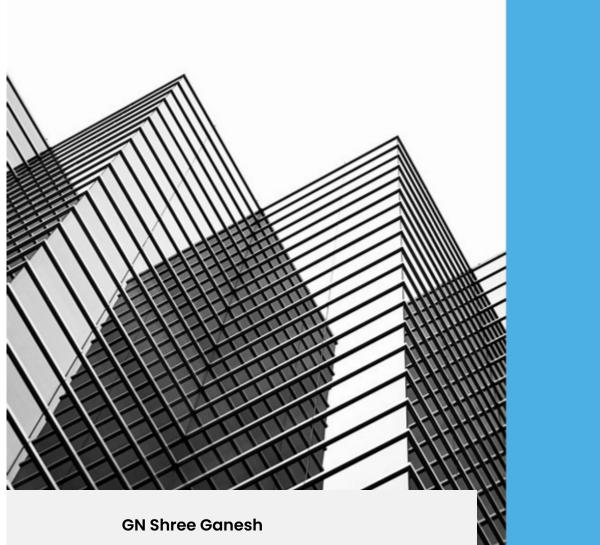
propscience.com

# PROP REPORT



MahaRERA Number : P52000009973



## 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 Taloja. Taloja is a locality which is situated in the northeastern part of Navi Mumbai. To decongest the main areas and fulfill the need for affordable housing, Taloja has emerged as a locality with great new residential projects and prospects. As it is a developing area, most of the important social infrastructure is available in the nearby areas like Kharghar and Kalamboli. Basic amenities such as schools, hospitals, markets, and other retail stores are present in the locality to cater to the daily needs of the local population. The industrial hub of Taloja has many small, medium, and largescale industries. Taloja is located around 12 kms away from the CBD Belapur by the Mumbai-Pune Expressway. Taloja has great connectivity to other parts of Navi Mumbai like Kharghar, Kalamboli and Vashi.

Post Office	Police Station	Municipal Ward
Taloja A.V.	NA	NA

#### Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions.

#### **Connectivity & Infrastructure**

- Taloja Metro Station-Phase 2 700 Km
- Taloja Railway Station 3.5 Km
- New Horizon Public School **1 Km**
- Little World Mall 9.8 Km
- D-Mart **6.6 Km**

### LAND & APPROVALS

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

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### **BUILDER & CONSULTANTS**

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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### **PROJECT & AMENITIES**

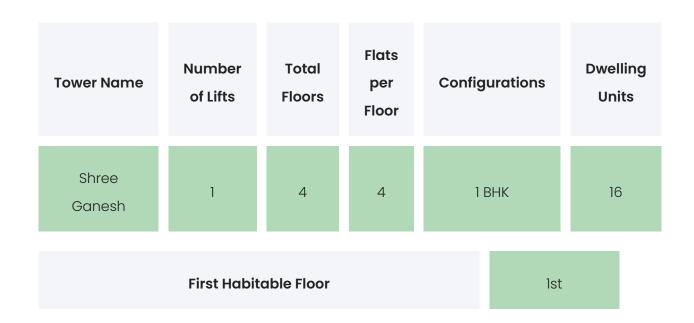
Time Line	Size	Typography

#### **Project Amenities**



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### **BUILDING LAYOUT**



#### Services & Safety

- Security: Security System / CCTV
- Fire Safety : NA
- Sanitation: NA
- Vertical Transportation : NA

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### FLAT INTERIORS

Configuration		RERA Carpet Range	
1 BHK		251 - 303 sqft	
Floor To Ceiling Height		NA	
Views Available		NA	
Flooring	<b>Flooring</b> Vitrified		
Joinery, Fittings & Fixtures	Joinery, Fittings & Fixtures Sanitary Fittings,Kitchen Platform		m
<b>Finishing</b> Laminated flush doors,Double glazed gla windows		glazed glass	
HVAC Service	NA		

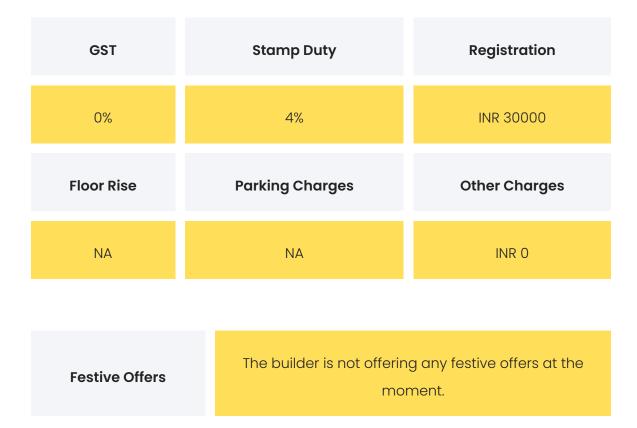
Technology	NA
White Goods	NA

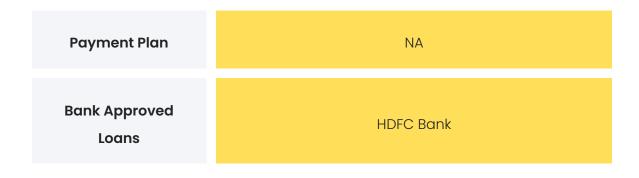
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### COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 ВНК	INR 10973.6	INR 2755000	INR 2892000 to 30500000

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





#### **Transaction History**

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

#### **GN SHREE GANESH**

### 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	53
Connectivity	23
Infrastructure	38
Local Environment	30

Land & Approvals	36
Project	65
People	39
Amenities	36
Building	53
Layout	38
Interiors	45
Pricing	30
Total	40/100

#### **GN SHREE GANESH**

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