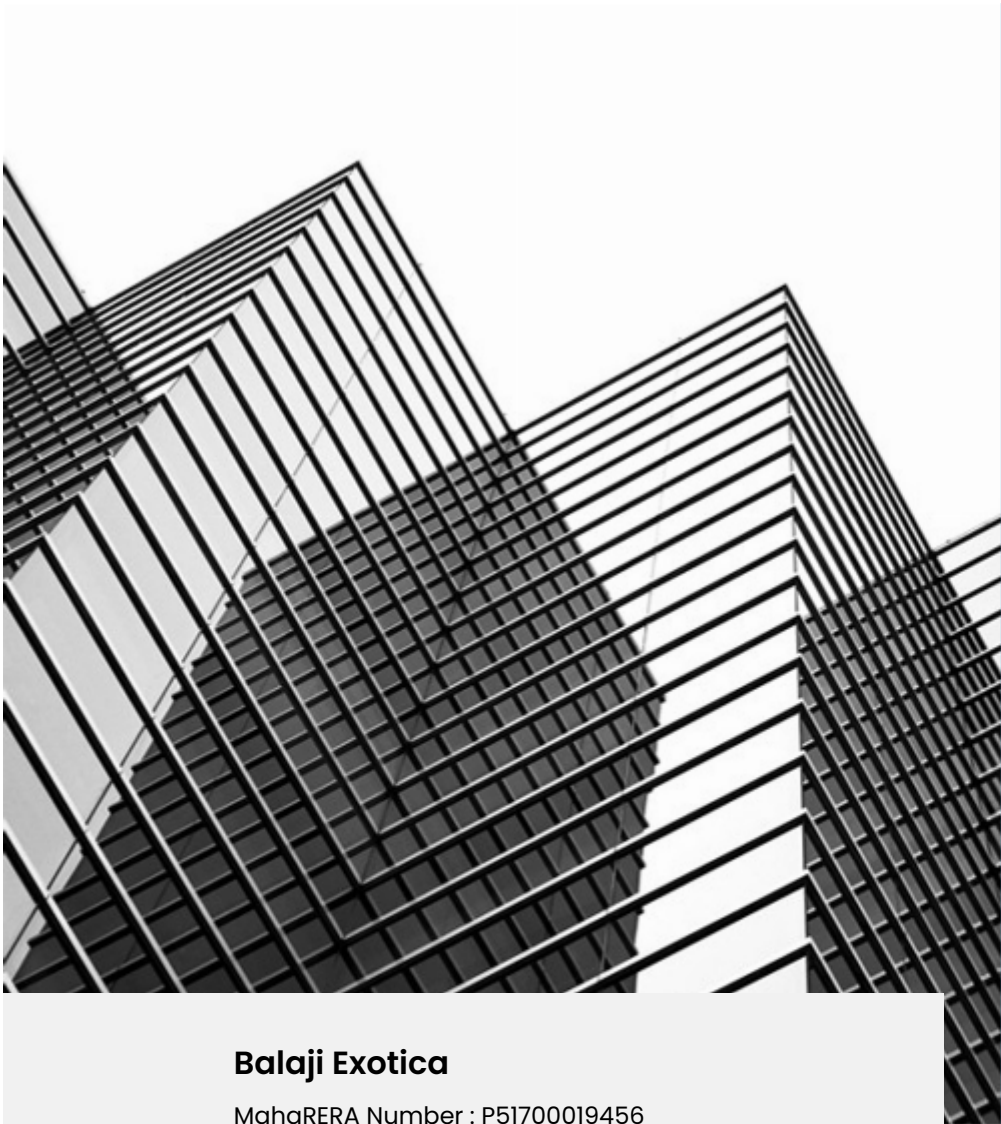


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# PROP REPORT



**Balaji Exotica**

MahaRERA Number : P51700019456



# 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 Koparkhairane. Kopar Khairane is a part of Navi Mumbai. It was built primarily on reclaimed land by CIDCO. Kopar Khairane railway station is in sector-8A and is present on the Harbor line of the Mumbai Suburban Railway. Koparkhairane is a big industrial hub. One factor that has ostensibly led to this is the presence of many big corporate offices in the vicinity in the MIDC area of Mahape. The locality houses some of the biggest business parks such as Millennium Business Park, and has corporate offices for Reliance, L & T Infotech, L & T Control & Automation Unit. The area also has enormous residential towers such as Balaji Gardens and FAM Society Ltd. If you are planning to shift to Koparkhairane then Sector-11,12,14,15, 20 are best suited for families.

Post Office	Police Station	Municipal Ward
Kopar Khairne	Koparkhairane Police Station	Koparkhairane

### 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 44 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **35.0 Km**
- Chhatrapati Shivaji Maharaj International Airport **25.7 Km**
- Koparkhairane Bus Depot **1.2 Km**
- Koparkhairane Railway Station **3.1 Km**
- Thane – Belapur Rd **1.0 Km**
- Kokilaben Dhirubhai Ambani Hospital (formerly Reliance Hospital) **1.3 Km**
- St. Marry ICSE School **400 Mtrs**
- Palm Beach Galleria Mall **1.9 Km**
- D-Mart **1.2 Mtrs**

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## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2024	1999.88 Sqmt	2 BHK,3 BHK

## Project Amenities

Sports	Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
Leisure	Senior Citizen Zone,Sit-out Area
Business & Hospitality	Clubhouse
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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Balaji Exotica	2	22	2	2 BHK,3 BHK	44
First Habitable Floor				4th	

## Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Fire rated doors / walls,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

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## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	525 - 562 sqft
3 BHK	726 sqft
Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

<b>Flooring</b>	Vitrified Tiles,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	NA

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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 28285.71	INR 14850000	INR 16500000 to 22900000
3 BHK	INR 32231.4	INR 23400000	INR 26000000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	7%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 7500000	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Time Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,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
Place	73
Connectivity	73
Infrastructure	86
Local Environment	100
Land & Approvals	36
Project	83
People	39
Amenities	48
Building	65
Layout	53
Interiors	73
Pricing	30

### Disclaimer

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