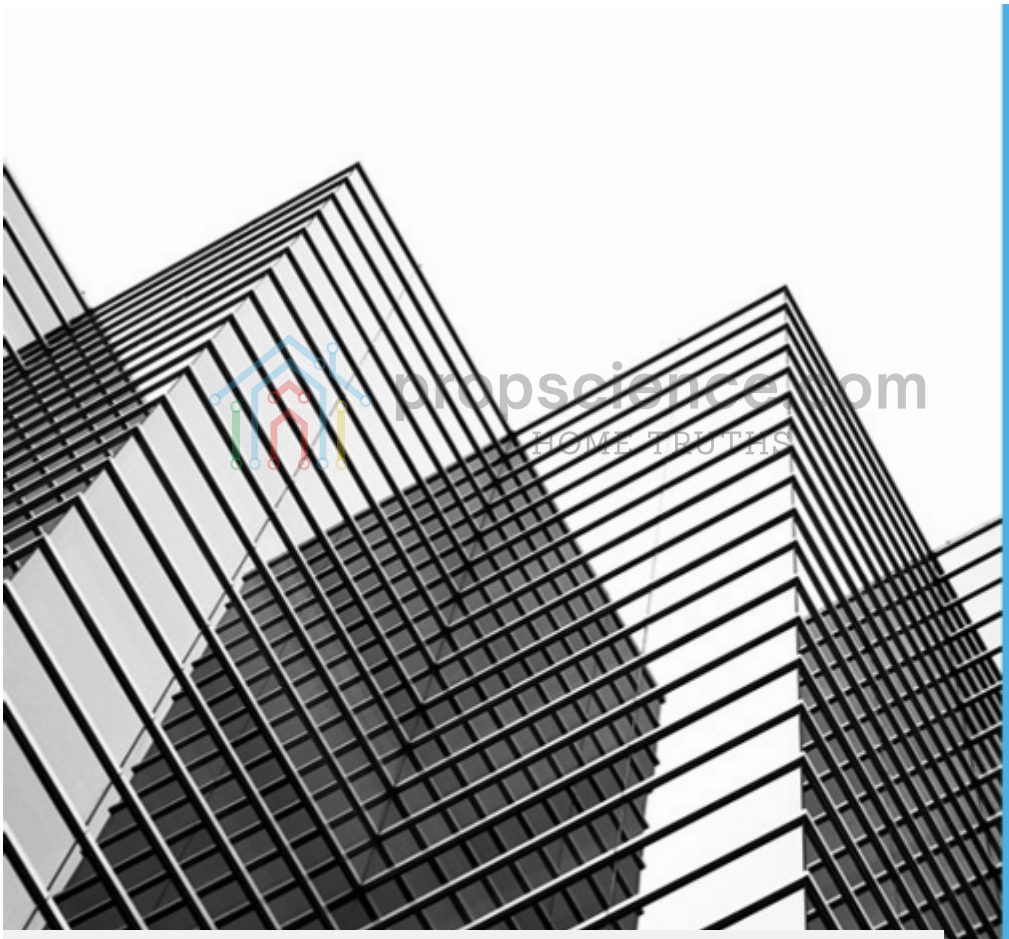
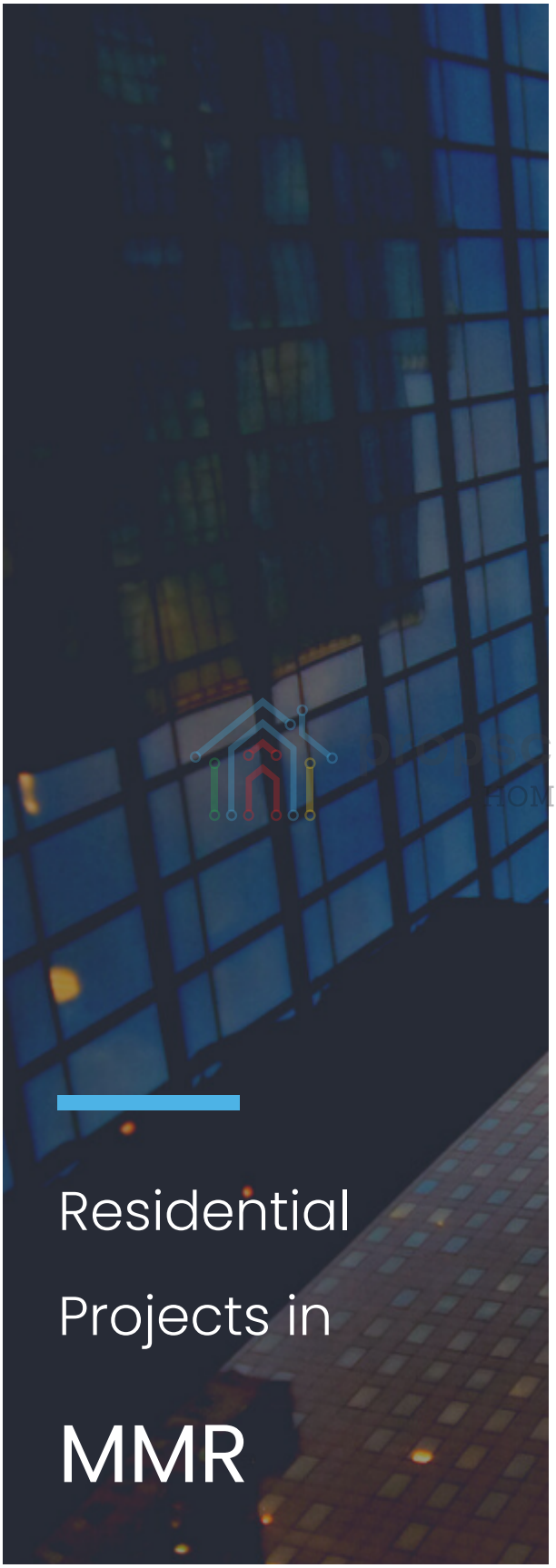
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PROP REPORT



