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PROP REPORT



HIGHLAND PARK BUILDING 2- K25 WING

A PHASE 2

MahaRERA Number : P51700005485



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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2- K25 WING A PHASE 2

LOCATION

The project is in Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is a major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

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. The locality is not prone to traffic jams. The air pollution levels are 45 AQI and the noise pollution is 0 to 50 dB .


Connectivity & Infrastructure

- Chhatrapati Shivaji International Airport **24.8 Km**
- Khopat Bus Depot **3.2 Km**
- Kapurbawdi Metro Station **1.0 Km**
- Thane Railway Station **4.8 Km**
- Ghodbunder Road **1.2 Km**
- Jupiter Hospital **2.2 Km**
- Tilak International School **1.2 Km**
- Viviana Mall **2.2 Km**
- DMart Kolshet **210 Mtrs**

HIGHLAND PARK BUILDING

2- K25 WING A PHASE 2

LAND & APPROVALS

 Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
June 2022	2	1

HIGHLAND PARK BUILDING

2- K25 WING A PHASE 2

BUILDER & CONSULTANTS

In India, the Siddhi Group is a house building and real estate development company. Customers may access real estate assets with good aesthetics and structural design thanks to the company's staff of architects, engineers, and suppliers who create and construct real estate projects.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

HIGHLAND PARK BUILDING
2- K25 WING A PHASE 2



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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2024	2673.03 Sqmt	1 BHK,2 BHK,3 BHK,4 BHK


Project Amenities

Sports	Badminton Court,Multipurpose Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
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Leisure	Yoga Room / Zone,Senior Citizen Zone,Pet Friendly
Business & Hospitality	Conference / Meeting Room,ATM / Bank Attached,Clubhouse,Multipurpose Hall
Eco Friendly Features	Water Bodies / Koi Ponds,Green Zone,Rain Water Harvesting,Landscaped Gardens

HIGHLAND PARK BUILDING
2- K25 WING A PHASE 2

BUILDING LAYOUT



Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
HighLand Park- Building 2 - K25 Wing A Phase 2	2	33	6	1 BHK,2 BHK,3 BHK	198
First Habitable Floor					1st

Services & Safety

- **Security** : Society Office, Maintenance Staff, Security System / CCTV, Intercom Facility, Security Staff, MyGate / Security Apps, Earthquake Resistant Design
- **Fire Safety** : Sprinkler System, Fire rated doors / walls, Fire Hose, Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nallas / slums / gutters / sewers
- **Vertical Transportation** : High Speed Elevators

HIGHLAND PARK BUILDING

2- K25 WING A PHASE 2

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	399 - 413 sqft
2 BHK	649 - 662 sqft
3 BHK	842 sqft

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

Flooring	Vitrified Tiles, Anti Skid Tiles
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Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	WIFI enabled
White Goods	Modular Kitchen

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2- K25 WING A PHASE 2



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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 19612.59	--	INR 8000000 to 8100000
2 BHK	INR 18277.95	--	INR 11900000 to 12100000

3 BHK	INR 19358.67	--	INR 16300000
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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

 Festive Offers	propscience.com The builder is not offering any festive offers at the moment. HOME TRUTHS
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,LIC Housing Finance Ltd,SBI Bank

Transaction History

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

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2- K25 WING A PHASE 2

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	73
Infrastructure	100
Local Environment	100
Land & Approvals	56
Project	61
People	46
Amenities	76

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Building	65
Layout	58
Interiors	63
Pricing	40
Total	68/100

HIGHLAND PARK BUILDING
2- K25 WING A PHASE 2



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