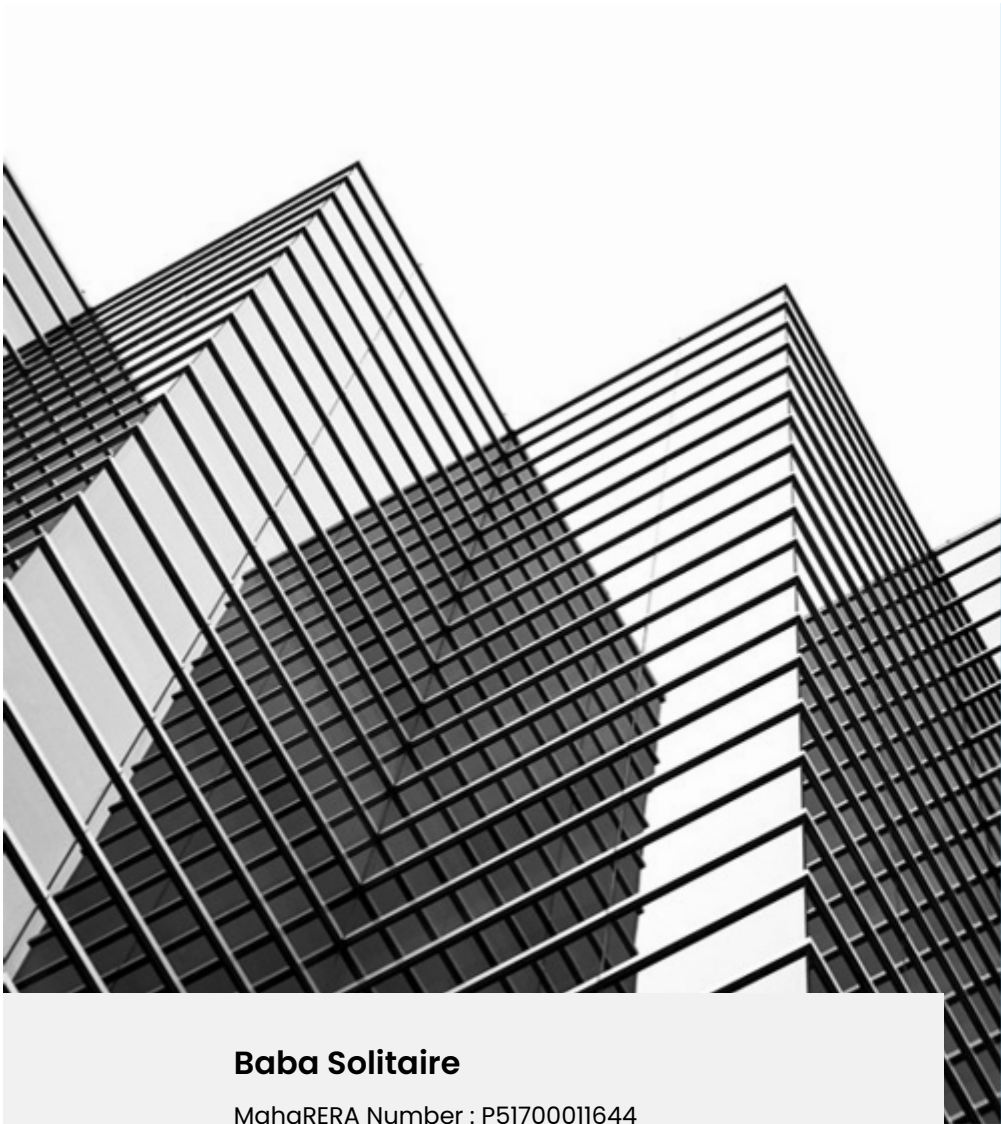


propscience.com

# PROP REPORT



**Baba Solitaire**

MahaRERA Number : P51700011644



# 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 Vashi. Vashi is often known as one of the two gateways to Navi Mumbai. Vashi runs on the Harbour Line of the Mumbai Suburban Railway and is well connected to different parts of Mumbai and Navi Mumbai. The area is regarded as one of the most expensive and well-developed localities in Navi Mumbai. It has ample social infrastructure with plenty of schools, hospitals, banks, hotels, and malls in the vicinity. Various companies including IT/ITeS, BPO, banks and industrial manufacturing have offices in Vashi, thus, making it an ideal choice of residence for employees and working professionals.

Post Office	Police Station	Municipal Ward
Vashi Sector-26	NA	Vashi

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **37.5 Km**
- Navi Mumbai International Airport **17.6 Km**
- Vashi Railway Station **4.5 Km**
- Palm Beach Hospital and Diagnostic Center **700 Mtrs**
- Orchids The International School **350 Mtrs**
- In-Orbit Mall **4 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
Completed on 31st December, 2018	598.4 Sqmt	1 BHK

Project Amenities

Sports	Gymnasium
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Baba Solitaire	2	14	2	1 BHK	28
First Habitable Floor				2nd	

Services & Safety

- **Security** : Maintenance Staff,Security System / CCTV,Intercom Facility
- **Fire Safety** : NA
- **Sanitation** : NA

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	313 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA

Technology	NA
White Goods	NA

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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 26102.24	INR 8170000	INR 8600000

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

GST	Stamp Duty	Registration
0%	4%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA

**Bank Approved  
Loans**

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	38
Infrastructure	70
Local Environment	30
Land & Approvals	36



<b>Project</b>	65
<b>People</b>	39
<b>Amenities</b>	42
<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	45
<b>Pricing</b>	30
<b>Total</b>	<b>46/100</b>

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BABA SOLITAIRE

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