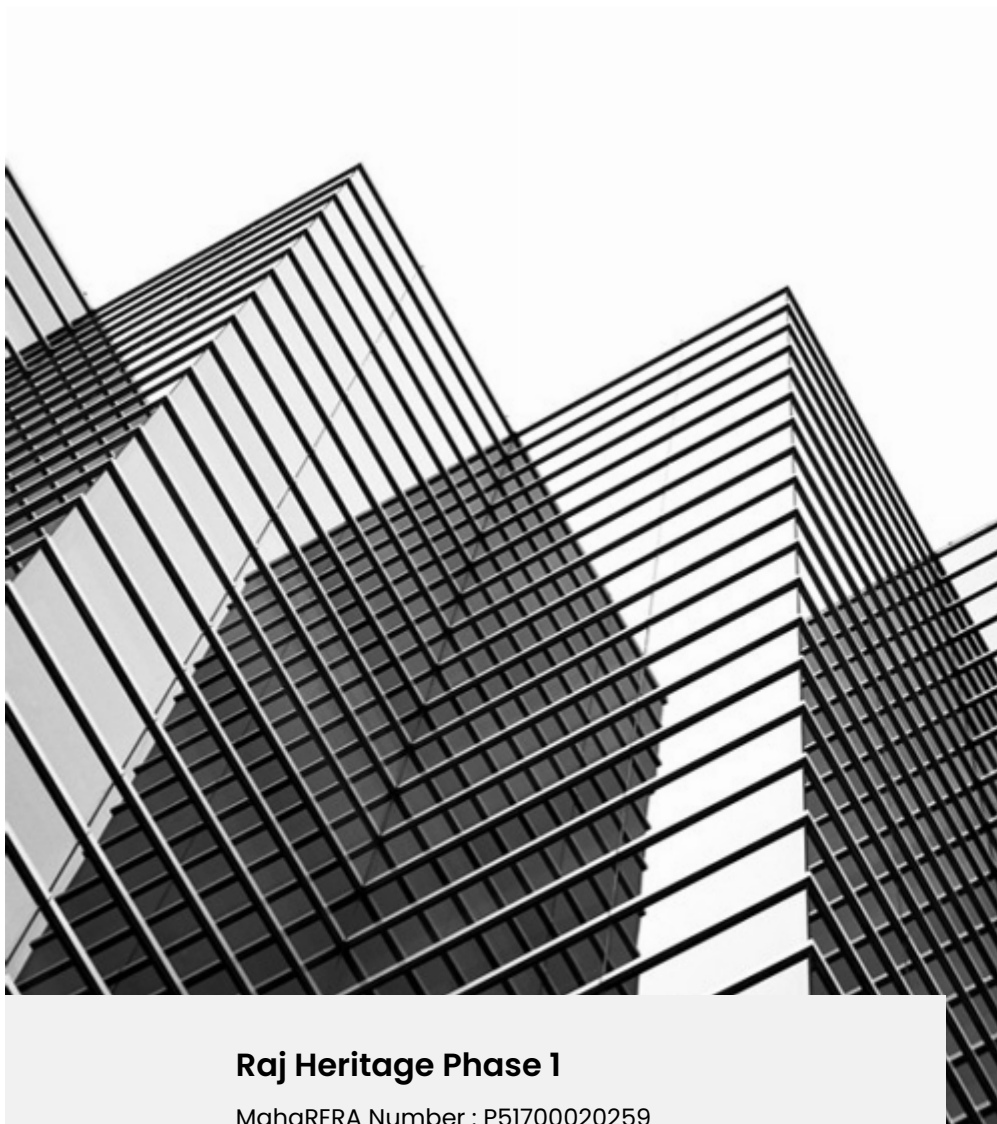


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# PROP REPORT



**Raj Heritage Phase 1**

MahaRERA Number : P51700020259



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.

## LOCATION

The project is in Mira Road East. Mira Road West is a locality of the Mira-Bhayandar Municipal Corporation, that is a part of the Thane district of the state of Maharashtra. Its an undeveloped locality of Mira Bhayandar compromising of several government regulated Salt Pans, marshes, and mangroves. This locality does not have any residential or commercial developments. It is connected to the rest of the city and the city of Mumbai via the Mumbai Suburban district railway line.

Post Office	Police Station	Municipal Ward
Mira Road	Kanikya	NA

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 57 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji International Airport **24.7 Km**
- Ramdev Chauraha **140 Mtrs**
- Mira Road Station East **2.0 Km**
- Western Express Highway **4.7 Km**
- Wockhardt Hospital **1.2 Km**
- RBK School **650 Mtrs**
- PVR Cinema **800 Mtrs**
- D Mart **2.5 Km**

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
November 2022	1	1

## BUILDER & CONSULTANTS

Raj Realty is a real estate development company founded in 2005-06 that has grown rapidly with over 25 projects completed in the western suburbs of Mumbai and beyond, having successfully completed over a dozen projects in this belt. The most important fact is that projects were completed on time and without compromising quality to ensure that the buyers are always satisfied with the service. One of the missions is to excel in project execution and achieve the highest standards in terms of punctuality, quality and safety.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2023	3310.91 Sqmt	1 BHK,2 BHK

## Project Amenities

<b>Sports</b>	Swimming Pool,Kids Play Area,Gymnasium
<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	Clubhouse
<b>Eco Friendly Features</b>	Waste Segregation,Green Zone,Landscaped Gardens,Water Storage

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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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BUILDING NO 1	2	15	7	1 BHK,2 BHK	105
First Habitable Floor					1st

## Services & Safety

- **Security** : Society Office,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System,Fire Hose,Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	395 - 414 sqft
2 BHK	566 - 584 sqft

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

<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles
<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, Anodized Aluminum / UPVC Window Frames, Dry Walls, Laminated flush doors, Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	Modular Kitchen

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 6715000 to 7038000
2 BHK	--	--	INR 9622000 to 9928000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
0%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 500000	INR 0

<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,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd,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>	73
<b>Infrastructure</b>	92
<b>Local Environment</b>	80
<b>Land &amp; Approvals</b>	56
<b>Project</b>	69
<b>People</b>	46
<b>Amenities</b>	56
<b>Building</b>	80
<b>Layout</b>	53
<b>Interiors</b>	73

<b>Pricing</b>	30
<b>Total</b>	<b>65/100</b>

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RAJ HERITAGE PHASE 1

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