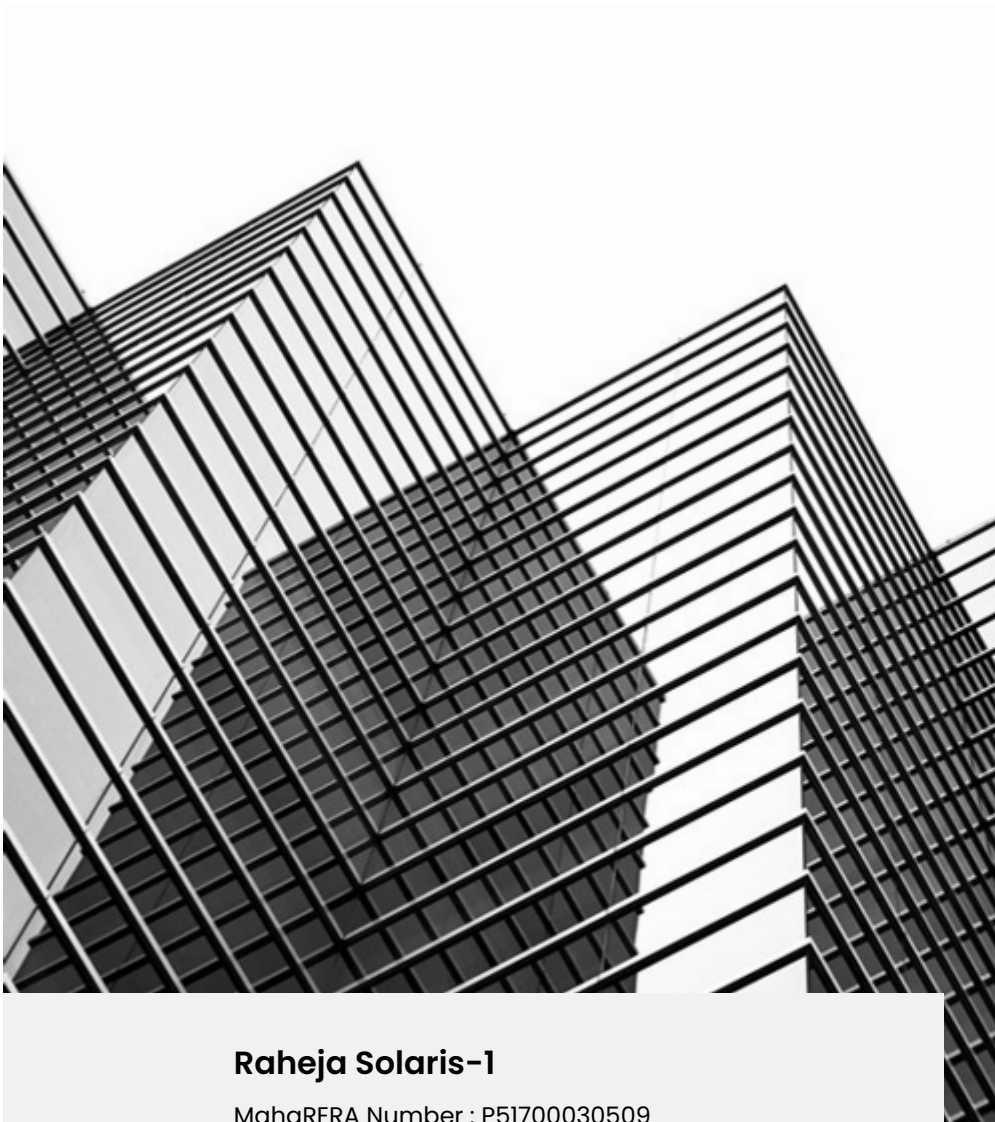


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# PROP REPORT



**Raheja Solaris-1**

MahaRERA Number : P51700030509



## Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Juinagar. Juinagar is a popular locality of Navi Mumbai. It is semi cosmopolitan, with individuals and families of different communities and cultures. The common languages spoken here are Hindi and Marathi. The locality is known for its safety, with several prominent schools and colleges present in the vicinity. Chincholi Talao is famous during Ganeshotsav and other festivals as a place for the immersion of idols. There is a popular walking track around the pond. The main market is near Sadguru Hotel and Suyog Arcade which is the most prominent complex in the area. Juinagar connects other parts of Navi Mumbai via Vashi and Nerul. Certain bus routes take passengers all the way up to several destinations in Mumbai City. Juinagar Railway Station is present on the Harbour Line of the Mumbai Suburban Railway.

Post Office	Police Station	Municipal Ward
Sanpada	Juinagar Police Station	Juinagar

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 77 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **28.4 Km**
- Navi Mumbai International Airport **10.7 Km**
- Shirvane Village BUs Stop **700 Mtrs**
- Juinagar Railway Station (W) **2.1 Km**
- NH 47 **300 Mtrs**
- D Y Patil Hospital **1.7 Km**
- SBOA Public School **1.6 Km**
- Seawoods Grand Central Mall **4.1 Km**
- D-mart **3.3 Km**

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## LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
January 2023	NA	1

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## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
HDFC Bank	NA	NA

# PROJECT & AMENITIES

Time Line	Size	Typography
2026 Ready to move	68 Acre	1 BHK,2 BHK,Studio

## Project Amenities

Sports	Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym
Leisure	Yoga Room / Zone,Senior Citizen Zone,Deck Area,Sit-out Area,Pergola
Business & Hospitality	Party Lawn,Clubhouse,Multipurpose Hall
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
Raheja Solaris-1A	5	29	8	1 BHK,2 BHK	232
Raheja Solaris-1B	5	30	10	1 BHK,2 BHK,Studio	300
First Habitable Floor				6th Floor	

## Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,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
1 BHK	469 sqft

2 BHK	624 sqft
1 BHK	469 sqft
2 BHK	624 sqft
Studio	366 - 368 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	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,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	NA
<b>White Goods</b>	Water Purifier

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 19831.52	INR 7298000	INR 8138000
1 BHK	INR 19747.12	INR 9261400	INR 10311500
2 BHK	INR 20498.24	INR 12790900	INR 14220000

**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	NA	NA

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment



**Bank Approved  
Loans**

Axis Bank,HDFC Bank,ICICI 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	63
Connectivity	83
Infrastructure	76
Local Environment	90
Land & Approvals	44

<b>Project</b>	75
<b>People</b>	65
<b>Amenities</b>	76
<b>Building</b>	65
<b>Layout</b>	53
<b>Interiors</b>	63
<b>Pricing</b>	40
<b>Total</b>	<b>66/100</b>

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