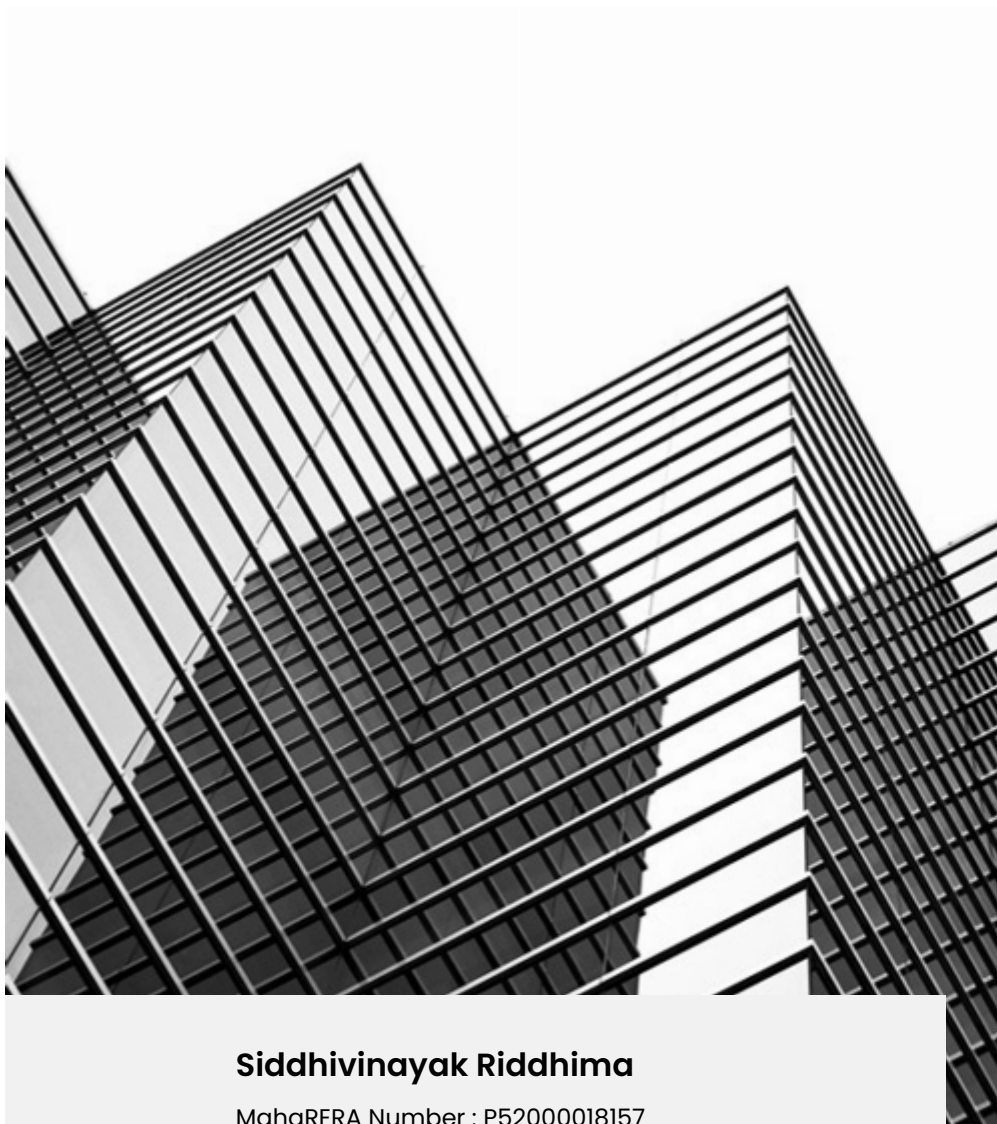


propscience.com

PROP REPORT



Siddhivinayak Riddhima

MahaRERA Number : P52000018157



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 Taloja. Taloja is a locality which is situated in the northeastern part of Navi Mumbai. To decongest the main areas and fulfill the need for affordable housing, Taloja has emerged as a locality with great new residential projects and prospects. As it is a developing area, most of the important social infrastructure is available in the nearby areas like Kharghar and Kalamboli. Basic amenities such as schools, hospitals, markets, and other retail stores are present in the locality to cater to the daily needs of the local population. The industrial hub of Taloja has many small, medium, and large-scale industries. Taloja is located around 12 kms away from the CBD Belapur by the Mumbai-Pune Expressway. Taloja has great connectivity to other parts of Navi Mumbai like Kharghar, Kalamboli and Vashi.

Post Office	Police Station	Municipal Ward
Koynavale	Taloja Police Station	NA

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 34 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **42.2 Km**
- Chhatrapati Shivaji Maharaj International Airport **41.7 Km**
- Bus Stop **2.6 Km**
- Pender Metro station **2.2 Km**
- Talaja raliway station **4.2 Km**
- NH 48 **2.6 Km**
- Talaja Multispeciality Hospital **2.6 Km**
- Radcliffe School **2.6 Km**
- Reliance SMART POINT **2.9 Km**
- Reliance SMART POINT **2.9 Km**

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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
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NA

NA

NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	10 Acre	1 BHK,2 BHK

Project Amenities

Sports	Badminton Court,Cricket Pitch,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Senior Citizen Zone,Temple
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
BUILDING NO 7, L and M Wing	2	4	4	2 BHK	16
BUILDING NO 6, J and K Wing	2	4	6	2 BHK	24
BUILDING NO 5, G, H and I Wing	3	4	12	1 BHK	48
BUILDING NO 1, A, B and C Wing	3	4	12	1 BHK	48
BUILDING NO 2, D Wing	1	4	8	1 BHK	32
BUILDING NO 4, F Wing	1	4	4	1 BHK	16
BUILDING NO 3, E Wing	1	4	8	1 BHK	32

First Habitable Floor

Ground

Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety** : Fire cylinders
- **Sanitation** : There are nalas / contaminated water outlets near the project
- **Vertical Transportation** : High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	484 sqft
2 BHK	484 sqft
1 BHK	339 sqft
1 BHK	339 sqft
1 BHK	336.2 sqft
1 BHK	330.4 sqft
1 BHK	336.2 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Vitrified Tiles, Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Concealed copper wiring, Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames, Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 8045.81	INR 2660000	INR 2800000 to 2885000

2 BHK	INR 9539.26	INR 4617000	INR 4860000
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Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
5%	7%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	HDFC 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.

Category	Score
Place	53
Connectivity	83
Infrastructure	86
Local Environment	90
Land & Approvals	50
Project	74
People	39
Amenities	70
Building	55
Layout	45

Interiors	63
Pricing	40
Total	62/100

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