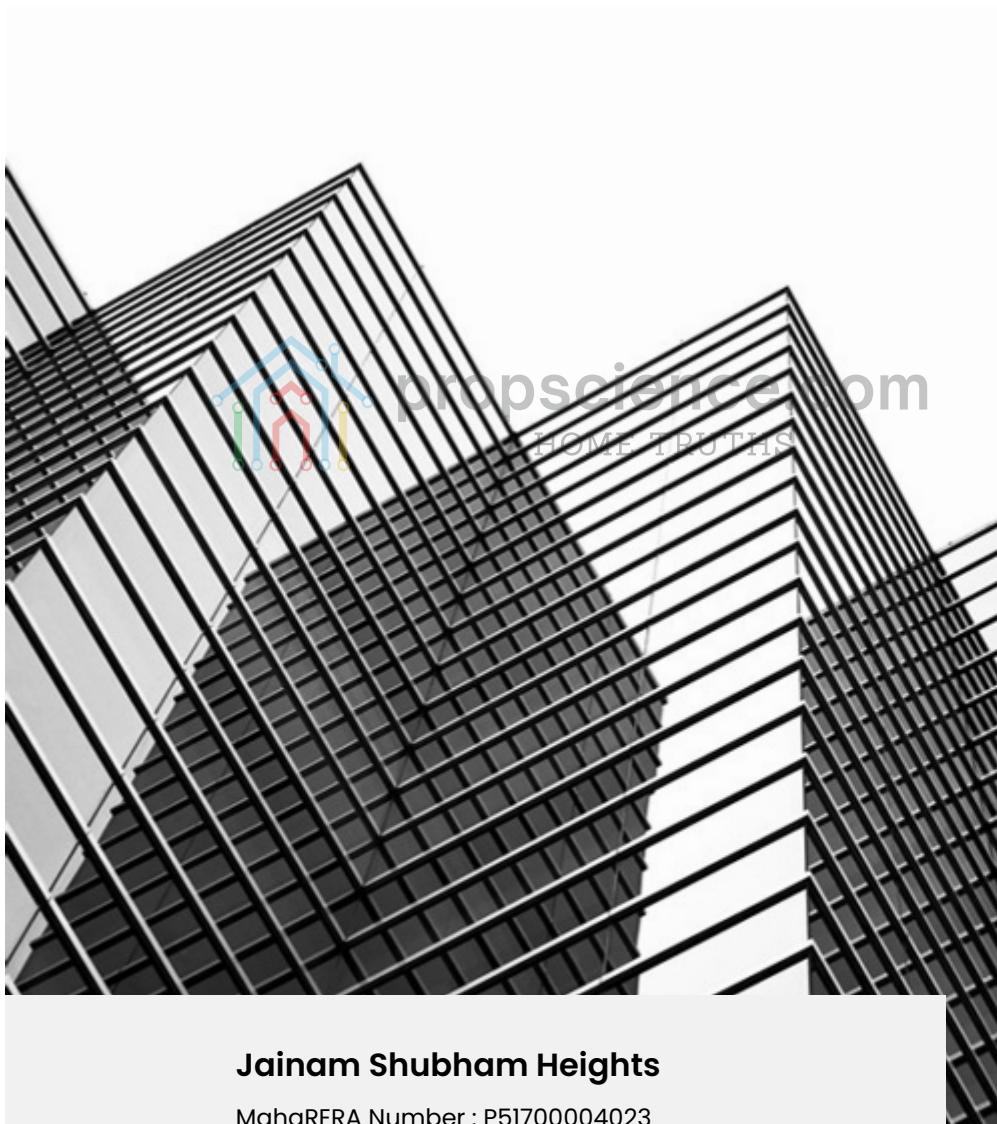


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PROP REPORT



Jainam Shubham Heights

MahaRERA Number : P51700004023



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

The project is in Bhayander East. Bhayandar East is an industrial locality of the city of Mira Bhayandar. It falls under the Thane district of the State of Maharashtra. It is surrounded by the localities of Uttan, Mira Road and Sanjay Gandhi National Park. Bhayandar East is separated from the West by the Mumbai Suburban Railway line which connects it to Mumbai city. This locality does not have any residential or commercial developments.

| Post Office | Police Station | Municipal Ward |
|----------------|----------------|----------------|
| Bhayander East | navgaon | NA |



Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area.

Connectivity & Infrastructure

- Airport **25 Km**
- Bhyandar east **2.5 Km**
- Galaxy Hospital **1.0 Km**
- Seven Eleven School **1.1 Km**
- Vardhman Fantasy Amusement park **1.5 Km**
- D Mart **3.1 Km**

LAND & APPROVALS

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

JAINAM SHUBHAM
HEIGHTS

BUILDER & CONSULTANTS



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HOME TRUTHS

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA | NA | NA |

JAINAM SHUBHAM
HEIGHTS

PROJECT & AMENITIES

| Time Line | Size | Typography |
|-----------|------|------------|
|-----------|------|------------|

Completed on 30th June, 2021

1.1 Acre

1 BHK,2 BHK

Project Amenities

| | |
|-----------------------------------|--|
| Sports | NA |
| Leisure | NA |
| Business & Hospitality | NA |
| Eco Friendly Features | Waste Segregation,Landscaped Gardens,Water Storage |

JAINAM SHUBHAM
HEIGHTS



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BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------|-----------------|--------------|-----------------|----------------|----------------|
| Shubham Heights | 2 | 7 | 2 | 1 BHK | 14 |
| Shubham Heights | 2 | 7 | 2 | 2 BHK | 14 |

First Habitable Floor

1st floor

Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

JAINAM SHUBHAM
HEIGHTS

FLAT INTERIORS



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Configuration

RERA Carpet Range

2 BHK

616.2 sqft

1 BHK

403 sqft

Floor To Ceiling Height

NA

Views Available

NA

Flooring

NA

| | |
|---|---|
| Joinery, Fittings & Fixtures | Kitchen Platform,Light Fittings |
| Finishing | Laminated flush doors,Double glazed glass windows |
| HVAC Service | NA |
| Technology | NA |
| White Goods | NA |

JAINAM SHUBHAM
HEIGHTS

COMMERCIALS  propscience.com
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| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|-------------|
| 2 BHK | INR 8601.1 | INR 5300000 | INR 6000000 |

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

| GST | Stamp Duty | Registration |
|------------|-----------------|---------------|
| 0% | 3% | INR 30000 |
| Floor Rise | Parking Charges | Other Charges |

| | | |
|----|----|----|
| NA | NA | NA |
|----|----|----|

| | |
|----------------------------|---------------------|
| Festive Offers | No |
| Payment Plan | NA |
| Bank Approved Loans | Axis Bank,HDFC Bank |

Transaction History

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

JAINAM SHUBHAM
HEIGHTS



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HOME TRUTHS

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 | 23 |
| Infrastructure | 78 |
| Local Environment | 30 |
| Land & Approvals | 44 |
| Project | 65 |
| People | 39 |
| Amenities | 36 |
|  Building | 53 |
| Layout | 38 |
| Interiors | 45 |
| Pricing | 30 |
| Total | 45/100 |

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HOME TRUTHS

JAINAM SHUBHAM
HEIGHTS

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