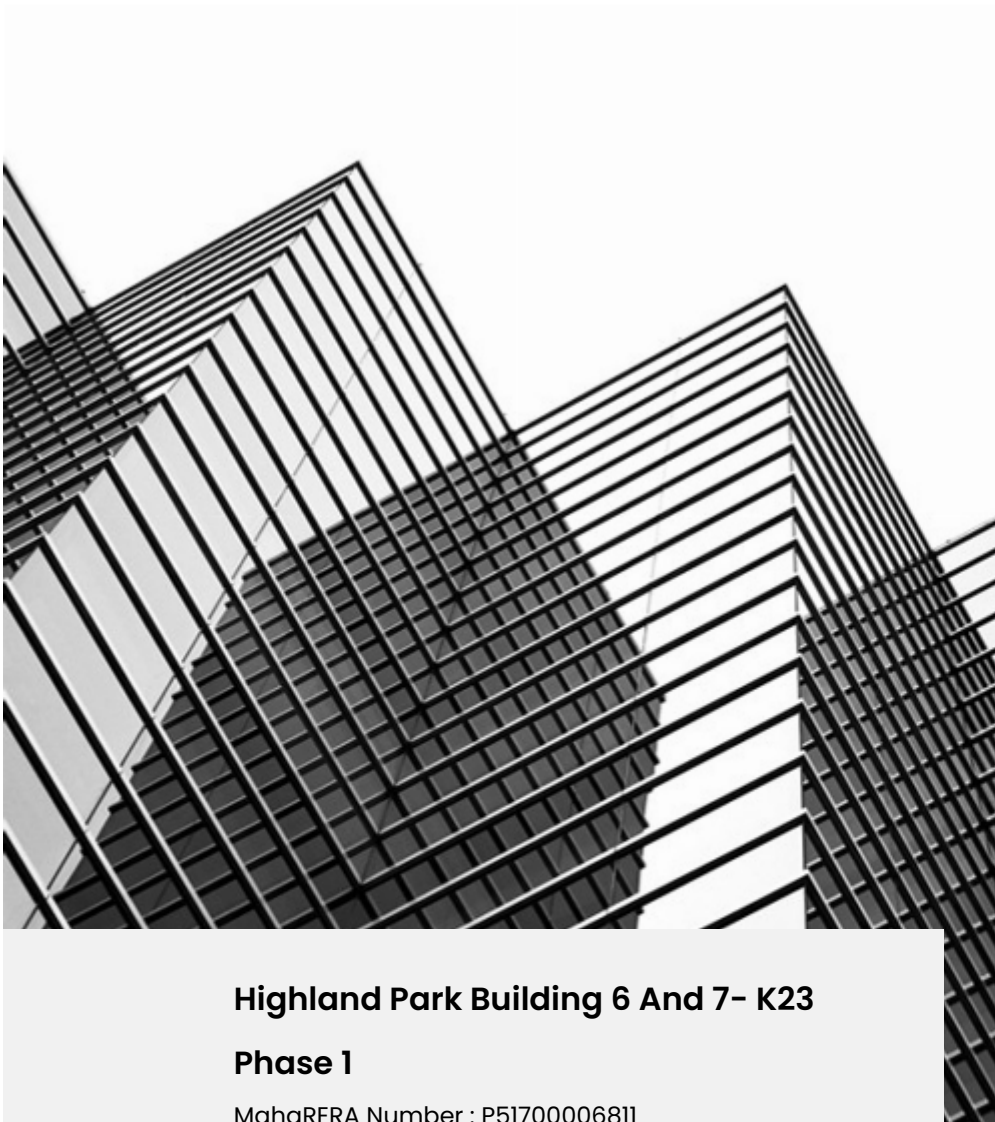


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# PROP REPORT



**Highland Park Building 6 And 7- K23**

**Phase 1**

MahaRERA Number : P51700006811



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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.

HIGHLAND PARK BUILDING

6 AND 7- K23 PHASE 1

## 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
Sandozbaugh	NA	NA

### 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**

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HIGHLAND PARK BUILDING

6 AND 7- K23 PHASE 1

## LAND & APPROVALS

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

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HIGHLAND PARK BUILDING

6 AND 7- K23 PHASE 1

## BUILDER & CONSULTANTS

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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

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HIGHLAND PARK BUILDING

6 AND 7- K23 PHASE 1

# PROJECT & AMENITIES

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

## Project Amenities

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

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HIGHLAND PARK BUILDING  
6 AND 7- K23 PHASE 1

## BUILDING LAYOUT

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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

HIGHLAND PARK BUILDING  
6 AND 7- K23 PHASE 1

## FLAT INTERIORS

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

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

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

HIGHLAND PARK BUILDING  
6 AND 7- K23 PHASE 1

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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2 BHK	--	--	INR 12900000 to 13200000
3 BHK	--	--	INR 17200000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
1%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 500000	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Time Linked Payment
<b>Bank Approved Loans</b>	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

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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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	73
<b>Connectivity</b>	73
<b>Infrastructure</b>	100
<b>Local Environment</b>	90
<b>Land &amp; Approvals</b>	62
<b>Project</b>	71
<b>People</b>	55
<b>Amenities</b>	70

<b>Building</b>	80
<b>Layout</b>	60
<b>Interiors</b>	55
<b>Pricing</b>	30
<b>Total</b>	<b>68/100</b>

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HIGHLAND PARK BUILDING  
6 AND 7- K23 PHASE 1

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