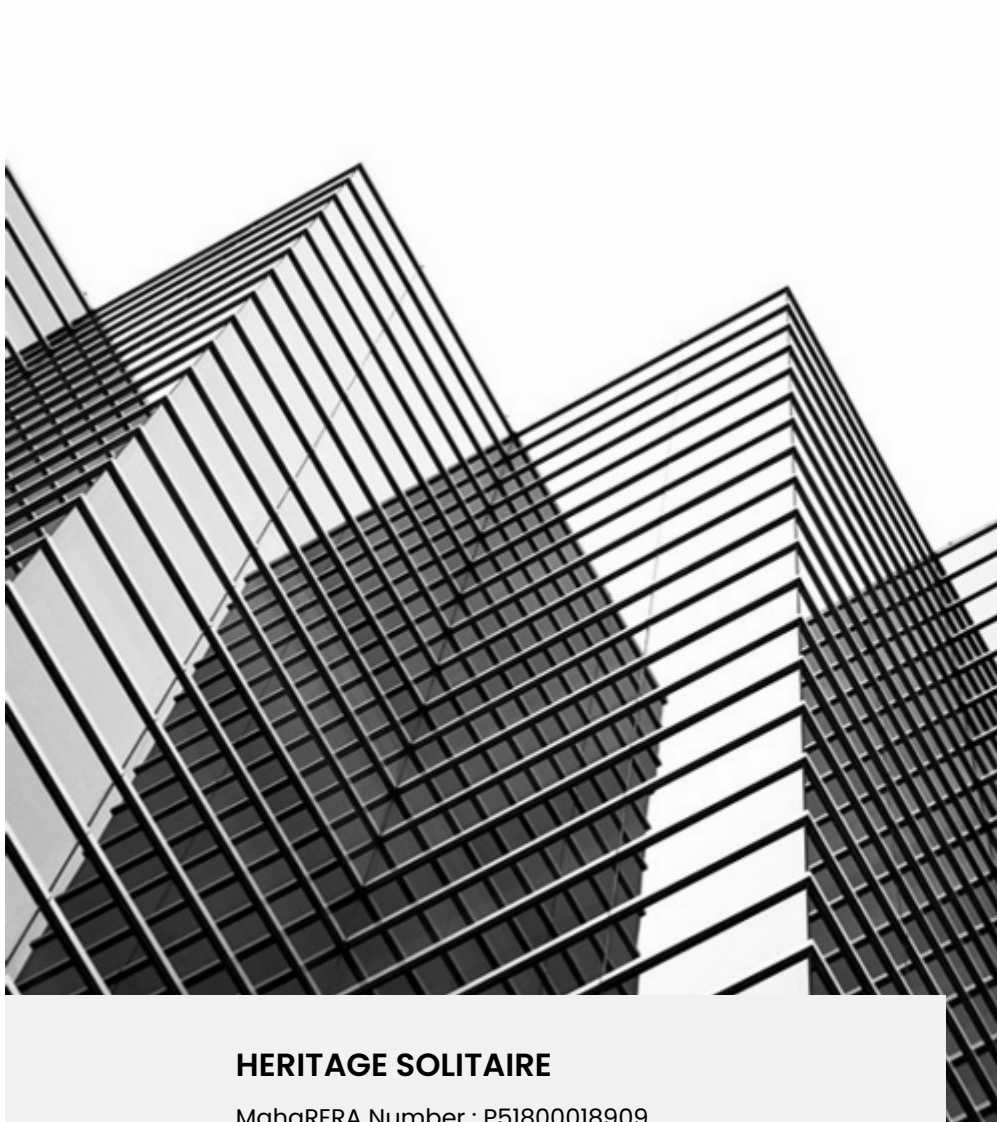


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PROP REPORT



HERITAGE SOLITAIRE

MahaRERA Number : P51800018909



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.

LOCATION

The project is in Chembur (East). Chembur is an upmarket large suburb in Mumbai. Chembur is also said to be a reference to Chevul at the mouth of the Kundalika River on mainland Maharashtra. S V Patel Nagar , Gurudwara , Aggarwal Colony , Central Railway Colony , New Rna Colony are the neighbouring localities to Chembur East. After independence, Chembur was one of the sites where refugee camps were set up to settle refugees after partition. The industrialisation of Trombay during and after the war led to the demand for housing and the growth of Chembur thereafter. Famous studios like the RK studios built by the late Raj Kapoor were present in Chembur.

Post Office	Police Station	Municipal Ward
Chembur	NA	Ward M West

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 159 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **9.2 Km**
- Chembur Phatak / Fine Arts **850 Mtrs**
- Chembur Monorail Station **800 Mtrs**
- Chembur Railway Station **2.4 Km**
- Kurla Highway Crossing **1.7 Km**
- Dr Das Multi-Speciality Hospital & ICU, Chembur Mumbai **550 Mtrs**
- General Education Academy **650 Mtrs**
- K Star Mall **1.4 Km**
- Sahakari Bhandar **500 Mtrs**

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LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
The Catholic Syrian Bank Ltd	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th May, 2023	811.4 Sqmt	2 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium
Leisure	Library / Reading Room,Senior Citizen Zone
Business & Hospitality	Multipurpose Hall
Eco Friendly Features	Landscaped Gardens,Water Storage,STP Plant

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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HERITAGE SOLITAIRE	2	12	3	2 BHK	36
First Habitable Floor				2nd Floor	

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Fire rated doors / walls,Fire cylinders,Fireman's Lift,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretchers Lift,Goods Lift

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	640 – 792 sqft
Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View
Flooring	Marble Flooring,Vitrified Tiles

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Safety door,Electrical Sockets / Switch Boards
Finishing	False Ceiling
HVAC Service	Centralized Air Conditioning System,Split / Box A/C Provision
Technology	WIFI enabled
White Goods	Modular Kitchen,Air Conditioners,Washing Machine & Dryer,Refrigerator,Microwave Oven

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 21900000 to 27000000

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

GST	Stamp Duty	Registration
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5%	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,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,The Catholic Syrian Bank Ltd

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.

Category	Score
Place	48
Connectivity	83
Infrastructure	86
Local Environment	70
Land & Approvals	44
Project	78
People	43
Amenities	56
Building	71
Layout	45
Interiors	73
Pricing	40
Total	61/100

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