Highland Haven Building 4D Coral-A Phase 4

MahaRERA Number : P51700006815



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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HIGHLAND HAVEN

BUILDING 4D CORAL-A

PHASE 4

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.

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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**

HIGHLAND HAVEN
BUILDING 4D CORAL-A
PHASE 4

LAND & APPROVALS

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

HIGHLAND HAVEN
BUILDING 4D CORAL-A
PHASE 4

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

HIGHLAND HAVEN
BUILDING 4D CORAL-A
PHASE 4

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2019	3389.55 Sqmt	2 BHK,3 BHK

Project Amenities

Sports	Badminton Court,Multipurpose Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium

Leisure	Yoga Room / Zone,Senior Citizen Zone,Pet Friendly
Business & Hospitality	Clubhouse,Multipurpose Hall
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage

HIGHLAND HAVEN
BUILDING 4D CORAL-A
PHASE 4

BUILDING LAYOUT

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

First Habitable Floor	3rd

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

HIGHLAND HAVEN
BUILDING 4D CORAL-A
PHASE 4

FLAT INTERIORS

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

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities
Flooring	Marble Flooring

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

HIGHLAND HAVEN
BUILDING 4D CORAL-A
PHASE 4

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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.

GST	Stamp Duty	Registration
1%	5%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 500000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Time Linked Payment
Bank Approved Loans	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

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Transaction History

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

HIGHLAND HAVEN
BUILDING 4D CORAL-A
PHASE 4

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	73
Connectivity	55
Infrastructure	84
Local Environment	90
Land & Approvals	56
Project	78
People	50
Amenities	70
Building	65
Layout	56
Interiors	55

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Pricing	30
Total	**63/100**

HIGHLAND HAVEN
BUILDING 4D CORAL-A
PHASE 4

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