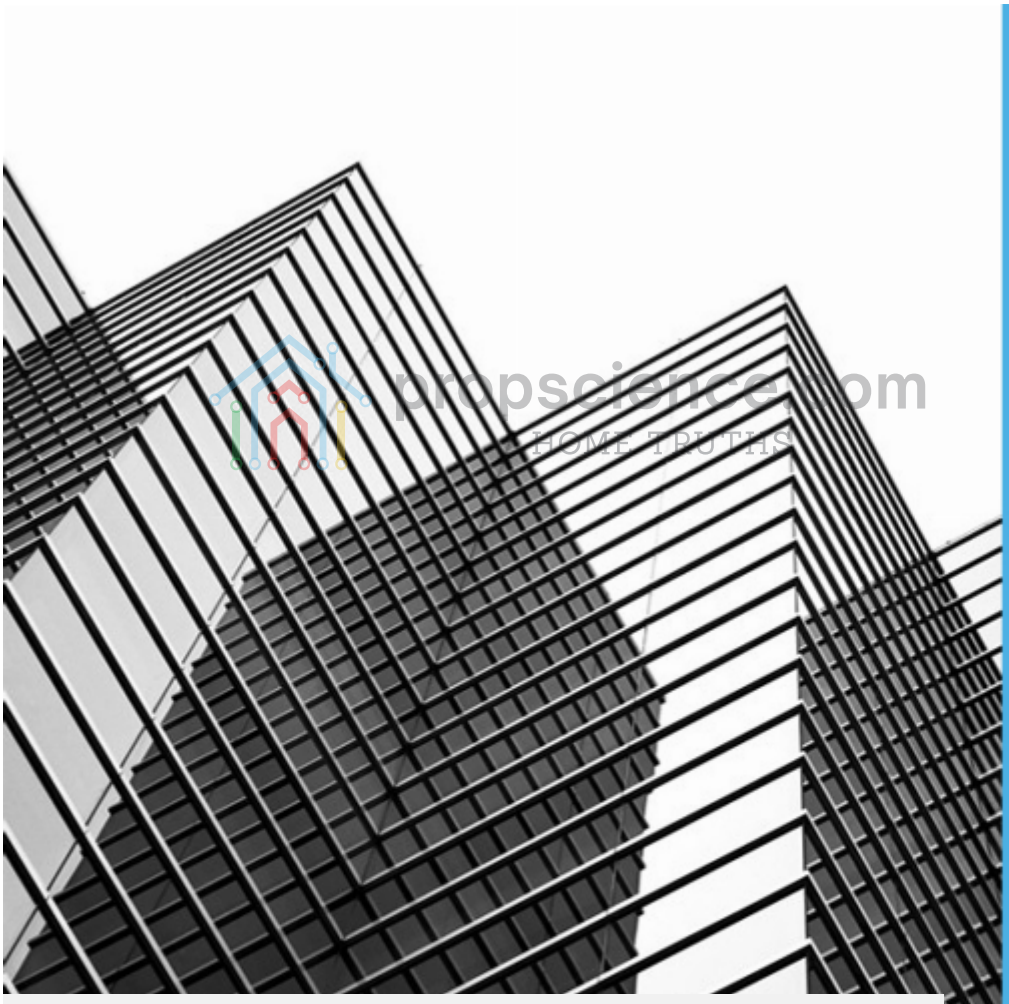
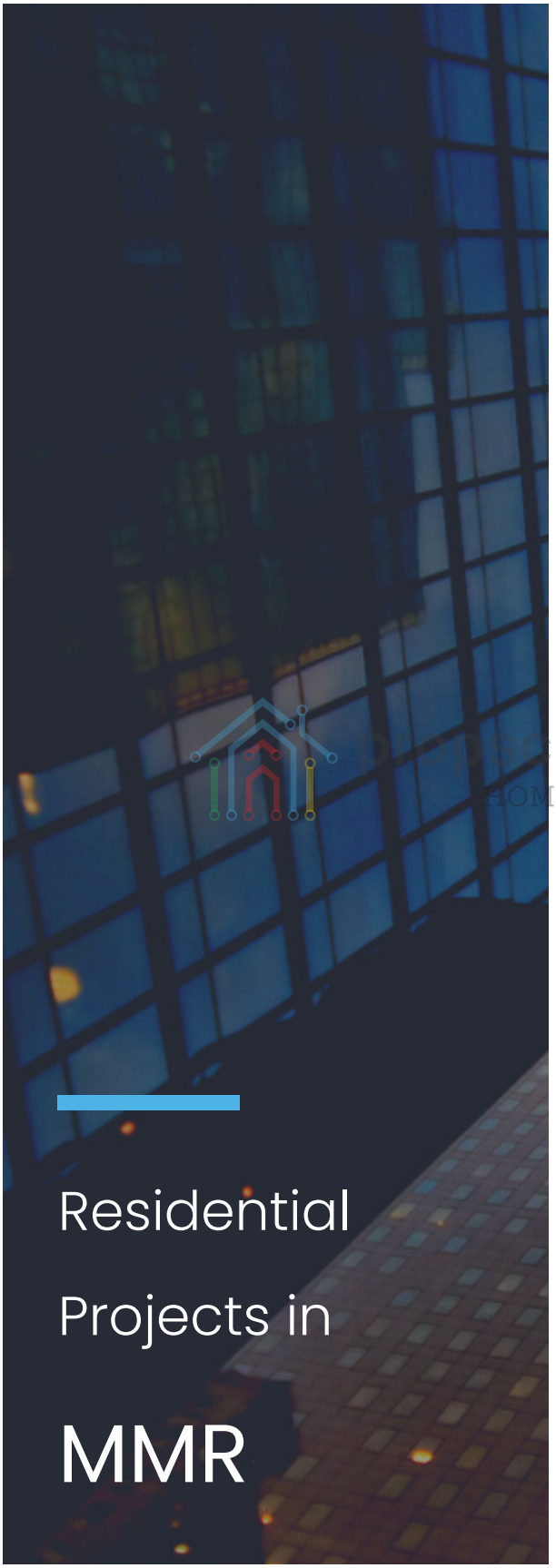
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PROP REPORT



