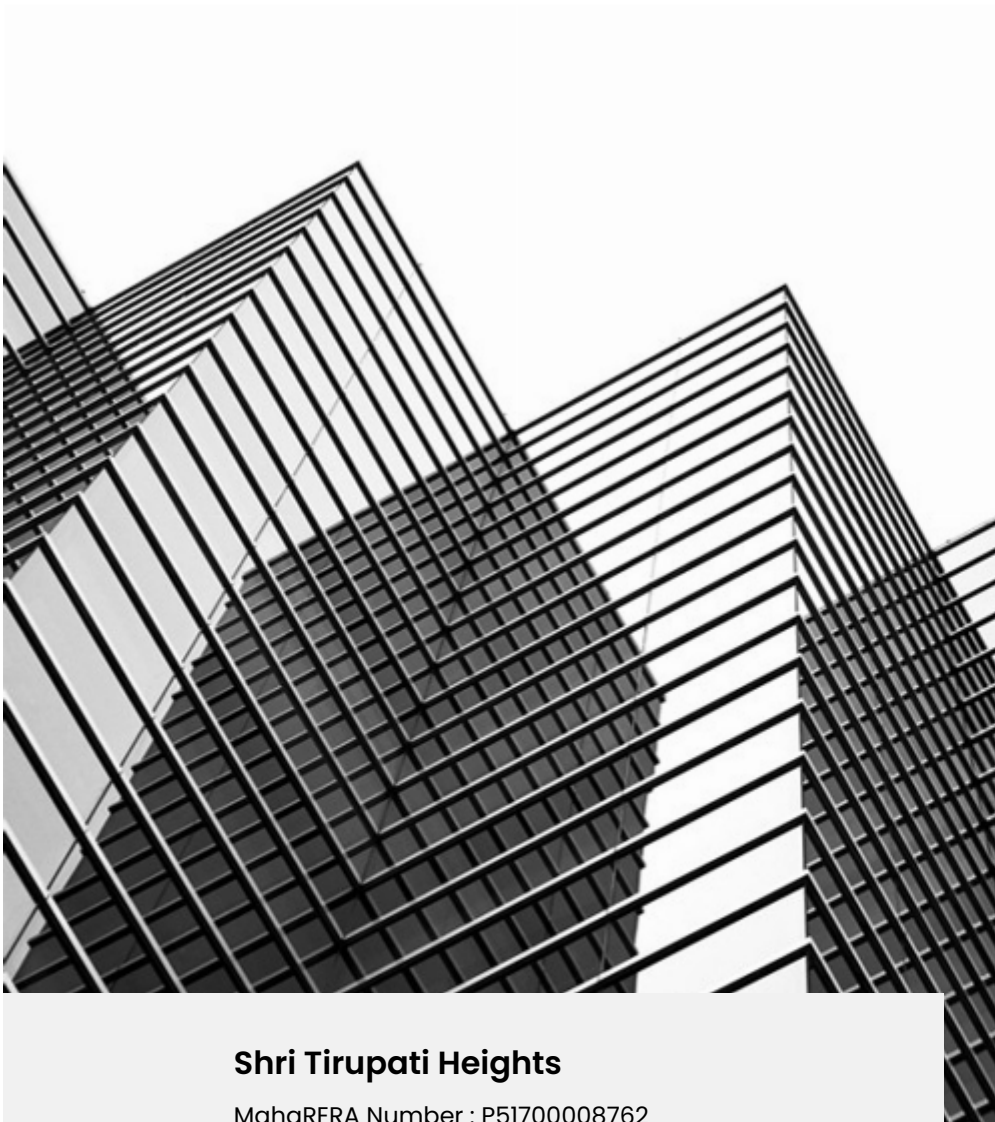


propscience.com

# PROP REPORT



**Shri Tirupati Heights**

MahaRERA Number : P51700008762



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 West	NA	NA

### Neighborhood & Surroundings

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

### Connectivity & Infrastructure

- Bhayandar Station **3.0 Km**
- Themba Hospital **1.2 Km**
- Maxus Mall **1.0 Km**
- D Mart **1.0 Km**

## LAND & APPROVALS

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

## SHRI TIRUPATI HEIGHTS

## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

## SHRI TIRUPATI HEIGHTS

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2020	0.83 Acre	2 BHK,3 BHK

### Project Amenities

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

## SHRI TIRUPATI HEIGHTS

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tirupati Heights	2	24	5	2 BHK,3 BHK	120

**First Habitable Floor**

1st

## Services & Safety

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

## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	559 sqft
3 BHK	757 sqft

Floor To Ceiling Height	NA
Views Available	NA

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

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 8440000
3 BHK	--	--	INR 11500000

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

GST	Stamp Duty	Registration
5%	3%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,HDFC Bank,Kotak Bank

## Transaction History

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

SHRI TIRUPATI HEIGHTS

# 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	33
Infrastructure	66
Local Environment	30
Land & Approvals	44
Project	68



<b>People</b>	39
<b>Amenities</b>	36
<b>Building</b>	53
<b>Layout</b>	41
<b>Interiors</b>	38
<b>Pricing</b>	30
<b>Total</b>	<b>44/100</b>

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SHRI TIRUPATI HEIGHTS

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