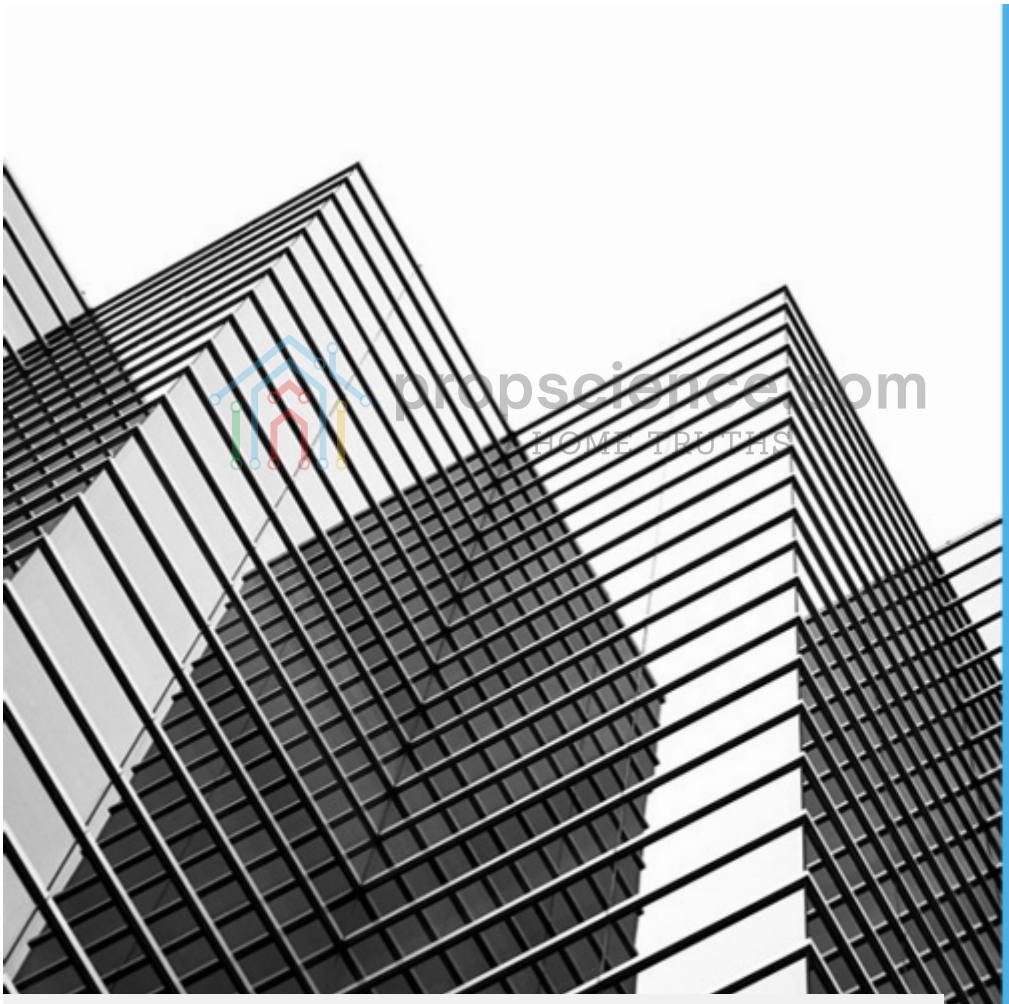
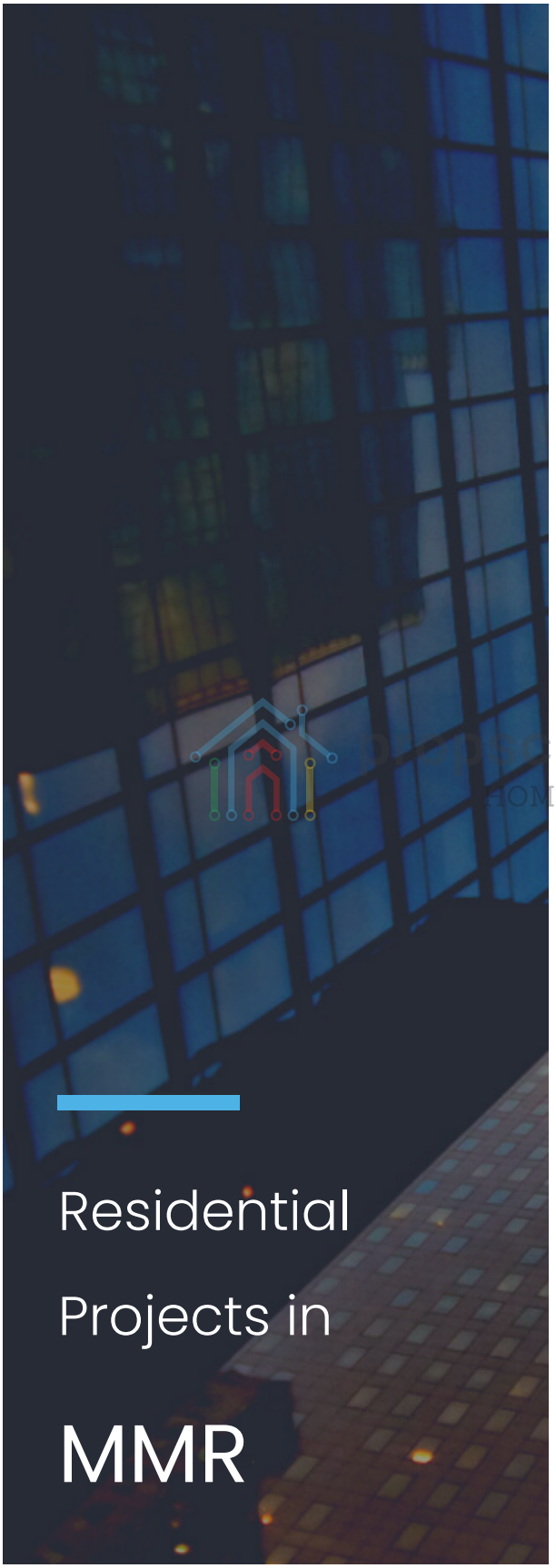
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# PROP REPORT