Star Hibiscus Heights

MahaRERA Number : P51700017046



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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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
NA	NA	NA

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Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

Connectivity & Infrastructure

- International Airport **25 Km**
- Mira Road Railway Station **3.7 Km**
- Thunga Hospital **1.4 Km**
- RBK Global School **0.9 Km**
- Maxus Mall **2.6 Km**

LAND & APPROVALS

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

STAR HIBISCUS HEIGHTS

BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

STAR HIBISCUS HEIGHTS

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	1312.66 Sqmt	1 BHK,2 BHK,Studio

Project Amenities

Sports	Swimming Pool,Kids Play Area,Gymnasium
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Landscaped Gardens

STAR HIBISCUS HEIGHTS

BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Hibiscus Heights	2	19	5	1 BHK,2 BHK,Studio	95

First Habitable Floor	1st

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

STAR HIBISCUS HEIGHTS

FLAT INTERIORS

Configuration	RERA Carpet Range
Studio	193 - 226 sqft
1 BHK	285 sqft
2 BHK	413 sqft

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Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform

Finishing	False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	Modular Kitchen

STAR HIBISCUS HEIGHTS

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	--	--	INR 3400000 to 4000000
1 BHK	--	--	INR 5600000
2 BHK	--	--	INR 8615000

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

GST	Stamp Duty	Registration
5%	3%	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	NA
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,IDBI 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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HOME TRUTHS

STAR HIBISCUS HEIGHTS

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	23
Infrastructure	66
Local Environment	30
Land & Approvals	44
Project	55
People	39
Amenities	42
Building	53
Layout	38
Interiors	53
Pricing	30
Total	**45/100**

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STAR HIBISCUS HEIGHTS

Disclaimer

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