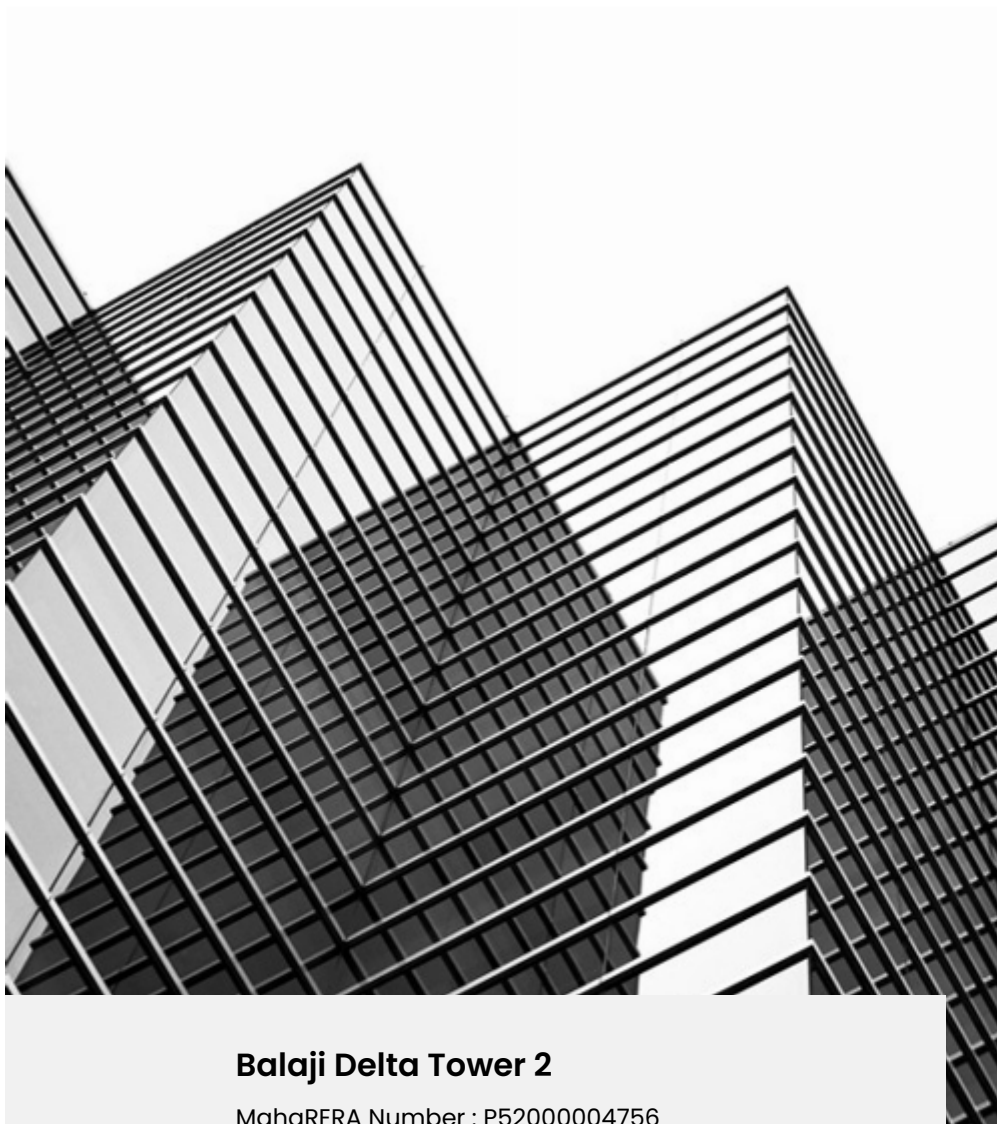


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# PROP REPORT



**Balaji Delta Tower 2**

MahaRERA Number : P52000004756



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

Post Office	Police Station	Municipal Ward
NA	Ulwe police station	NA

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 30 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **39 Km**
- Chhatrapati Shivaji Maharaj International Airport **38.5 Km**
- Kashturi Heritage Bus Station **700 Mtrs**
- Bamandongri Station **2.7 Km**
- Ulwe - uran - panvel bridge **2.5 Km**
- Magnus Hospital **1.8 Km**
- Moru Narayan Mhatre School **1.2 Km**
- Seawoods Grand Central Mall **10.8 Km**
- Reliance SMART Point **550 Mtrs**

## LAND & APPROVALS

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

## BALAJI DELTA TOWER 2

## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	Soyuz Talib Architect Pvt Ltd	NA

## BALAJI DELTA TOWER 2

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th September, 2022	9599 Sqmt	2 BHK,2.5 BHK,3 BHK

### Project Amenities

<b>Sports</b>	Basketball Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Senior Citizen Zone,Sit-out Area
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

## BALAJI DELTA TOWER 2

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Delta Tower 2- WING A	2	14	4	2 BHK,3 BHK	56
Delta Tower 2- Wing B	2	14	4	2 BHK	56
Delta Tower 2- WING C	2	14	4	2 BHK	56

Delta Tower 2- WING D	2	14	4	2 BHK,3 BHK	56
Delta Tower 2- WING E	2	14	4	2 BHK,3 BHK	56
First Habitable Floor				3rd Floor	

## Services & Safety

- **Security** : Maintenance Staff,Security System / CCTV,Security Staff
- **Fire Safety** : Sprinkler System
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

## BALAJI DELTA TOWER 2

## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	522.9 sqft
3 BHK	691.6 sqft
2 BHK	499.2 sqft

2 BHK	596.7 sqft
2 BHK	502.4 sqft
3 BHK	717.6 sqft
2 BHK	596 sqft
3 BHK	799.9 sqft

<b>Floor To Ceiling Height</b>	NA
<b>Views Available</b>	NA

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

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 21970.84	INR 12255000	INR 12900000 to 13800000
3 BHK	INR 22565.32	INR 17000000	INR 17900000 to 19000000

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

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

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA



**Bank Approved  
Loans**

Axis Bank,HDFC Bank

### Transaction History

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

BALAJI DELTA TOWER 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	55
Connectivity	83
Infrastructure	72
Local Environment	90
Land & Approvals	42

<b>Project</b>	71
<b>People</b>	64
<b>Amenities</b>	56
<b>Building</b>	78
<b>Layout</b>	38
<b>Interiors</b>	63
<b>Pricing</b>	30
<b>Total</b>	<b>62/100</b>

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## BALAJI DELTA TOWER 2

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