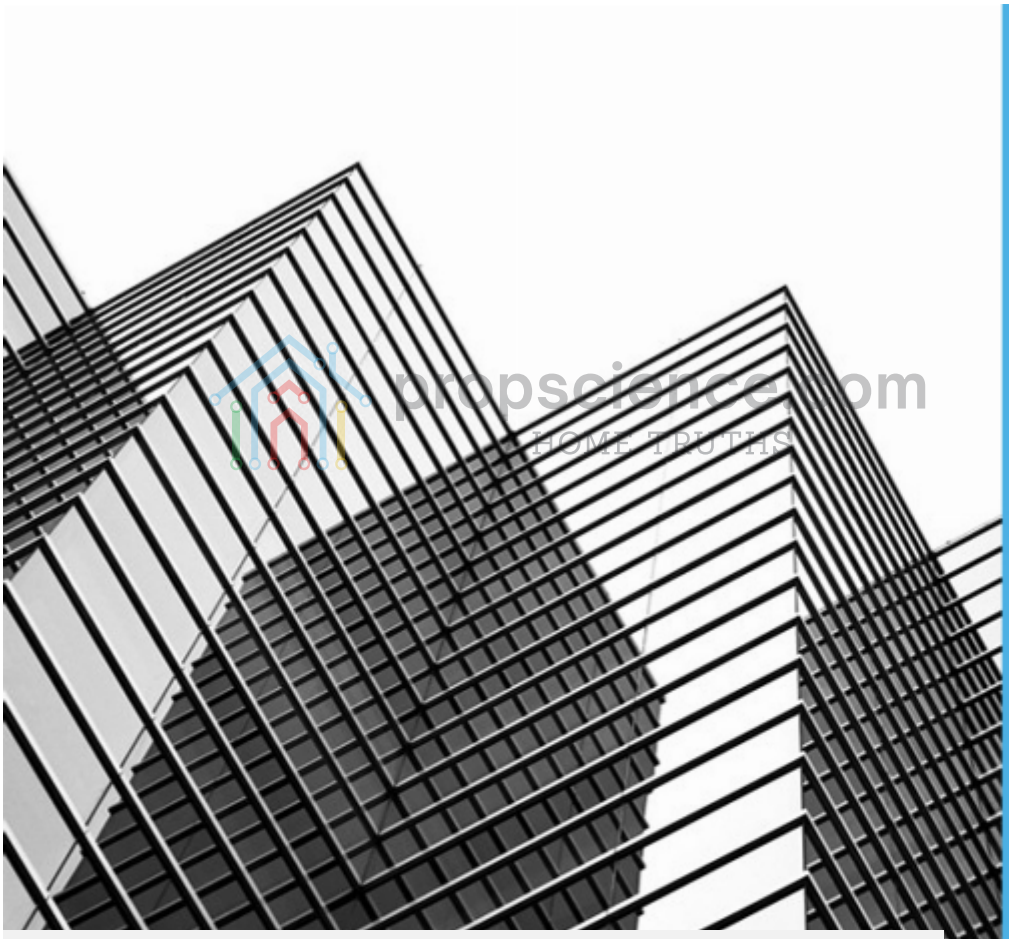
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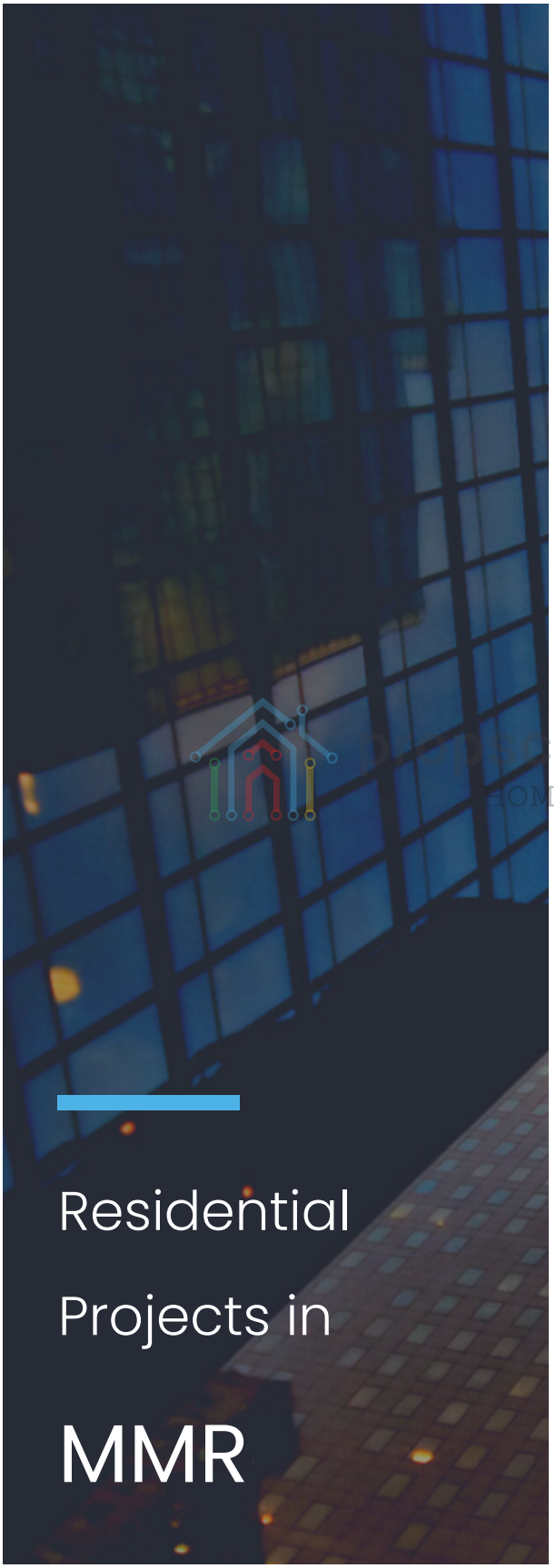
# PROP REPORT




**Highland Haven Building 6F Mist-B**

**Phase 5**

MahaRERA Number : P51700005341



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 6F MIST-B

PHASE 5

# 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 6F MIST-B
PHASE 5

# LAND & APPROVALS

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

HIGHLAND HAVEN
BUILDING 6F MIST-B
PHASE 5

# 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 6F MIST-B
PHASE 5

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# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|
| Completed on 30th December, 2024 | 2122.78 Sqmt | 1 BHK,2 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 6F MIST-B
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# BUILDING LAYOUT

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| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| Building 6F-Mist B | 4 | 31 | 6 | 1 BHK,2 BHK | 186 |

| | |
|---|---|
| **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 6F MIST-B
PHASE 5

# FLAT INTERIORS

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| Configuration | RERA Carpet Range |
|---|---|
| 1 BHK | 452 sqft |
| 2 BHK | 620 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 6F MIST-B
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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 1 BHK | -- | -- | INR 7500000 |
| 2 BHK | -- | -- | INR 10300000 |

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

| GST | Stamp Duty | Registration |
|---|---|---|
| 6% | 5% | 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** | Construction 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 6F MIST-B
PHASE 5

# 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** | 62 |
| **Project** | 71 |
| **People** | 50 |
| **Amenities** | 70 |
| **Building** | 65 |
| **Layout** | 53 |
| **Interiors** | 55 |

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| | |
|---|---|
| **Pricing** | 40 |
| **Total** | **64/100** |

HIGHLAND HAVEN
BUILDING 6F MIST-B
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