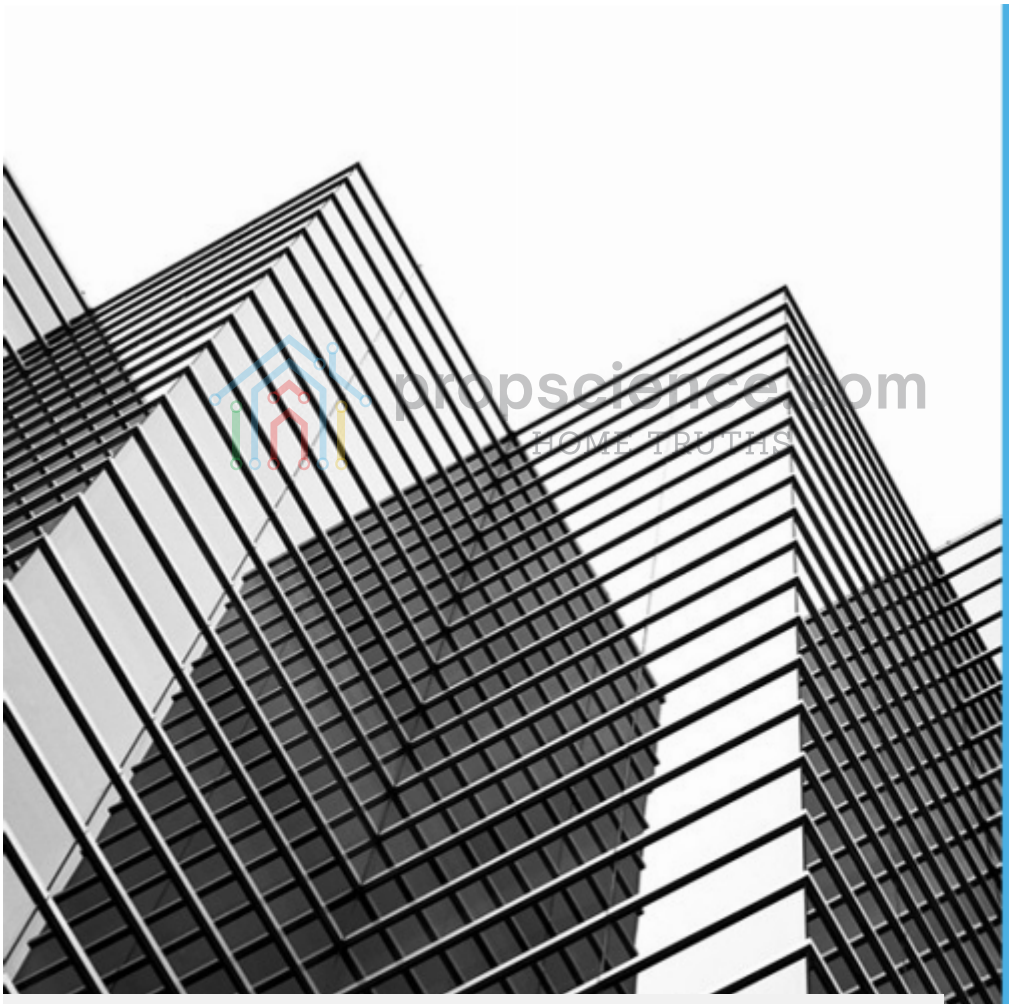
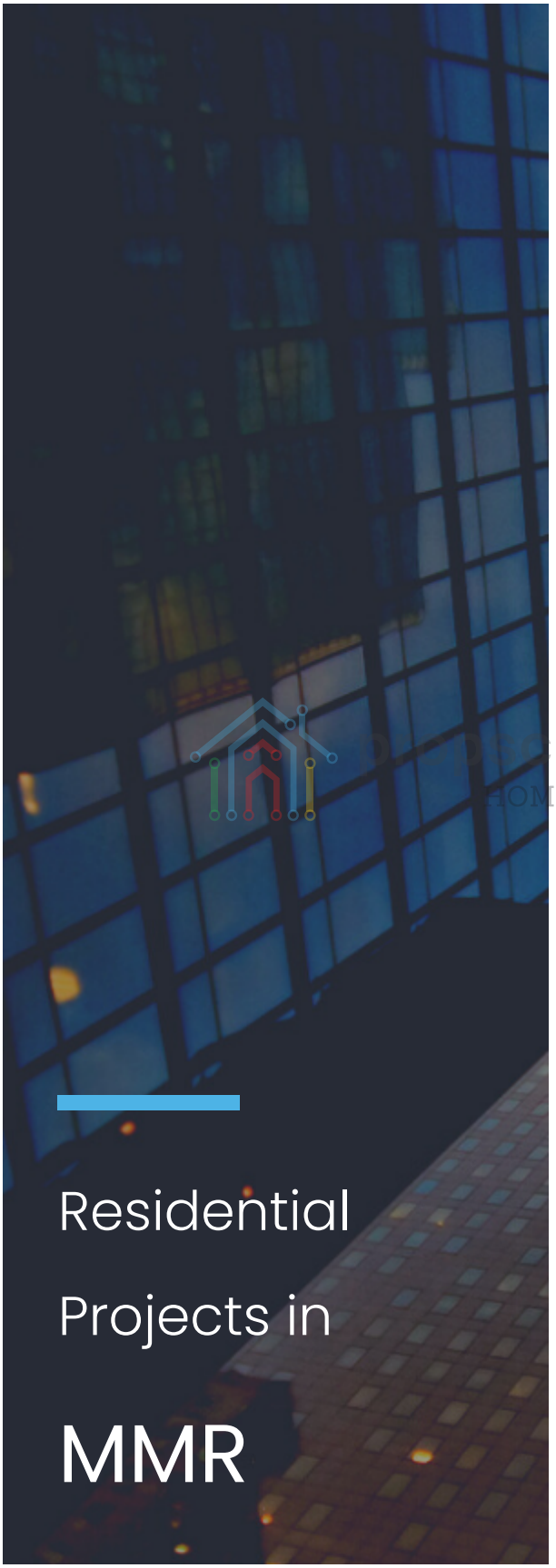
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# PROP REPORT




