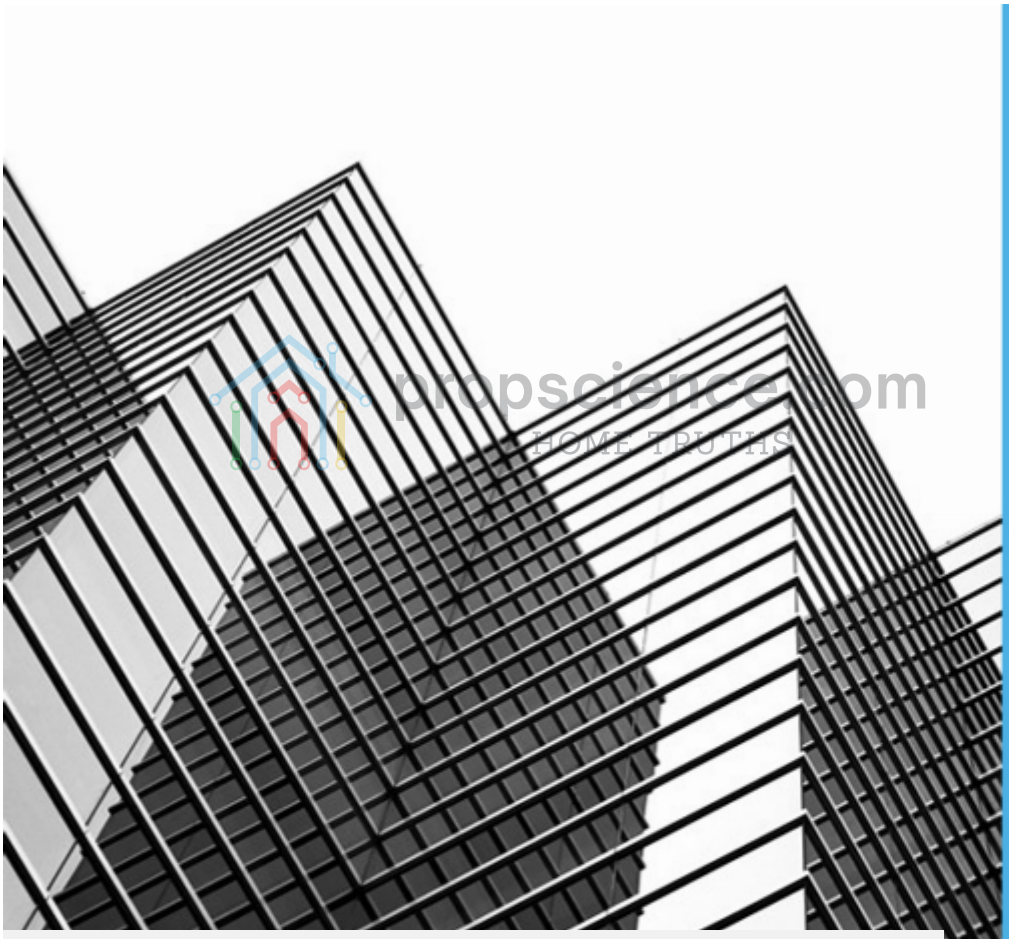
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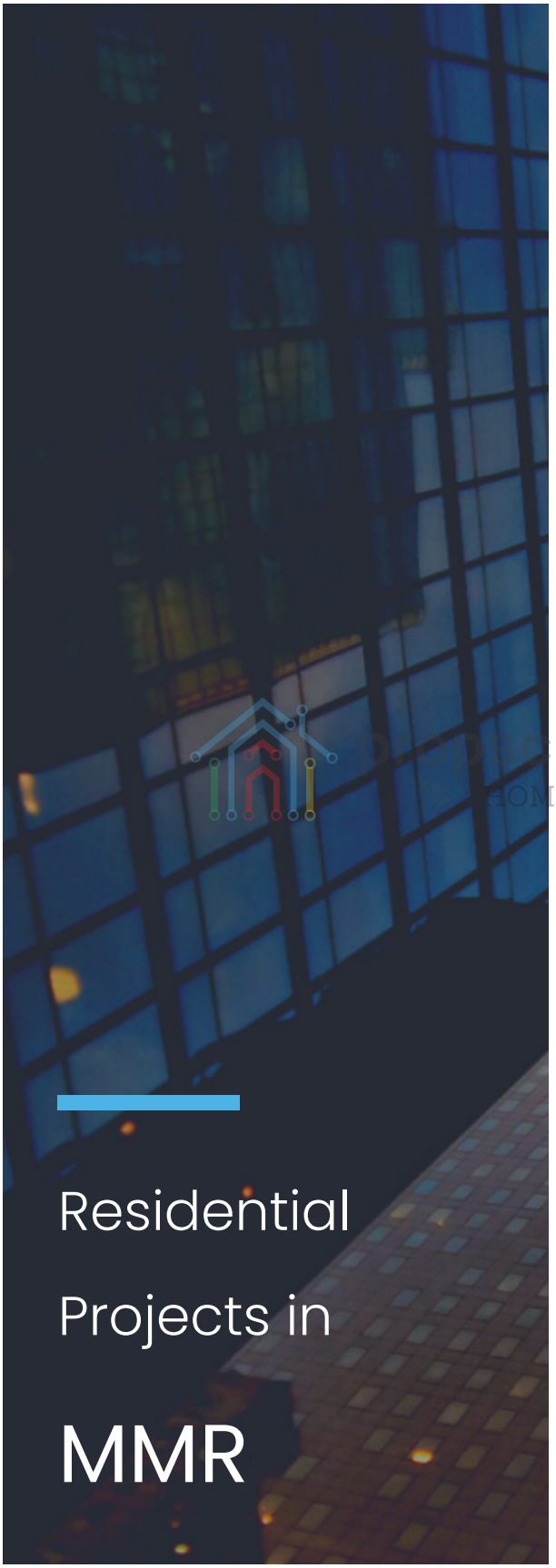
PROP REPORT



