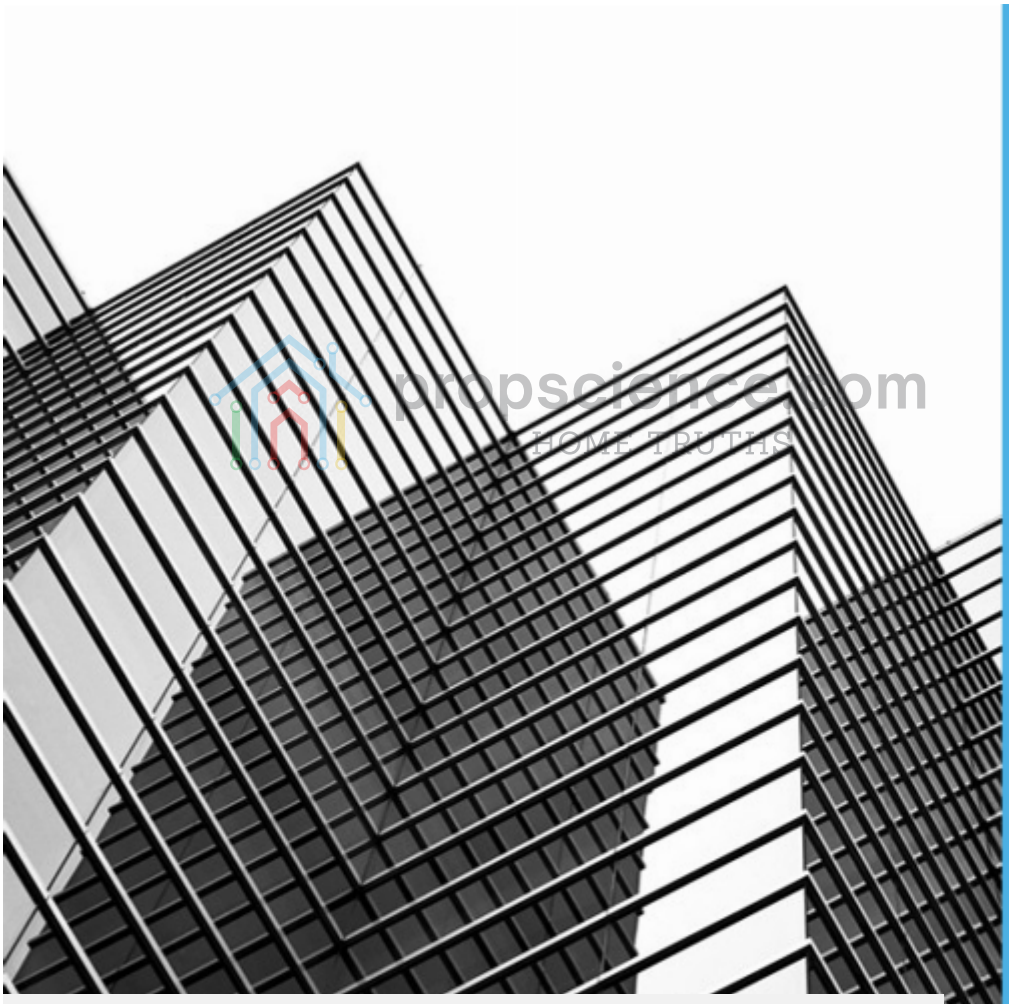
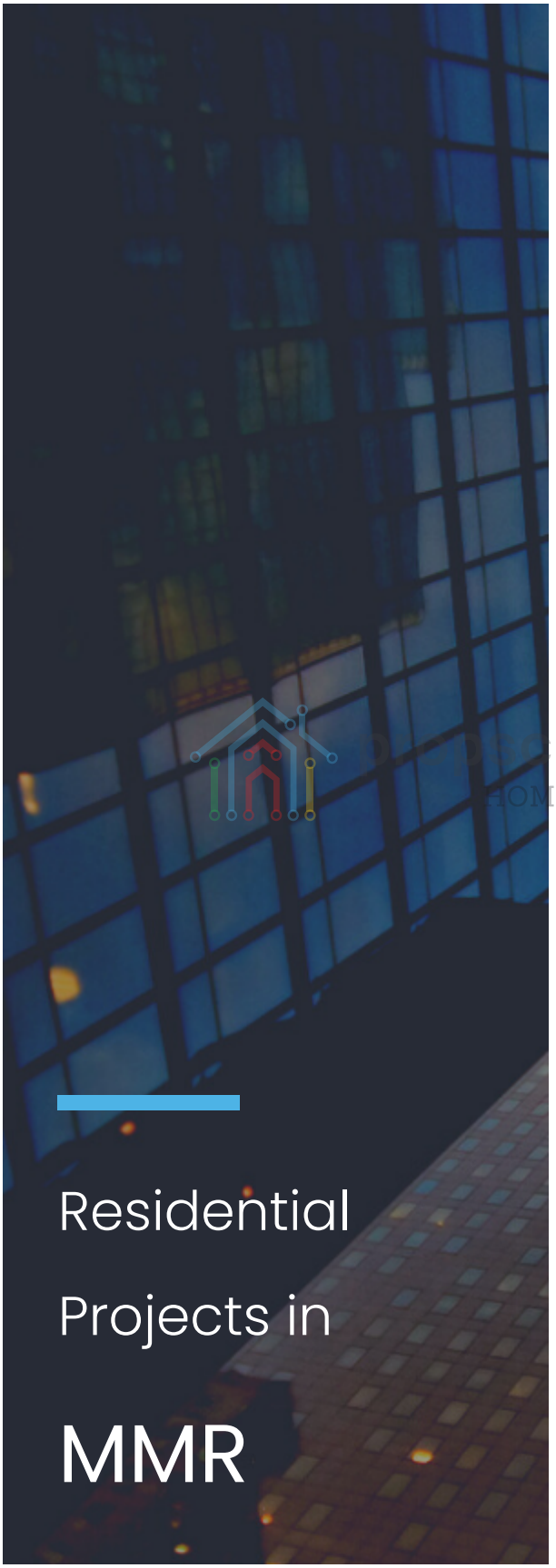
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PROP REPORT



