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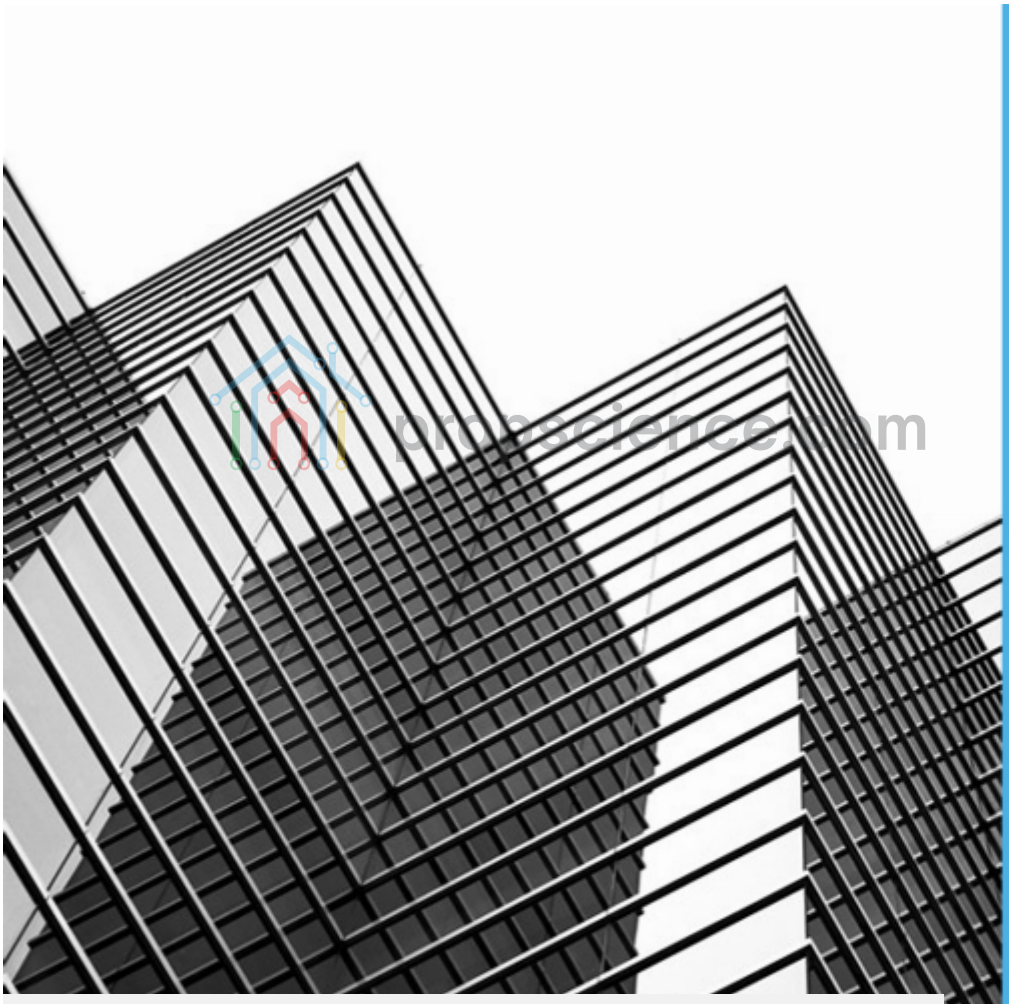
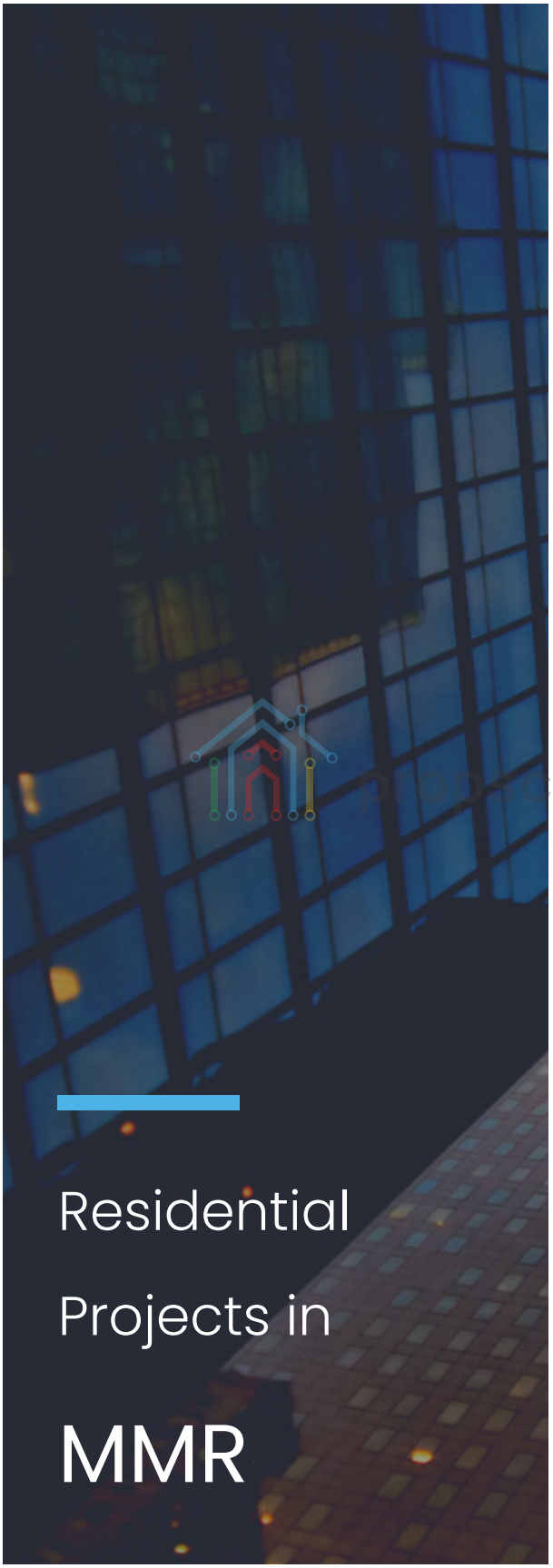
PROP REPORT



