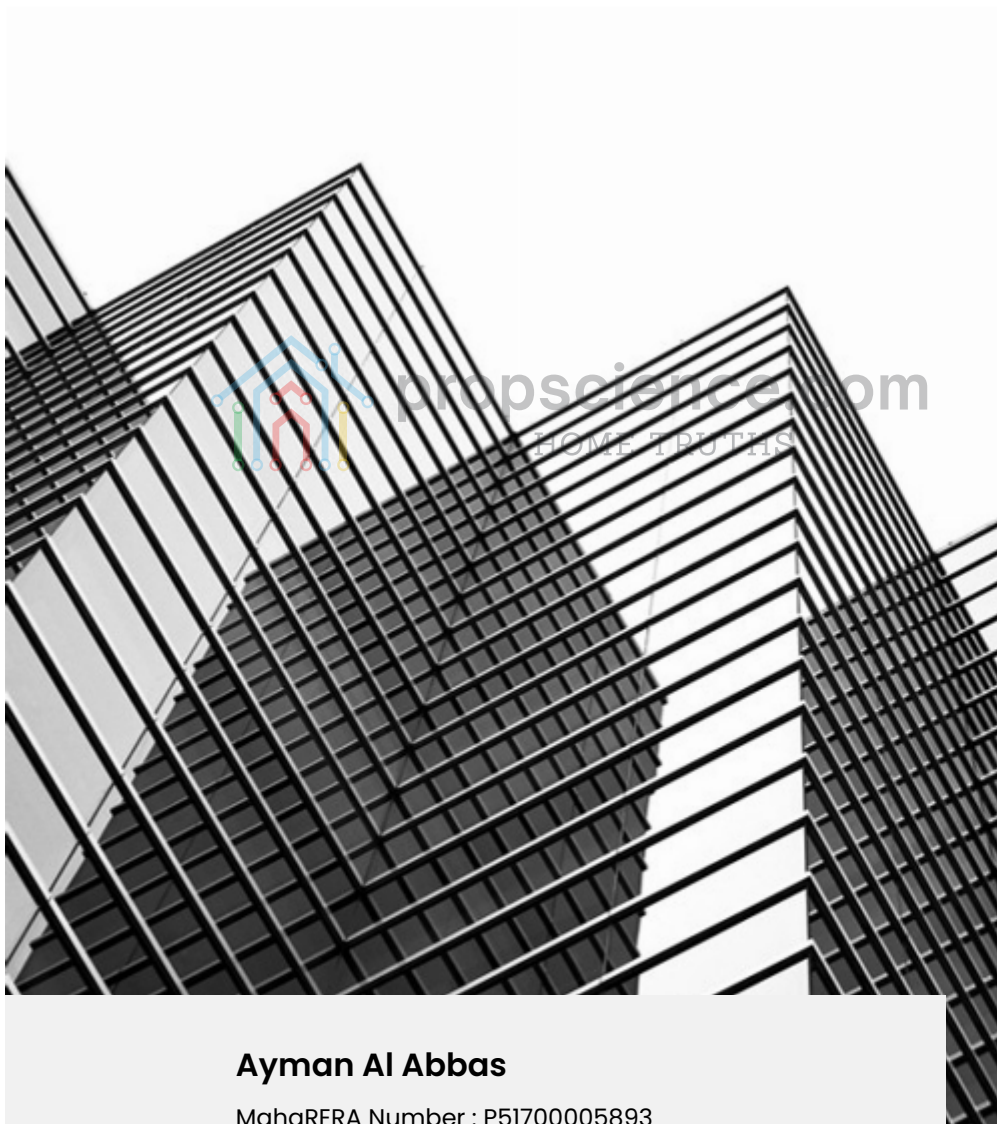


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# PROP REPORT



**Ayman Al Abbas**

MahaRERA Number : P51700005893



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 Kalyan-Bhiwandi Road. Bhiwandi is a city in the Thane district. It is located 20 km northeast of Mumbai and 15 km northeast of the city of Thane and is part of the Mumbai Metropolitan Region. Bhiwandi is a well-known centre of logistics and textile industries. Although mainly inhabited by ethnic minorities, the area has become a secular city due to the development of infrastructure and industries. Bhiwandi Nizampur City Municipal Corporation is a civic body founded in 2002 Maharashtra State Government to manage the industrial community of Bhiwandi. Many renowned real estate developers are entering the market, along with some individual local developers. It is the main commercial centre connecting Mumbai and the rest of India via the Mumbai-Agra Highway.

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

- International Airport **48.1 Km**
- Bhiwandi Road Railway Station **6.2 Km**
- Siraj Memorial Hospital **750 Mtrs**
- Pili School **1.5 Km**
- Viviana Mall **21.0 Km**

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## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS



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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 30th June, 2023

9381.73 Sqmt

1 BHK,2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	NA
<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Building 1	2	8	4	1 BHK,2 BHK,3 BHK	32
Building 2	2	8	4	1 BHK,2 BHK,3 BHK	32

Building 3	2	8	4	1 BHK,2 BHK,3 BHK	32
Building 4	2	8	4	1 BHK,2 BHK,3 BHK	32
Building 5	2	8	4	1 BHK,2 BHK,3 BHK	32
Building 6	2	8	4	1 BHK,2 BHK,3 BHK	32

First Habitable Floor	1st
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**Services & Safety**  **propscience.com**  
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- **Security** : Society Office,Security System / CCTV,Intercom Facility
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

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## FLAT INTERIORS

Configuration	RERA Carpet Range
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1 BHK	516 - 538 sqft
2 BHK	734 - 766 sqft
3 BHK	988 - 1028 sqft
1 BHK	538 sqft
2 BHK	734 sqft
3 BHK	996 - 1028 sqft
1 BHK	516 sqft
 2 BHK	734 - 766 sqft HOME TRUTHS
3 BHK	996 - 1028 sqft
1 BHK	516 sqft
2 BHK	734 - 766 sqft
3 BHK	988 - 1028 sqft
1 BHK	516 sqft
2 BHK	734 - 766 sqft

3 BHK	996 - 1028 sqft
1 BHK	516 sqft
2 BHK	734 - 766 sqft
3 BHK	988 - 1028 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
<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 3135000 to 3268000
2 BHK	--	--	INR 4459000 to 4653000
3 BHK	--	--	INR 6002000 to 6245000



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

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

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

Category	Score
Place	38
Connectivity	15
Infrastructure	52
Local Environment	30

<b>Land &amp; Approvals</b>	50
<b>Project</b>	63
<b>People</b>	39
<b>Amenities</b>	42
<b>Building</b>	53
<b>Layout</b>	43
<b>Interiors</b>	53
 <b>Pricing</b>	30
<b>Total</b>	<b>42/100</b>

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HOME TRUTHS


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