Tirupati Heights

MahaRERA Number : P51700026075



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.

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LOCATION

The project is in Koparkhairane. Kopar Khairane is a part of Navi Mumbai. It was built primarily on reclaimed land by CIDCO. Kopar Khairane railway station is in sector-8A and is present on the Harbor line of the Mumbai Suburban Railway. Koparkhairane is a big industrial hub. One factor that has ostensibly led to this is the presence of many big corporate offices in the vicinity in the MIDC area of Mahape. The locality houses some of the biggest business parks such as Millennium Business Park, and has corporate offices for Reliance, L & T Infotech, L & T Control & Automation Unit. The area also has enormous residential towers such as Balaji Gardens and FAM Society Ltd. If you are planning to shift to Koparkhairane then Sector-11,12,14,15, 20 are best suited for families.

Post Office	Police Station	Municipal Ward
Kopar Khairne	NA	Koparkhairane

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HOME TRUTHS

Neighborhood & Surroundings

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

Connectivity & Infrastructure

- Koparkhairane bus station **1.5 Km**
- Koparkhairane Railway Station **600 Mtrs**
- Sai Snehadeep Hospital **1.7 Km**
- St.Mary ICSE School **400 Mtrs**
- Inorbit Mall Vashi **4.6 Km**
- D-mart **700 Mtrs**

TIRUPATI HEIGHTS

LAND & APPROVALS

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

TIRUPATI HEIGHTS

BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

TIRUPATI HEIGHTS

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 31st December, 2023	1524 Sqmt	2 BHK

Project Amenities

Sports	Swimming Pool,Kids Play Area,Gymnasium
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage

TIRUPATI HEIGHTS

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tirupati Heights	2	20	2	2 BHK	40

First Habitable Floor	4th

Services & Safety

- **Security :** Society Office,Security System / CCTV
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

TIRUPATI HEIGHTS

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	449.5 sqft

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Floor To Ceiling Height	NA
Views Available	NA

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

Technology	NA
White Goods	NA

TIRUPATI HEIGHTS

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 26229.14	INR 11790000	INR 13100000

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

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HOME TRUTHS

GST	Stamp Duty	Registration
5%	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	DHFL Bank,HDFC Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,SBI Bank

Transaction History

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

TIRUPATI HEIGHTS

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.

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Category	Score
Place	73
Connectivity	58
Infrastructure	84
Local Environment	30
Land & Approvals	36

Project	65
People	39
Amenities	42
Building	53
Layout	38
Interiors	45
Pricing	30
Total	**49/100**

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HOME TRUTHS

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