**Real Heights**

MahaRERA Number : P99000019569



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

## Connectivity & Infrastructure

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- Vasai Railway Station **2 Km**
- Paltinum Hospital **1 Km**
- St.Stanislaus Primary School **2.8 Km**
- Dreams Mall **0.5 Km**

REAL HEIGHTS

# LAND & APPROVALS

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

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

REAL HEIGHTS

# BUILDER & CONSULTANTS

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

REAL HEIGHTS

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HOME TRUTHS

# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|
| Completed on 31st December, 2024 | 0.56 Acres Acre | 1 BHK,2 BHK |

## Project Amenities

| | |
|---|---|
| **Sports** | Jogging Track,Kids Play Area |
| **Leisure** | Pet Friendly |

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

REAL HEIGHTS

# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| Real Heights | 3 | 15 | 8 | 1 BHK,2 BHK | 120 |
| **First Habitable Floor** | | | | NA | |

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## Services & Safety

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

REAL HEIGHTS

# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---|---|
| 1 BHK | 358 sqft |
| 2 BHK | 545 sqft |

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

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

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 1 BHK | INR 8519.55 | -- | INR 3050000 |
| 2 BHK | INR 8256.88 | -- | INR 4500000 |

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

| GST | Stamp Duty | Registration |
|---|---|---|
| 5% | 6% | INR 30000 |

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| 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,HDFC Bank,ICICI Bank,IDBI Bank,PNB Housing Finance Ltd,SBI Bank |

**Transaction History**

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



# 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 | 55 |
| Connectivity | 48 |
| Infrastructure | 66 |
| Local Environment | 30 |
| Land & Approvals | 44 |
| Project | 68 |
| People | 39 |

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| | |
|---|---|
| **Amenities** | 30 |
| **Building** | 53 |
| **Layout** | 38 |
| **Interiors** | 30 |
| **Pricing** | 30 |
| **Total** | **44/100** |



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