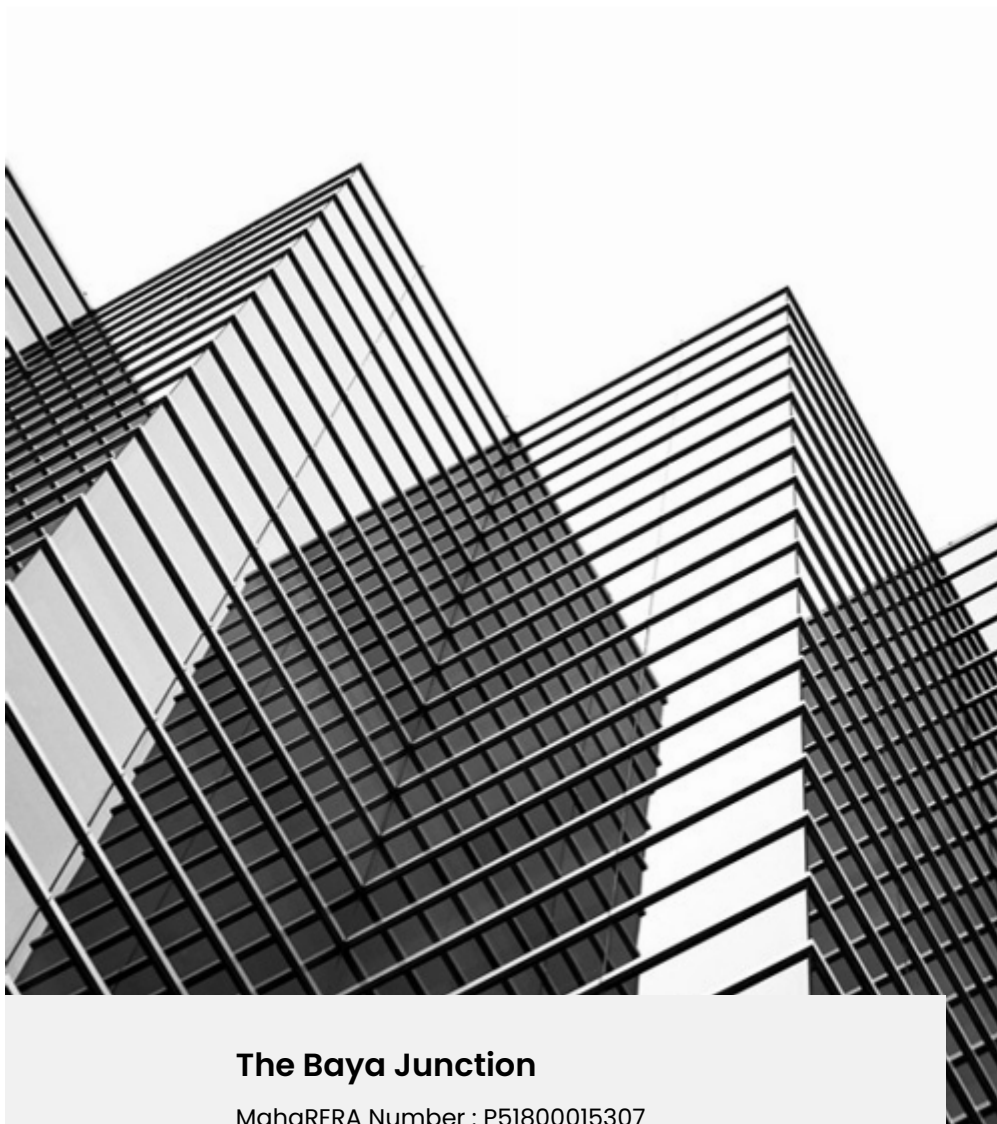


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PROP REPORT



The Baya Junction

MahaRERA Number : P51800015307



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 Ghatkopar (East). Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. Ghatkopar East is a suburb residential locality in Eastern Mumbai primarily having multi-storey mid and luxury segment residential developments.

Post Office	Police Station	Municipal Ward
Chembur Rs	Tilak Nagar Police Station	Ward N

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 28 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **7.7 Km**
- Amar Mahal Bus Stop **1.1 Km**
- upcoming Metro Station **150 Mtrs**
- Tilak Nagar Railway Station **1.1 Km**
- Eastern Express Highway **2.6 Km**
- Sanjeevni Hospital **350 Mtrs**
- The Universal School **800 Mtrs**
- R City Mall **4.8 Km**
- Shubham Super Store **1.0 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
January 2023	2	1

THE BAYA JUNCTION

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

THE BAYA JUNCTION

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2022	1 Acre	1 BHK,2 BHK

Project Amenities

Sports	Multipurpose Court,Jogging Track,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Library / Reading Room
Business & Hospitality	Multipurpose Hall
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

THE BAYA JUNCTION

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing B	2	20	4	1 BHK,2 BHK	80
Wing C	2	20	4	1 BHK	80
First Habitable Floor				1st Floor	

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,Earthquake Resistant Design

- **Fire Safety** : Fire Hose, Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nallas / slums / gutters / sewers
- **Vertical Transportation** : NA

THE BAYA JUNCTION

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	380 – 450 sqft
2 BHK	537 – 634 sqft
1 BHK	380 – 450 sqft

Floor To Ceiling Height	Greater than 10 feet
Views Available	Road View / No View

Flooring	Vitrified Tiles
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Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint
HVAC Service	NA
Technology	NA
White Goods	NA

THE BAYA JUNCTION

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 8256640 to 9700000
2 BHK	--	--	INR 11667936 to 13775552

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

GST	Stamp Duty	Registration
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5%	5%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 600000	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	ICICI Bank,PNB Housing Finance Ltd

Transaction History

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

THE BAYA JUNCTION

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	83
Infrastructure	78
Local Environment	80
Land & Approvals	56
Project	68
People	46
Amenities	42
Building	67
Layout	55
Interiors	48
Pricing	50
Total	61/100

Disclaimer

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