PROP REPORT





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 Andheri (West). Andheri is a locality in the western part of the city of Mumbai in India. Andheri is the major Bollywood Industry hub and it is the talent enclave of Mumbai, be it those from production houses, animation, the entertainment industry, and corporate. For administrative purposes, the area is separated into Andheri West and Andheri East. Andheri East comes under the K/E ward of BMC. Andheri West is a big and developed residential and commercial suburb.

| Post Office | Police Station | Municipal Ward |
|-------------|-------------------------|----------------|
| Andheri PO | Oshiwara Police Station | Ward K West |

Neighborhood & Surroundings

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport 9.2 Km
- Milat Nagar 0.1 Km
- Andheri Station (W) 4.8 Km
- New Link Rd 1.7 Km
- Kokilaben Dhirubhai Ambani Hospital OPD Centre: Sports Medicine, Kokilaben
 Dhirubhai Ambani Hospital 2.8 Km
- Bhavan's College **5.4 Km**
- Infiniti Mall 1.2 Km
- Big Bazaar 1.7 Km

LAND & APPROVALS

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

NG ECLAT-A-WING -PHASE 3

BUILDER & CONSULTANTS

RNA Corp is one of the development companies issued by India, with over 30 years of experience in development, construction, management and leasing, and other allied services for individual and corporate customers. Under the capable leadership and efficient management of Narendra Gupta, RNA Corp has constantly evolved as a dynamic society and contemplates the creation of value through technological excellence and the quality of the construction. Over the past 10 years, the company has developed a lot of residential and commercial space. They have undertaken several projects both in the central area and western areas in Mumbai. They carefully planned each house and run with a lot of touches in the same way in view of the position, lifestyle, and taste of residents.

Project Funded By Architect Civil Contractor

NG ECLAT-A-WING -PHASE 3

PROJECT & AMENITIES

| Time Line | Size | Typography |
|--------------------|-------------|-------------|
| 2021 Ready to move | 4328.6 Sqmt | 1 BHK,2 BHK |

Project Amenities

| Sports | Swimming Pool,Kids Play Area,Gymnasium |
|------------------------|--|
| Leisure | Pet Friendly |
| Business & Hospitality | NA |
| Eco Friendly Features | Waste Segregation |

NG ECLAT-A-WING -PHASE 3

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---------------------------------|--------------------|-----------------|-----------------------|----------------|-------------------|
| NG Eclat-A- Wing -Phase 3 | 4 | 37 | 6 | 1 BHK,2 BHK | 222 |
| First Habitable Floor | | | | 4th | |

Services & Safety

• **Security:** Society Office,Security System / CCTV

• Fire Safety: NA

• Sanitation: NA

• Vertical Transportation: NA

NG ECLAT-A-WING -PHASE 3

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK | 349 - 652 sqft |

| Floor To Ceiling Height | NA |
|-------------------------|----|
| Views Available | NA |

| Flooring | Wooden Flooring,Vitrified Tiles,Anti Skid Tiles |
|------------------------------|---|
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform |
| Finishing | Laminated flush doors,Double glazed glass windows |
| HVAC Service | NA |
| Technology | NA |
| White Goods | NA |

NG ECLAT-A-WING -

COMMERCIALS

| Configuration Rate Per Agreement Box Price Sqft Value | Configuration |
|--|---------------|
|--|---------------|

| 1 BHK | | INR 9074000 to 17604000 |
|-------|------|-----------------------------|
| 2 BHK | | INR 19305000 to 21627000 |

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

| GST | Stamp Duty | Registration |
|------------|-----------------|---------------|
| 5% | 6% | INR 30000 |
| Floor Rise | Parking Charges | Other Charges |
| NA | INR 700000 | INR 0 |

| Festive Offers | The builder is not offering any festive offers at the moment. |
|------------------------|---|
| Payment Plan | NA |
| Bank Approved Loans | IIFL Bank,Indialbulls Home Loans |

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 | 65 |
| Connectivity | 73 |
| Infrastructure | 72 |
| Local Environment | 30 |
| Land & Approvals | 50 |
| Project | 68 |
| People | 56 |

| Amenities | 36 |
|-----------|--------|
| Building | 53 |
| Layout | 41 |
| Interiors | 53 |
| Pricing | 30 |
| Total | 52/100 |

NG ECLAT-A-WING -PHASE 3

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