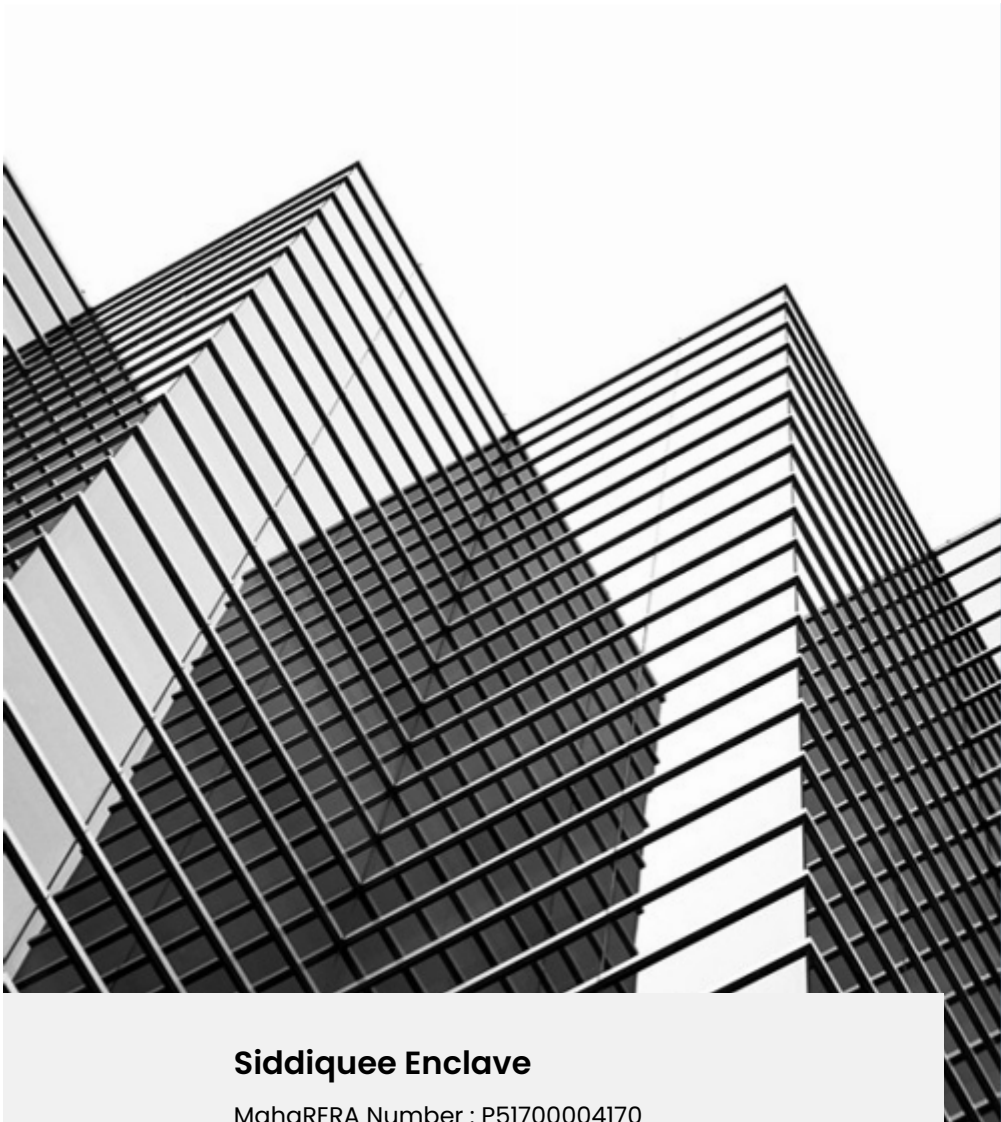


propscience.com

# PROP REPORT



**Siddiquee Enclave**

MahaRERA Number : P51700004170



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.

## LOCATION

The project is in Mumbra. Mumbra is a suburb of Thane district. Mumbra has a population of 900,000 people as per the Thane urban agglomeration. Marathi, Marwari, Bihari, English, Hindi, Persian and Urdu are the most widely spoken languages. The region is well connected with many developed regions. Mumbra is connected to the Thane-Navi Mumbai-Airoli node via the Old Mumbai Pune Expressway or National Highway 4. The Thane Municipal Transport (TMT) and Navi Mumbai Municipal Transport (NMMT) bus service networks operate here. Mumbra and Diva railway stations are the closest. The MEK Industrial Park is an industrial area a few kilometres from the centre of Mumbra. The KausaSheel belt of Mumbra is home to medium-sized companies. Mumbra provides residents with a variety of social comfort facilities, allowing them to live a happy and peaceful life. These include several schools and hospitals.

Post Office	Police Station	Municipal Ward
NA	NA	NA

### Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions.

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **30.8 Km**
- Mumbra Railway Station **4.6 Km**
- Shubham Children's Hospital **3.2 Km**
- Iqra International School **2.3 Km**
- Viviana Mall **10.5 Km**
- Al Muzn Mini Mall **1.6 Km**

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SIDDIQUEE ENCLAVE

## LAND & APPROVALS

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

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SIDDIQUEE ENCLAVE

## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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SIDDIQUEE ENCLAVE

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2021	3430 Sqmt	1 BHK,2 BHK

## Project Amenities

Sports	NA
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Landscaped Gardens

SIDDIQUEE ENCLAVE

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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Siddiquee Paradise Tower	2	13	10	1 BHK,2 BHK	130
First Habitable Floor				1st	

## Services & Safety

- **Security** : Society Office,Security System / CCTV
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

## SIDDIQUEE ENCLAVE

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	256 - 277 sqft
2 BHK	560 sqft
Floor To Ceiling Height	NA

<b>Views Available</b>	NA
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<b>Flooring</b>	Vitrified Tiles,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform
<b>Finishing</b>	Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 1843200 to 1994400
2 BHK	--	--	INR 4032000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	4%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 0	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	Axis Bank,DHFL Bank,HDFC Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

### 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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	38
<b>Connectivity</b>	38
<b>Infrastructure</b>	64
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	44
<b>Project</b>	68
<b>People</b>	39
<b>Amenities</b>	30
<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	53
<b>Pricing</b>	30

**Total**

**44/100**

SIDDIQUEE ENCLAVE

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