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# PROP REPORT



**Amber Heights**

MahaRERA Number : P51700004978



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Kalyan-Bhiwandi Road. Bhiwandi is a city in the Thane district. It is located 20 km northeast of Mumbai and 15 km northeast of the city of Thane and is part of the Mumbai Metropolitan Region. Bhiwandi is a well-known centre of logistics and textile industries. Although mainly inhabited by ethnic minorities, the area has become a secular city due to the development of infrastructure and industries. Bhiwandi Nizampur City Municipal Corporation is a civic body founded in 2002 Maharashtra State Government to manage the industrial community of Bhiwandi. Many renowned real estate developers are entering the market, along with some individual local developers. It is the main commercial centre connecting Mumbai and the rest of India via the Mumbai-Agra Highway.

| 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

- International Airport **41.3 Km**
- Bhiwandi Road **6.6 Km**
- Dr Senapati Hospital **4.0 Km**
- BNCCM School **2.1 Km**

# LAND & APPROVALS

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

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# BUILDER & CONSULTANTS

Builder Profile  propscience.com  
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| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA                | NA        | NA               |

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# PROJECT & AMENITIES

| Time Line | Size | Typography |
|-----------|------|------------|
|-----------|------|------------|

Completed on 30th June, 2021

2090.04 Sqmt

1 BHK,2 BHK,3 BHK

## Project Amenities

|                                   |  |
|-----------------------------------|--|
| <b>Sports</b>                     | Kids Play Area   |
| <b>Leisure</b>                    | Pet Friendly   |
| <b>Business &amp; Hospitality</b> | NA   |
| <b>Eco Friendly Features</b>      | Waste Segregation,Rain Water Harvesting,Landscaped Gardens |

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BUILDING LAYOUT

| Tower Name    | Number of Lifts | Total Floors | Flats per Floor | Configurations    | Dwelling Units |
|---------------|-----------------|--------------|-----------------|-------------------|----------------|
| Amber Heights | 2               | 16           | 4               | 1 BHK,2 BHK,3 BHK | 64             |

First Habitable Floor

1st

## Services & Safety

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

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## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK         | 460 - 474 sqft    |
| 2 BHK         | 635 - 649 sqft    |
| 3 BHK         | 950 - 995 sqft    |

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

|                              |                                     |
|------------------------------|-------------------------------------|
| Flooring                     | Vitrified Tiles, Anti Skid Tiles    |
| Joinery, Fittings & Fixtures | 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 4370000 to 4503000 |
| 2 BHK         | --            | --              | INR 6032000 to 6165000 |
| 3 BHK         | --            | --              | INR 9025000 to 9452000 |

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

|            |                   |                     |
|------------|-------------------|---------------------|
| <b>GST</b> | <b>Stamp Duty</b> | <b>Registration</b> |
|------------|-------------------|---------------------|

|                   |                        |                      |
|-------------------|------------------------|----------------------|
| 5%                | 3%                     | INR 30000            |
| <b>Floor Rise</b> | <b>Parking Charges</b> | <b>Other Charges</b> |
| NA                | INR 0                  | 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> | IDBI Bank,IIFL Bank,Indialbulls Home Loans                    |



### Transaction History

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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.

| Category  | Score         |
|---|---------------|
| Place   | 45            |
| Connectivity  | 30            |
| Infrastructure  | 50            |
| Local Environment   | 30            |
| Land & Approvals  | 44            |
| Project   | 55            |
|  | 39            |
| Amenities   | 36            |
| Building  | 53            |
| Layout  | 40            |
| Interiors   | 53            |
| Pricing   | 30            |
| <b>Total</b>  | <b>42/100</b> |

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