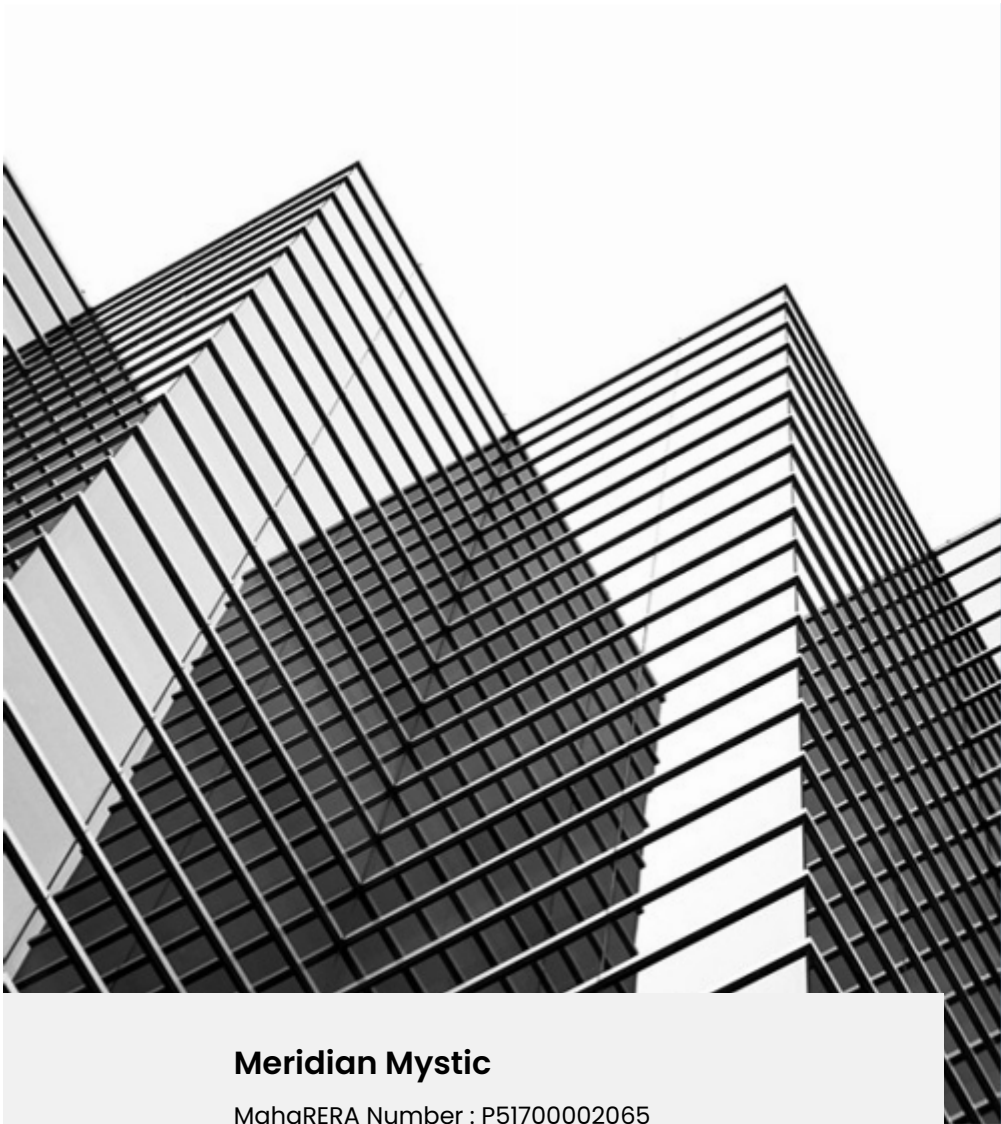


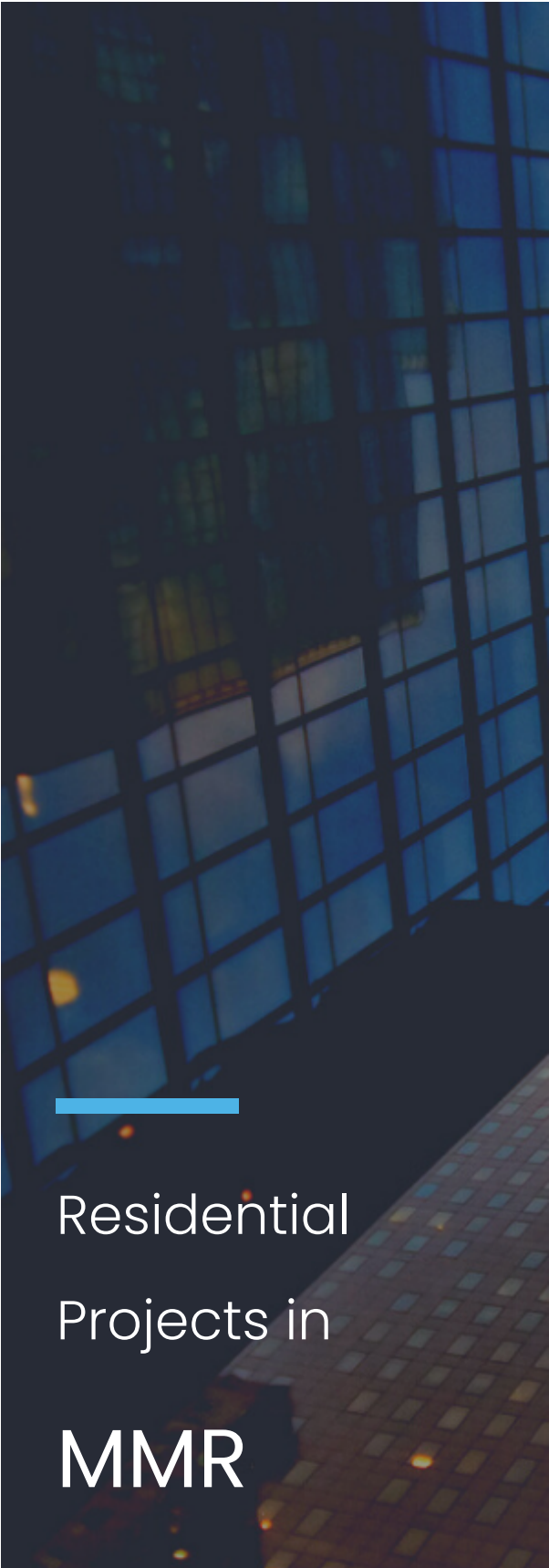
propscience.com

PROP REPORT



Meridian Mystic

MahaRERA Number : P51700002065



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 Nerul. Nerul is a luxurious residential and commercial Locality of Navi Mumbai with over fifty sectors. It is better known as the 'Queen' of New Mumbai as a huge portion of the famous Palm Beach Road passes through Nerul. Palm Beach Road is connected to the Rajiv Gandhi Bridge in Nerul which is further connected to the Mumbai Pune Highway. Nerul station is present on the Harbour Line of the Mumbai suburban railways. It is the only town in Navi Mumbai to have two stations: Nerul Station and Seawoods – Darave Station. Nerul has some of the best schools in all of Navi Mumbai such as Ryan International and Delhi Public School. Nerul is also close to Vashi, Kharghar and other corporate areas in Navi Mumbai.

Post Office	Police Station	Municipal Ward
Nerul Node-II	Nerul Police Station	Nerul

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 80 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **33.2 Km**
- Chhatrapati Shivaji Maharaj International Airport **32.7 Km**
- Air India Colony Bus Stop **500 Mtrs**
- Seawoods – Darave Railway Station **700 Mtrs**
- Uran Road **550 Mtrs**
- Saifee Hospital **600 Mtrs**
- Don Bosco High School **2.2 Km**
- Seawoods Grand Central Mall **550 Mtrs**
- D-Mart **2.1 Km**

MERIDIAN MYSTIC

LAND & APPROVALS

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

MERIDIAN MYSTIC

BUILDER & CONSULTANTS

