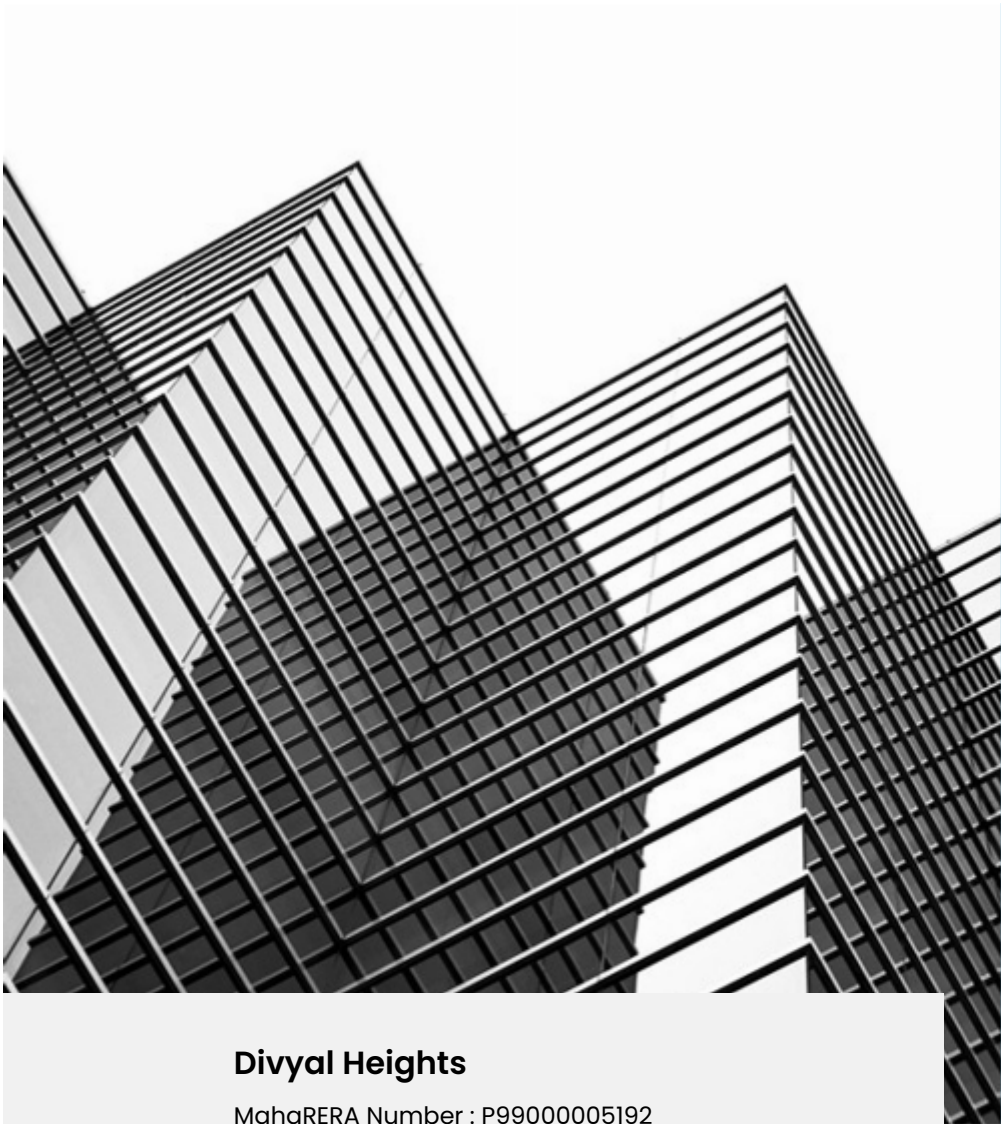


propscience.com

PROP REPORT



Divyal Heights

MahaRERA Number : P99000005192



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

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area.

Connectivity & Infrastructure

- Virar Railway Station **1.7 Km**
- Riddhi Vinayak Multispeciality Hospital **0.7 Km**
- Hira Vidyalaya **2.5 Km**

LAND & APPROVALS

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

BUILDER & CONSULTANTS

Established for over fourteen years under the leadership of Mr Shubham Jain, JP Infra Private Limited is a Mumbai based real estate developer. The company has successfully delivered 1.8 million sqft of space in the residential sector in cities such as Mumbai and Indore and presently has over 4 million sqft of space under construction. In the last two years, the company has been able to deliver over 2000 homes to customers across the country. In 2015 Mr Shubham Jain was awarded the Young Achievers Award for his commendable work in the real estate sector. Their most iconic project to date is the JP North township situated in Mira Bhayandar, Mumbai.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2020	1.01 Acre	1 BHK,2 BHK

Project Amenities

Sports	NA
Leisure	Pet Friendly
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation

DIVYAL HEIGHTS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Divyal Heights	2	8	5	1 BHK, 2 BHK	40
First Habitable Floor					NA

Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	355 - 401 sqft
2 BHK	498 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 9000	--	INR 3195000 to 3609000
2 BHK	INR 8995.98	--	INR 4480000

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

GST	Stamp Duty	Registration
0%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	NA

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

**Bank Approved
Loans**

Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,LIC
Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

DIVYAL 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.

Category	Score
Place	45
Connectivity	48
Infrastructure	52
Local Environment	30
Land & Approvals	50

Project	65
People	46
Amenities	30
Building	53
Layout	38
Interiors	30
Pricing	30
Total	43/100

DIVYAL HEIGHTS

Disclaimer

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