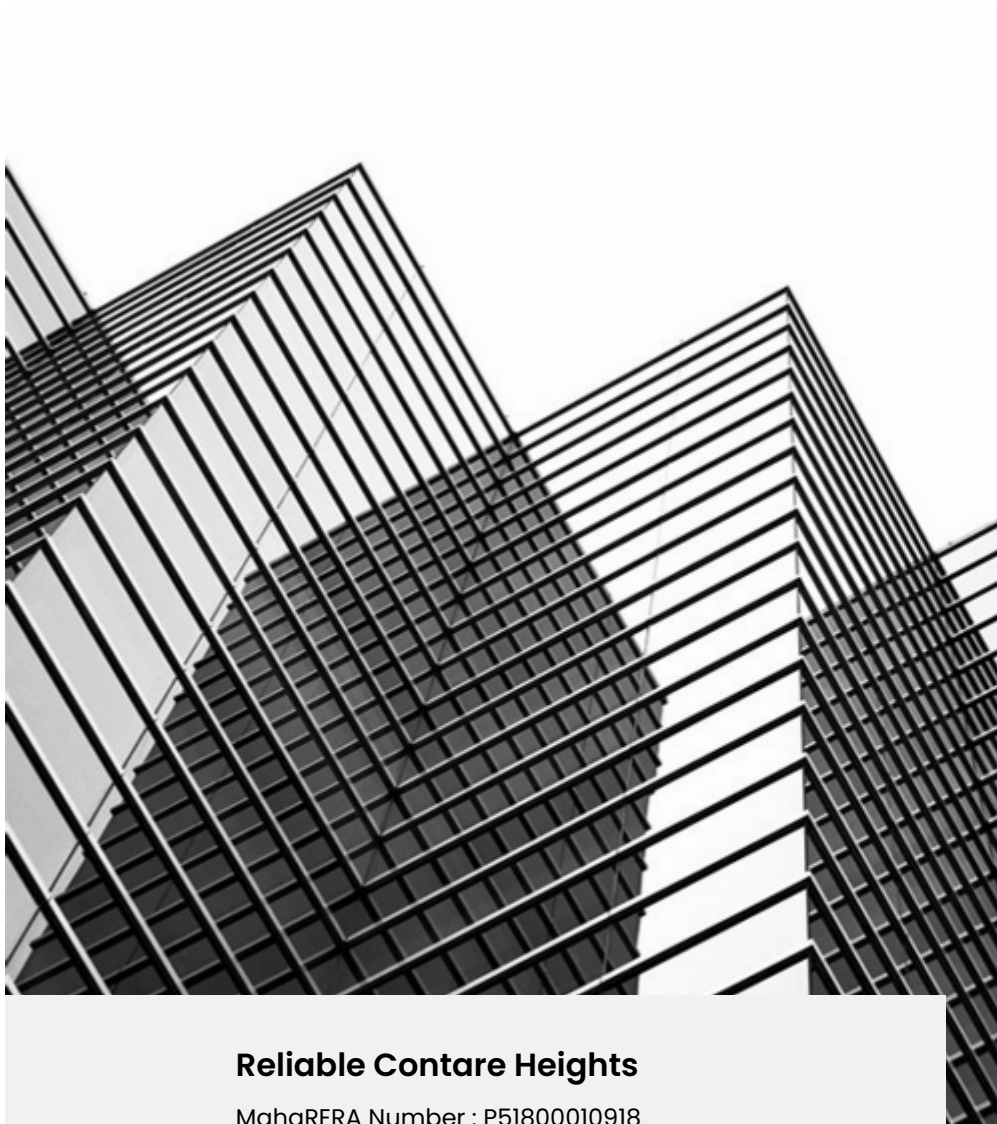


propscience.com

# PROP REPORT



**Reliable Contare Heights**

MahaRERA Number : P51800010918



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 Goregaon (West). Goregaon is a suburb of Mumbai city, in the Mumbai Suburban district. It has a railway station on the Mumbai suburban railway on the Western Line. Goregaon bounds Sanjay Gandhi National Park from the south-western side and is home to the Conservation Education Centre (CEC) run by the Bombay Natural History Society. The area is home to a diverse flora and fauna. Unnat Nagar lii , Sane Guruji Nagar , Kala Galli , Mitha Nagar , Manav Kalyan Tower Chs are the nearby Localities to Goregaon West.

Post Office	Police Station	Municipal Ward
NA	NA	Ward P South

### Neighborhood & Surroundings

#### Connectivity & Infrastructure

- Goregaon Railway Station **1.8 Km**
- Bombay Hopsital & Medical Research Center **2.9 Km**
- Vibgyor High School **0.5 Km**
- Inorbit Mall **1.3 Km**

# LAND & APPROVALS

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

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HEIGHTS

# BUILDER & CONSULTANTS

## Builder Profile

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2022	1.82 Acre	1 BHK,2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Kids Play Area,Gymnasium
<b>Leisure</b>	Pet Friendly
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 1	2	16	4	1 BHK,2 BHK,3 BHK	64
Tower 3	4	35	4	1 BHK,2 BHK,3 BHK	140

First Habitable Floor

NA

## Services & Safety

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

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	270 sqft
2 BHK	685 - 838 sqft
3 BHK	1008 sqft
1 BHK	270 sqft
2 BHK	685 - 838 sqft

3 BHK

1008 sqft

Floor To Ceiling Height

NA

Views Available

NA

Flooring

Vitrified Tiles

Joinery, Fittings & Fixtures

NA

Finishing

NA

HVAC Service

NA

Technology

NA

White Goods

NA

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HEIGHTS

## COMMERCIALS

Configuration

Rate Per  
Sqft

Agreement  
Value

Box Price

1 BHK	INR 33333.33	--	INR 9000000
2 BHK	INR 32458.23	--	INR 22500000 to 27200000
3 BHK	INR 37698.41	--	INR 38000000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	NA	NA

<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

### Transaction History

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



## 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	60
Local Environment	30
Land & Approvals	50
Project	58
People	39

<b>Amenities</b>	30
<b>Building</b>	53
<b>Layout</b>	43
<b>Interiors</b>	30
<b>Pricing</b>	30
<b>Total</b>	<b>42/100</b>

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HEIGHTS

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