Owned by Mr. Manoj Awasthi. Meridian Group aspires to provide comprehensive real estate marketing services that agents prefer, sellers and buyers recommend. The company is headquartered in Santa Cruz, Mumbai. Their extensive portfolio of properties includes houses, apartments, vacant land, farms, small holdings & commercial buildings.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

MERIDIAN MYSTIC

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2018	1849.64 Sqmt	2 BHK,3 BHK

Project Amenities

Sports	Swimming Pool,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	NA
Business & Hospitality	Party Lawn,Clubhouse
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Water Storage

MERIDIAN MYSTIC

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Meridian Mystic	2	16	3	2 BHK,3 BHK	48
First Habitable Floor				2nd	

Services & Safety

- **Security** : Maintenance Staff,Security System / CCTV,Security Staff,Earthquake Resistant Design
- **Fire Safety** : Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

MERIDIAN MYSTIC

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	453.38 - 493.42 sqft

3 BHK	809.12 sqft
-------	-------------

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

MERIDIAN MYSTIC

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 37681.89	INR 17100000	INR 18000000 to 19590000
3 BHK	INR 31231.46	INR 25270000	INR 26600000

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

GST	Stamp Duty	Registration
0%	7%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,IDBI Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd

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	73
Connectivity	73
Infrastructure	86
Local Environment	100
Land & Approvals	36
Project	69
People	39
Amenities	48

Building	78
Layout	49
Interiors	73
Pricing	40
Total	64/100

MERIDIAN MYSTIC

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.