeed one of the most mature and recognized groups in the

Project Funded By	Architect	Civil Contractor
NA	NA	NA

BHUMIRAJ HILLS, PHASE 3,
TOWER 4

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th November, 2023	14 Acre	1 BHK,2 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Tennis Court,Putting Green,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Library / Reading Room,Senior Citizen Zone,Pet Friendly,Sit-out Area
Business & Hospitality	Banquet Hall,Clubhouse
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

BHUMIRAJ HILLS, PHASE 3,
TOWER 4

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 7	2	22	4	1 BHK,2 BHK	88
First Habitable Floor				1st Floor	

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretchers Lift

BHUMIRAJ HILLS, PHASE 3, TOWER 4	
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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	295 – 390.3 sqft
2 BHK	440 – 468 sqft
Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities
Flooring	Marble Flooring,Anti Skid 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,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

BHUMIRAJ HILLS, PHASE 3, TOWER 4

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 29976.94	INR 10080000	INR 11200000 to 13000000
2 BHK	INR 31704.55	INR 13950000	INR 15500000 to 20000000

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 700000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	HDFC Bank

Transaction History

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

BHUMIRAJ HILLS, PHASE 3, TOWER 4

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
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March 2020	388	9	INR 8621700	INR 22220.88
January 2020	432	10	INR 9605000	INR 22233.8
November 2019	499	10	INR 10669930	INR 21382.63

BHUMIRAJ HILLS, PHASE 3,
TOWER 4

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	63
Connectivity	83
Infrastructure	78

Local Environment	70
Land & Approvals	56
Project	74
People	39
Amenities	70
Building	67
Layout	53
Interiors	73
Pricing	40
Total	64/100

BHUMIRAJ HILLS, PHASE 3,
TOWER 4

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