

propscience.com

# PROP REPORT



**TAAL**

MahaRERA Number : P99000010690



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

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| Virar       | NA             | NA             |

### Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 333 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Mumbai International Airport **58.3 Km**
- Virar Bus Depot **3.3 Km**
- Virar Railway Station **2.8 Km**
- NH 48 **18.0 Km**
- Global Hospital **1.9 Km**
- Rustomjee Cambridge International School **2.1 Km**
- Yazoo Park **1.3 Km**
- D Mart **2.6 Km**

## LAND & APPROVALS

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

TAAL

## BUILDER & CONSULTANTS

Dedhia Manish Dhiraj and Dedhia Gaurav Dhirajlal are the directors of the company. Ace Developers was founded on 17 June 2018. Ace Developers are involved in Real estate activities with own or leased property.

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

TAAL

## PROJECT & AMENITIES

| Time Line                    | Size        | Typography |
|------------------------------|-------------|------------|
| Completed on 30th June, 2024 | 800.26 Sqmt | 2 BHK      |

## Project Amenities

|                                   |   |
|-----------------------------------|---|
| <b>Sports</b>                     | Kids Play Area                                |
| <b>Leisure</b>                    | Senior Citizen Zone,Pet Friendly,Sit-out Area |
| <b>Business &amp; Hospitality</b> | NA  |
| <b>Eco Friendly Features</b>      | Water Storage                                 |

TAAL

## BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Taal                  | 2               | 13           | 4               | 2 BHK          | 52             |
| First Habitable Floor |                 |              |                 |                | 1st            |

## Services & Safety

- **Security** : Society Office,Security System / CCTV,Earthquake Resistant Design
- **Fire Safety** : Fire Hose,Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 2 BHK         | 535 sqft          |

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

| Flooring                     | Vitrified Tiles, Anti Skid Tiles  |
|------------------------------|---|
| Joinery, Fittings & Fixtures | Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Brass Joinery, Concealed copper wiring, Electrical Sockets / Switch Boards |
| Finishing                    | NA  |
| HVAC Service                 | Split / Box A/C Provision   |
| Technology                   | Optic Fiber Cable   |
| White Goods                  | NA  |

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price   |
|---------------|---------------|-----------------|-------------|
| 2 BHK         | --            | --              | INR 4300000 |

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

| GST        | Stamp Duty      | Registration  |
|------------|-----------------|---------------|
| 1%         | 6%              | INR 30000     |
| Floor Rise | Parking Charges | Other Charges |
| NA         | INR 0           | 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> | NA  |

## Transaction History

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

# 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             | 45    |
| Connectivity      | 55    |
| Infrastructure    | 86    |
| Local Environment | 83    |
| Land & Approvals  | 44    |
| Project           | 74    |
| People            | 38    |
| Amenities         | 42    |



|                  |               |
|------------------|---------------|
| <b>Building</b>  | 67            |
| <b>Layout</b>    | 53            |
| <b>Interiors</b> | 55            |
| <b>Pricing</b>   | 30            |
| <b>Total</b>     | <b>56/100</b> |

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