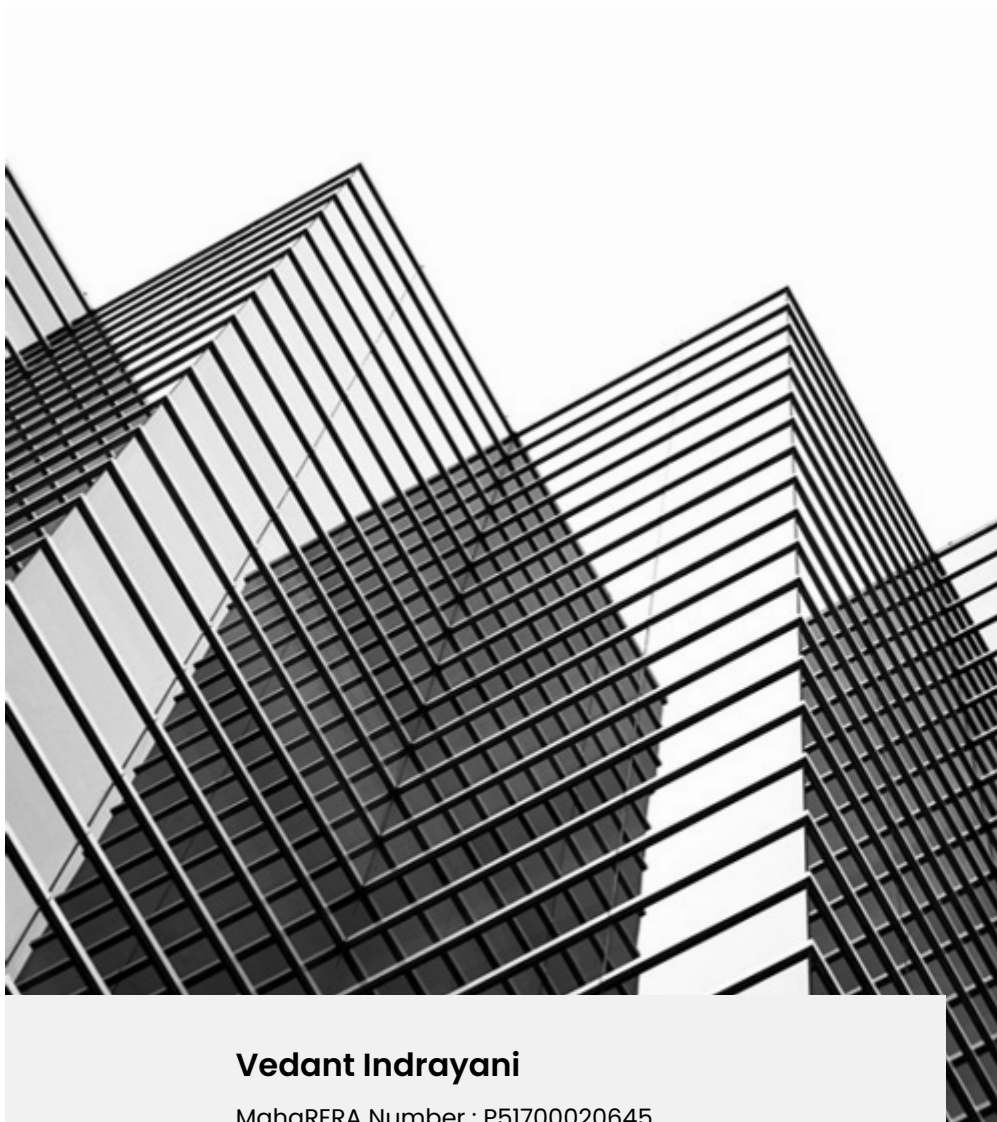


propscience.com

# PROP REPORT



**Vedant Indrayani**

MahaRERA Number : P51700020645



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 Kalwa. Kalwa is an industrial and commercial area located around Belapur in the Thane district, Maharashtra. It is well connected with other parts of Mumbai via the Pune–Mumbai Highway and Kalwa–Belapur Road. The closest train station to the suburban train network is Kalva Station. On July 29, 2014, Calva and Mumbra became the first railway station in the country to provide free WiFi access for travellers and the public. Construction of the third Kalwa Bridge is also nearing completion, which will ease traffic at the Kalwa Road junction, the Pune Road junction, and Thane Belapur Road in Mumbai. Kalwa itself is a major industrial centre, with companies such as CSC Pharmaceuticals, Deccan Industries, Dortmund Laboratories Pvt Ltd, and Lakhani Industries Limited. They can reach the centres of Navi Mumbai, Airoli, and Thane within an hour.

Post Office	Police Station	Municipal Ward
Kalwa	Kalwa MIDC Police Station	NA

### Neighborhood & Surroundings

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

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **23.1 Km**
- Kalwa Railway Station **1.4 Km**
- Chhatrapati Shivaji hospital **550 Mtrs**
- JVM'S New English School **100 Mtrs**
- Viviana Mall **4.4 Km**
- Big Bazaar Viviana Mall **4.4 Km**

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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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### Builder Profile

Project Funded By	Architect	Civil Contractor
NA	NA	NA

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2023	1780.70 Sqmt	1 BHK,2 BHK

### Project Amenities

<b>Sports</b>	Kids Play Area
<b>Leisure</b>	Pet Friendly
<b>Business &amp; Hospitality</b>	Clubhouse
<b>Eco Friendly Features</b>	Landscaped Gardens,Water Storage

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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Indrayani CHS Ltd	3	18	5	1 BHK,2 BHK	90
First Habitable Floor				1st	

## Services & Safety

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

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	375 - 408 sqft
2 BHK	535 - 575 sqft

Floor To Ceiling Height	NA
Views Available	NA

<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings, Kitchen Platform
<b>Finishing</b>	Laminated flush doors, Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 4900000 to 5300000
2 BHK	--	--	INR 6900000 to 7500000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
6%	5%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 500000	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,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,IDBI Bank,SBI Bank

### Transaction History

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

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## 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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	53
<b>Connectivity</b>	48
<b>Infrastructure</b>	76
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	44
<b>Project</b>	65
<b>People</b>	39
<b>Amenities</b>	36
<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	53
<b>Pricing</b>	30

**Total**

**47/100**

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