Bhaveshwar Valencia

MahaRERA Number : P52000034410



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 prone to traffic jams during rush hour. The air pollution levels are 100 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

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- Chhatrapati Shivaji Maharaj Terminus, Chhatrapati Shivaji Terminus Area, Fort, Mumbai, Maharashtra 400001 **40.5 Km**
- Kashturi Heritage Bus Station **2 Km**
- Bamandongri Railway Station **2 Km**
- Ulwe - Uran - Panvel Bridge **1.5 Km**
- Magnus Hospital **3 Km**
- Radcliffe School **1.8 Km**
- Seawoods Grand Central Mall **7.9 Km**
- New Ganesh Super Market **1.5 Km**

BHAVESHWAR VALENCIA

LAND & APPROVALS

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

BHAVESHWAR VALENCIA

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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BHAVESHWAR VALENCIA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2026	0.41 Acre	1 BHK,2 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Clubhouse
Eco Friendly Features	NA

BHAVESHWAR VALENCIA

BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Bhaveshwar Valencia	2	13	4	1 BHK,2 BHK	52

First Habitable Floor	1st Floor

Services & Safety

- **Security :** NA
- **Fire Safety :** CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers

- **Vertical Transportation :** High Speed Elevators

BHAVESHWAR VALENCIA

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	321 - 341 sqft
2 BHK	481 - 549 sqft

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

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards

Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	NA

BHAVESHWAR VALENCIA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 4500000 to 5000000
2 BHK	--	--	INR 6600000 to 8000000

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

GST	Stamp Duty	Registration
0%	0%	0

Floor Rise	Parking Charges	Other Charges
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,Kotak Bank,SBI 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	63
Connectivity	83
Infrastructure	72
Local Environment	90
Land & Approvals	44
Project	69
People	39
Amenities	42
Building	53
Layout	45
Interiors	63
Pricing	40
Total	**58/100**

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Disclaimer

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