

propscience.com

# PROP REPORT



**Highland Haven Building 3C Coral-B**

**phase 3**

MahaRERA Number : P51700007196



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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.

HIGHLAND HAVEN  
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## LOCATION

The project is in Balkum. Balkum Pada is a locality in Thane West, part of the Konkan Division. It is one of the most important towns in the Thane district. Infrastructure development, such as the construction of the Balkum flyover, which connects it to the Eastern Express Highway, has helped Balkum transform its image from a mid-segment to an upscale residential area that meets the needs of people. It is well connected by Thane Bhiwandi Road, Eastern Express Highway, Mumbai Nasik Highway, and Ghodunder Road. The nearest train station is Thane and is about 5 km away. CST International Airport is 25 km away. The upcoming metro stations, Kapurbawdi and Balkum, are planned on Line 5, which Thane plans to connect with Bhiwandi, Kalyan, and other places in the eastern suburbs. It has schools, colleges, supermarkets, and shopping centres in the area. Many industrial centres are in the vicinity.

Post Office	Police Station	Municipal Ward
Balkum	NA	NA

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 46 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **24.3 Km**
- MSRTC Khopat Bus Station **4.3 Km**
- Thane Railway Station **5.8 Km**
- Ghodbunder Rd **2.4 Km**
- Jupiter Hospital **3.5 Km**
- C.P. Goenka International School **2.6 Km**
- Viviana Mall **3.6 Km**
- DMart Kolshet **2.9 Km**

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## LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	2	1

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# BUILDER & CONSULTANTS

In India, the Siddhi Group is a house building and real estate development company. Customers may access real estate assets with good aesthetics and structural design thanks to the company's staff of architects, engineers, and suppliers who create and construct real estate projects.

Project Funded By	Architect	Civil Contractor
Punjab & Sind Bank	NA	NA

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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2019	3560.94 Sqmt	2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Badminton Court,Multipurpose Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
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<b>Leisure</b>	Yoga Room / Zone,Senior Citizen Zone,Pet Friendly
<b>Business &amp; Hospitality</b>	Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	Rain Water Harvesting,Landscaped Gardens,Water Storage

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Building 3C- Coral B	3	24	4	2 BHK,3 BHK	96

<b>First Habitable Floor</b>	3rd
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### Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders

- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators, Goods Lift

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## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	590 sqft
3 BHK	828 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Open Grounds / Landscape / Project Amenities

<b>Flooring</b>	Marble Flooring
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<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,False Ceiling,Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 9700000
3 BHK	--	--	INR 13600000

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



<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
1%	5%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 500000	NA

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Time Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,IndusInd Bank,PNB Housing Finance Ltd,Punjab & Sind 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>	73
<b>Connectivity</b>	55
<b>Infrastructure</b>	84
<b>Local Environment</b>	90
<b>Land &amp; Approvals</b>	56
<b>Project</b>	78
<b>People</b>	50
<b>Amenities</b>	70
<b>Building</b>	65
<b>Layout</b>	56
<b>Interiors</b>	55

<b>Pricing</b>	30
<b>Total</b>	<b>63/100</b>

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