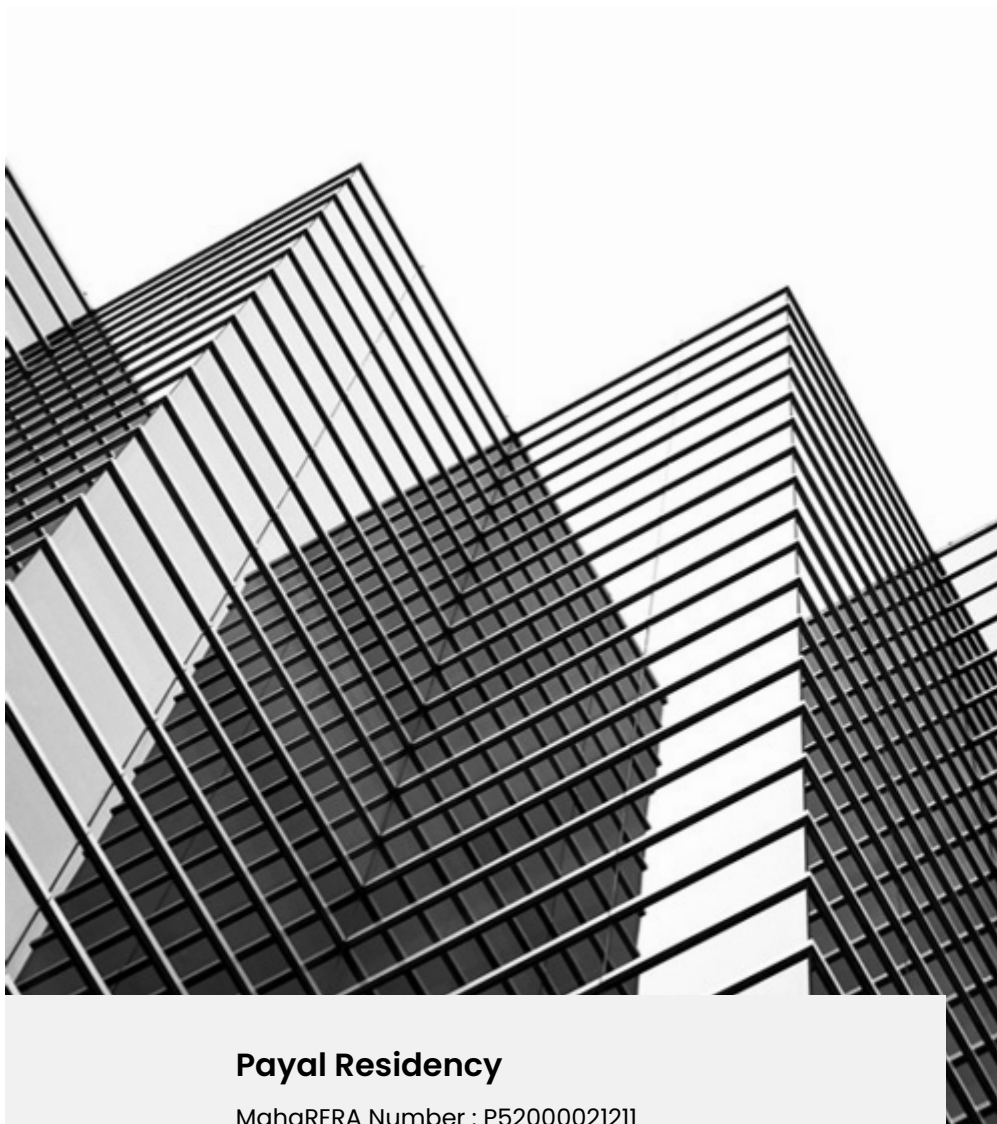


propscience.com

# PROP REPORT



**Payal Residency**

MahaRERA Number : P52000021211



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 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 large-scale 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.	Taloja Police Station	NA

### Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 30 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **45.1 Km**
- Chhatrapati Shivaji Maharaj International Airport **44.6 Km**
- Bus Stop **1.2 Km**
- Pender Metro Station **300 Mtrs**
- Talaja Raliway Station **2.5 Km**
- Nh 48 **2 Km**
- Talaja Multispeciality Hospital **1 Km**
- New Horizon Public School **600 Mtrs**
- Little World Mall **10 Km**
- Reliance SMART POINT **1.3 Km**

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PAYAL RESIDENCY

## LAND & APPROVALS

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

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PAYAL RESIDENCY

## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
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NA

NA

NA

PAYAL RESIDENCY

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2022	849.93 Sqmt	1 BHK,2 BHK

### Project Amenities

<b>Sports</b>	Gymnasium
<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Water Storage

PAYAL RESIDENCY

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Payal Residency	1	6	6	1 BHK, 2 BHK	36
First Habitable Floor					1st

## Services & Safety

- **Security** : Maintenance Staff, Security System / CCTV, Security Staff
- **Fire Safety** : Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nallas / slums / gutters / sewers
- **Vertical Transportation** : High Speed Elevators

PAYAL RESIDENCY

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	236.69 - 327.11 sqft
2 BHK	431.41 - 440.02 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Road View / No View

<b>Flooring</b>	Vitrified 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>	Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	NA
<b>White Goods</b>	NA

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## COMMERCIALS

<b>Configuration</b>	<b>Rate Per Sqft</b>	<b>Agreement Value</b>	<b>Box Price</b>
1 BHK	INR 12350.59	INR 3420000	INR 3800000 to 4488000

2 BHK	INR 12840.33	INR 5627000	INR 6252000 to 6272000
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**Disclaimer:** Prices mentioned are approximate value and subject to change.

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	4%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	NA	INR 0

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

### Transaction History

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

PAYAL RESIDENCY

# PROJECT PROPSCORE



Propscience uses a unique and highly proprietary algorithm to arrive at Propcores 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 Propcore is given. The purpose of the Propcore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

<b>Category</b>	<b>Score</b>
<b>Place</b>	53
<b>Connectivity</b>	83
<b>Infrastructure</b>	72
<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	36
<b>Project</b>	69
<b>People</b>	39
<b>Amenities</b>	42
<b>Building</b>	65
<b>Layout</b>	41

<b>Interiors</b>	55
<b>Pricing</b>	40
<b>Total</b>	<b>58/100</b>

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PAYAL RESIDENCY

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