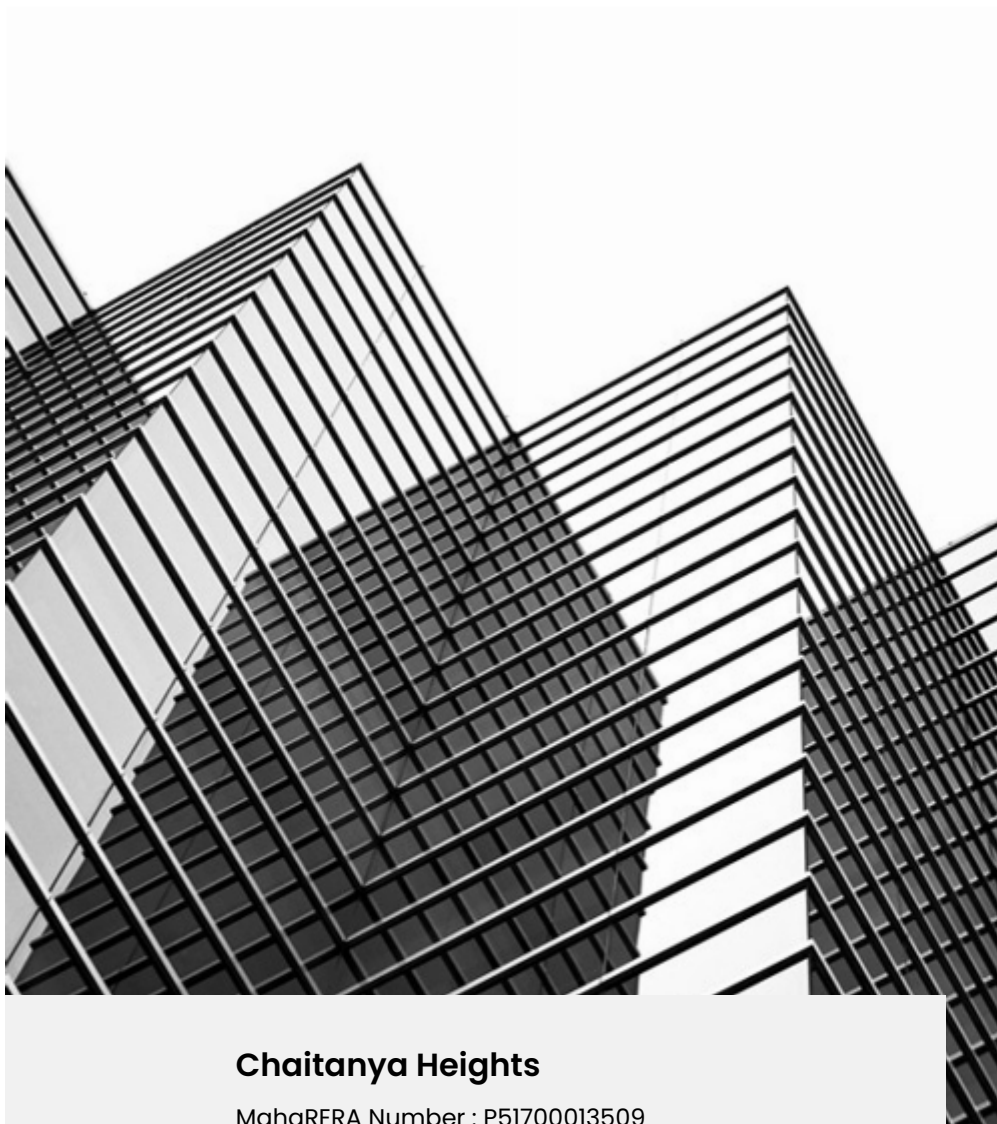


propscience.com

PROP REPORT



Chaitanya Heights

MahaRERA Number : P51700013509



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 East Tansa Pipeline. 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 **36.4 Km**
- Bhiwandi Road Station **3.7 Km**
- Soham Polyclinic **5.1 Km**
- Peli School **2.8 Km**

LAND & APPROVALS

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

CHAITANYA HEIGHTS

BUILDER & CONSULTANTS

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

CHAITANYA HEIGHTS

PROJECT & AMENITIES

| Time Line | Size | Typography |
|------------------------------|--------------|-------------|
| Completed on 30th June, 2021 | 2114.19 Sqmt | 1 BHK,2 BHK |

Project Amenities

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

CHAITANYA HEIGHTS

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-------------------|------------------------|---------------------|------------------------|-----------------------|-----------------------|
| Chaitanya Heights | 1 | 4 | 8 | 1 BHK,2 BHK | 32 |

First Habitable Floor

1st

Services & Safety

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

CHAITANYA HEIGHTS

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK | 390 sqft |

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

| | |
|------------------------------|------------------------------------|
| Flooring | Vitrified Tiles,Anti Skid Tiles |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform |
| Finishing | Laminated flush doors |
| HVAC Service | NA |

| | |
|-------------|----|
| Technology | NA |
| White Goods | NA |

CHAITANYA HEIGHTS

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|-------------|
| 1 BHK | -- | -- | INR 2730000 |

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

| GST | Stamp Duty | Registration |
|------------|-----------------|---------------|
| 5% | 3% | INR 30000 |
| Floor Rise | Parking Charges | Other Charges |
| NA | INR 0 | INR 0 |

| | |
|----------------|---|
| 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,IDBI Bank,IIFL
Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB
Housing Finance Ltd

Transaction History

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

CHAITANYA 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 | 55 |
| Connectivity | 38 |
| Infrastructure | 44 |
| Local Environment | 30 |

| | |
|-----------------------------|---------------|
| Land & Approvals | 44 |
| Project | 65 |
| People | 39 |
| Amenities | 30 |
| Building | 53 |
| Layout | 41 |
| Interiors | 45 |
| Pricing | 30 |
| Total | 43/100 |

CHAITANYA HEIGHTS

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