**Valmiki Heights**

MahaRERA Number : P99000007807



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

| Post Office | Police Station | Municipal Ward |
|---|---|---|
| NA | NA | NA |

## Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions.

## Connectivity & Infrastructure

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- Nalasopara Railway Station **1.6 Km**
- Platinum Hospital **2.7 Km**
- St Mother Teresa High School- **0.22 Km**
- D Mart **0.9 Km**

VALMIKI HEIGHTS

# LAND & APPROVALS

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

| | | |
|---|---|---|
| NA | NA | NA |

VALMIKI HEIGHTS

# BUILDER & CONSULTANTS

| Project Funded By | Architect | Civil Contractor |
|---|---|---|
| NA | NA | NA |

VALMIKI HEIGHTS

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HOME TRUTHS

# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|
| Completed on 31st August, 2020 | 6.18 Acre | 1 BHK,2 BHK |

## Project Amenities

| | |
|---|---|
| **Sports** | Kids Play Area |
| **Leisure** | Pet Friendly |

| | |
|---|---|
| **Business & Hospitality** | NA |
| **Eco Friendly Features** | Waste Segregation,Rain Water Harvesting,Landscaped Gardens |

VALMIKI HEIGHTS

# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| Valmiki Heights | 1 | 8 | 6 | 1 BHK,2 BHK | 48 |

| | |
|---|---|
| **First Habitable Floor** | NA |

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## Services & Safety

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

VALMIKI HEIGHTS

# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---|---|
| 1 BHK | 364 - 383 sqft |
| 2 BHK | 561 - 564 sqft |

| | |
|---|---|
| **Floor To Ceiling Height** | NA |
| **Views Available** | NA |

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| | |
|---|---|
| **Flooring** | Vitrified Tiles |
| **Joinery, Fittings & Fixtures** | NA |
| **Finishing** | NA |
| **HVAC Service** | NA |
| **Technology** | NA |
| **White Goods** | Modular Kitchen |

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 1 BHK | INR 10508.24 | -- | INR 3825000 to 4025000 |
| 2 BHK | INR 10499.11 | -- | INR 5890000 to 5922000 |

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

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| GST | Stamp Duty | Registration |
|---|---|---|
| 5% | 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 |

**Transaction History**

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

VALMIKI 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** | 45 |
| **Connectivity** | 48 |
| **Infrastructure** | 66 |
| **Local Environment** | 30 |
| **Land & Approvals** | 44 |

| | |
|---|---|
| **Project** | 65 |
| **People** | 39 |
| **Amenities** | 36 |
| **Building** | 53 |
| **Layout** | 38 |
| **Interiors** | 30 |
| **Pricing** | 30 |
| **Total** | **44/100** |

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VALMIKI HEIGHTS

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