Highland Park Building 6 And 7- K23

Phase 1

MahaRERA Number : P51700006811



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 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 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
Sandozbaugh	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 prone to traffic jams during rush hour. The air pollution levels are 45 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **24.8 Km**
- Thane Central Bus Stand(CBS) **3.0 Km**
- Thane Railway Station **4.6 Km**
- Ghodbunder Rd **1.2 Km**
- Highland Super Speciality Hospital **210 Mtrs**
- C.P. Goenka International School **1.0 Km**
- High Street Mall **1.2 Km**
- DMart Kolshet **210 Mtrs**

HIGHLAND PARK BUILDING
6 AND 7- K23 PHASE 1

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
June 2021	2	1

HIGHLAND PARK BUILDING
6 AND 7- K23 PHASE 1

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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
HDFC Bank	NA	NA

HIGHLAND PARK BUILDING
6 AND 7- K23 PHASE 1

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2019	5915.89 Sqmt	2 BHK,3 BHK

Project Amenities

Sports	Badminton Court,Multipurpose Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Mini Theatre,Yoga Room / Zone,Senior Citizen Zone,Pet Friendly,Sit-out Area
Business & Hospitality	Clubhouse,Multipurpose Hall
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage

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HIGHLAND PARK BUILDING
6 AND 7- K23 PHASE 1

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Building 6 & 7	6	22	10	2 BHK,3 BHK	220

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 nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Goods Lift

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HIGHLAND PARK BUILDING 6 AND 7- K23 PHASE 1

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	661 - 667 sqft
3 BHK	879 sqft

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

Flooring	Marble Flooring
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

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HIGHLAND PARK BUILDING
6 AND 7- K23 PHASE 1

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price

2 BHK	--	--	INR 12900000 to 13200000
3 BHK	--	--	INR 17200000

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 500000	INR 0

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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Time Linked Payment
Bank Approved Loans	Axis Bank,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IndusInd Bank,Kotak Bank,Punjab & Sind Bank,SBI Bank,YES Bank

Transaction History

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

HIGHLAND PARK BUILDING 6 AND 7- K23 PHASE 1

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	90
Land & Approvals	62
Project	71
People	55
Amenities	70

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Building	80
Layout	60
Interiors	55
Pricing	30
Total	**68/100**

HIGHLAND PARK BUILDING 6 AND 7- K23 PHASE 1

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