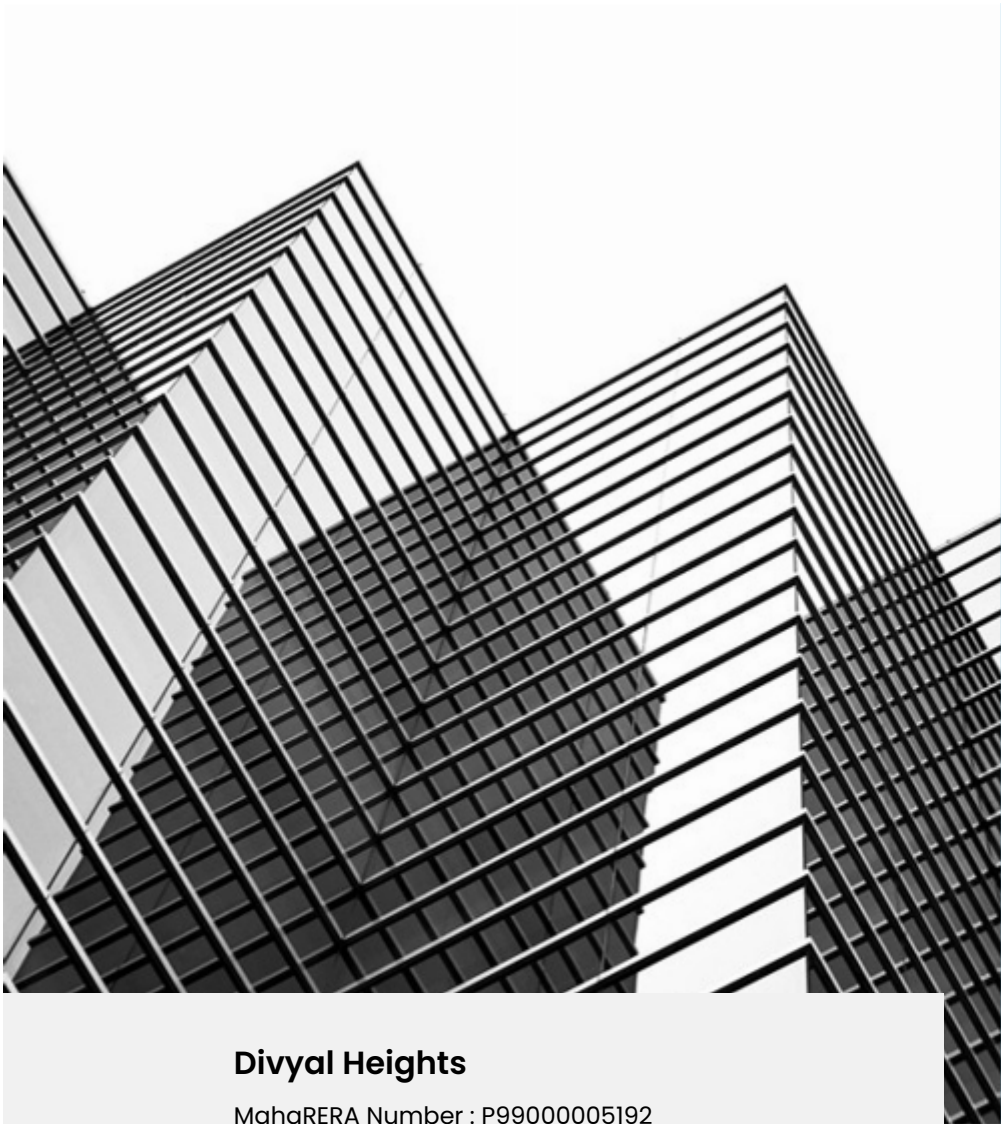


propscience.com

# PROP REPORT



**Divyal Heights**

MahaRERA Number : P99000005192



# 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

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| NA          | NA             | NA             |

### Neighborhood & Surroundings

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

### Connectivity & Infrastructure

- Virar Railway Station **1.7 Km**
- Riddhi Vinayak Multispeciality Hospital **0.7 Km**
- Hira Vidyalyaya **2.5 Km**

## LAND & APPROVALS

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

## BUILDER & CONSULTANTS

Established for over fourteen years under the leadership of Mr Shubham Jain, JP Infra Private Limited is a Mumbai based real estate developer. The company has successfully delivered 1.8 million sqft of space in the residential sector in cities such as Mumbai and Indore and presently has over 4 million sqft of space under construction. In the last two years, the company has been able to deliver over 2000 homes to customers across the country. In 2015 Mr Shubham Jain was awarded the Young Achievers Award for his commendable work in the real estate sector. Their most iconic project to date is the JP North township situated in Mira Bhayandar, Mumbai.

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

## PROJECT & AMENITIES

| Time Line                        | Size      | Typography   |
|----------------------------------|-----------|--------------|
| Completed on 31st December, 2020 | 1.01 Acre | 1 BHK, 2 BHK |

### Project Amenities

|                        |                   |
|------------------------|-------------------|
| Sports                 | NA                |
| Leisure                | Pet Friendly      |
| Business & Hospitality | NA                |
| Eco Friendly Features  | Waste Segregation |

|                |  |
|----------------|--|
| DIVYAL HEIGHTS |  |
|----------------|--|

## BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Divyal Heights        | 2               | 8            | 5               | 1 BHK,2 BHK    | 40             |
| First Habitable Floor |                 |              |                 | NA             |                |

### Services & Safety

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

# FLAT INTERIORS



| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK         | 355 – 401 sqft    |
| 2 BHK         | 498 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              |

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price              |
|---------------|---------------|-----------------|------------------------|
| 1 BHK         | INR 9000      | --              | INR 3195000 to 3609000 |
| 2 BHK         | INR 8995.98   | --              | INR 4480000            |

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

| GST        | Stamp Duty      | Registration  |
|------------|-----------------|---------------|
| 0%         | 6%              | 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,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,LIC  
Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

**Transaction History**

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

DIVYAL 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             | 45    |
| Connectivity      | 48    |
| Infrastructure    | 52    |
| Local Environment | 30    |
| Land & Approvals  | 50    |



|                  |               |
|------------------|---------------|
| <b>Project</b>   | 65            |
| <b>People</b>    | 46            |
| <b>Amenities</b> | 30            |
| <b>Building</b>  | 53            |
| <b>Layout</b>    | 38            |
| <b>Interiors</b> | 30            |
| <b>Pricing</b>   | 30            |
| <b>Total</b>     | <b>43/100</b> |

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DIVYAL HEIGHTS

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