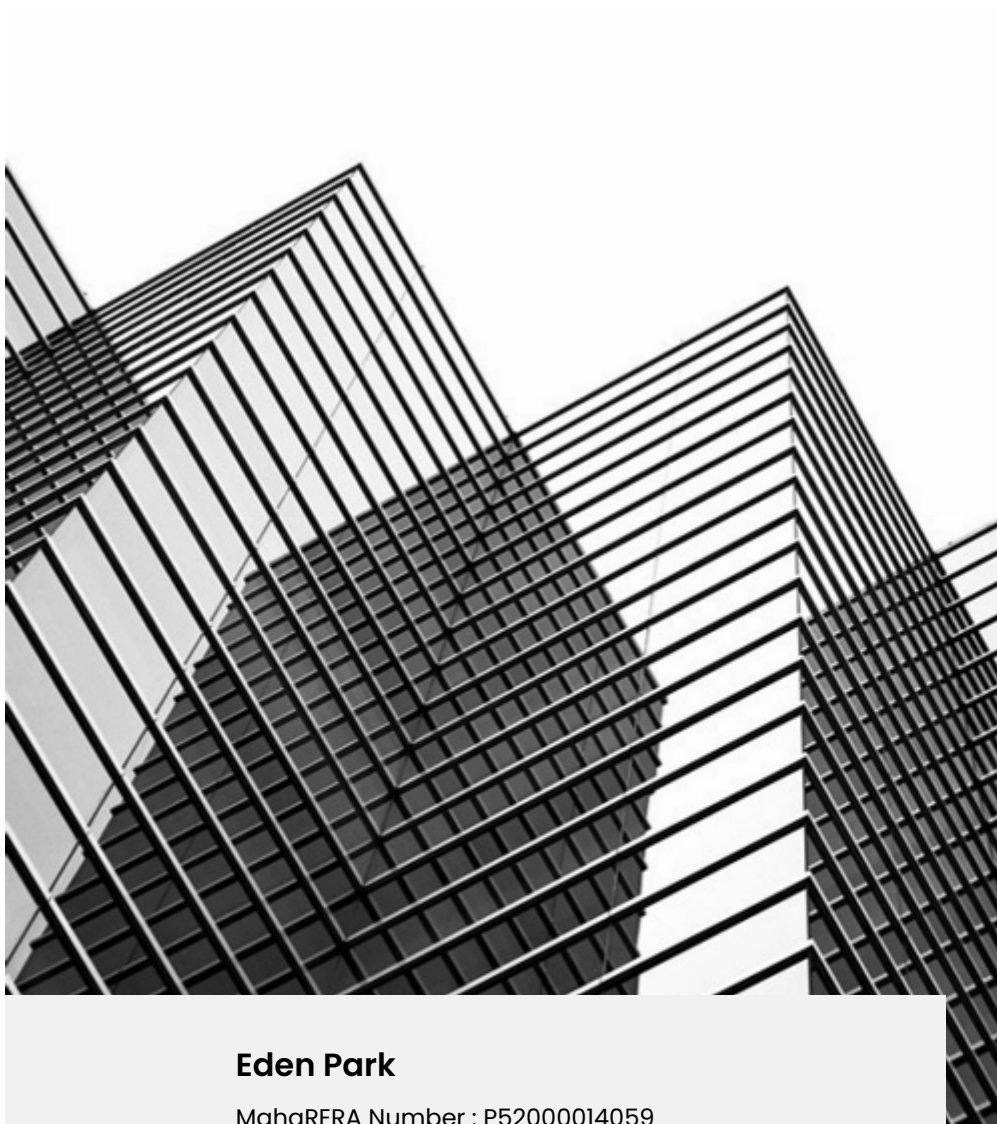


propscience.com

# PROP REPORT



**Eden Park**

MahaRERA Number : P52000014059



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 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.

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **43.5 Km**
- Chhatrapati Shivaji Maharaj International Airport **43 Km**
- Phase 1 Metro Station **200 Mtrs**
- Talaja Raliway Station **1.6 Km**
- Talaja Multispeciality Hospital **300 Mtrs**
- The Elite Public School **130 Mtrs**
- Little World Mall **9 Km**
- Reliance SMART POINT **500 Mtrs**

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## 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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## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th November, 2019	1099.99 Sqmt	1 BHK,2 BHK

### Project Amenities

Sports	NA
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Water Storage

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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Wing A	1	7	4	1 BHK,2 BHK	28
Wing B	1	7	4	1 BHK,2 BHK	28
First Habitable Floor					1st

## Services & Safety

- **Security** : Maintenance Staff,Security System / CCTV,Power Back-up Generator
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	369 - 387 sqft
2 BHK	522 - 580 sqft
1 BHK	369 - 387 sqft

2 BHK

522 - 580 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 9183.33	INR 3388650	INR 3567000 to 3741000
2 BHK	INR 9183.91	INR 4794000	INR 5046000 to 5655000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
0%	5%	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>	NA
<b>Bank Approved Loans</b>	Axis Bank,DHFL Bank,HDFC Bank,IIFL Bank,LIC Housing Finance Ltd

### Transaction History

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

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# PROJECT PROPSCORE

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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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	53
<b>Connectivity</b>	48
<b>Infrastructure</b>	72
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	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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