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 Kharghar. Kharghar is one of the nodes of Smart City Navi Mumbai and comes under Panvel Municipal Corporation. It is situated in the extreme north of the Raigad district. It was developed by City and Industrial Development Corporation (CIDCO). Kharghar is divided into sectors and has a total of 45 sectors. The place shares good road and rail connections via the Mumbai Expressway, Panvel Road (NH48), Kharghar Station and the NMMT bus network. For the safety of pedestrians and commuters, CIDCO has developed a 1.7-kilometer elevated walkway at Kharghar Node, which runs from the Kharghar railway station to various points in Kharghar. It is a well-planned developing area consisting mainly of multi-story apartments with easy access to various work centres.

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

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 41 AQI and the noise pollution is 0 to 50 dB.

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **35.5 Km**
- Ranjanpada Bus Stop 300 Mtrs
- Kharghar Railway Station **5.8 Km**
- Central Park Rd **1 Km**
- Kharghar Medicity Hospital **3.5 Km**
- B.D.Somani International School **500 Mtrs**
- Little World Mall 5.5 Km
- Pravin Kirana Store 400 Mtrs

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LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|-------------------------|----------------------------|
| March 2022 | NA | 1 |

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BUILDER & CONSULTANTS

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

PROJECT & AMENITIES

| Time Line | Size | Typography |
|----------------------------------|-----------|-------------|
| Completed on 31st December, 2027 | 1.64 Acre | 2 BHK,3 BHK |

Project Amenities

| Sports | Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
|------------------------|---|
| Leisure | Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Sit-out Area |
| Business & Hospitality | Clubhouse |
| Eco Friendly Features | Rain Water Harvesting,Landscaped Gardens |

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BUILDING LAYOUT

| Tower Name of Lifts Floors | Flats per Configurations Floor | Dwelling Units |
|----------------------------|--------------------------------|-------------------|
|----------------------------|--------------------------------|-------------------|

| NMS One 27 | 2 | 14 | 5 | 2 BHK,3 BHK | 70 |) |
|-----------------------|---|----|---|-------------|----|---|
| First Habitable Floor | | | | 6thFloor | | |

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- Fire Safety: Fireman's Lift,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- Vertical Transportation: High Speed Elevators, Stretcher Lift

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FLAT INTERIORS

| Configuration | RERA Carpet Range |
|-------------------------|--|
| 2 BHK | 584 - 658 sqft |
| 3 BHK | 848 sqft |
| Floor To Ceiling Height | Between 9 and 10 feet |
| Views Available | Open Grounds / Landscape / Project Amenities |

| Flooring | Marble Flooring,Vitrified Tiles |
|------------------------------|---|
| Joinery, Fittings & Fixtures | Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Electrical Sockets / Switch Boards |
| Finishing | Anodized Aluminum / UPVC Window Frames,False Ceiling,Laminated flush doors |
| HVAC Service | Split / Box A/C Provision |
| Technology | NA |
| White Goods | Modular Kitchen,Air Conditioners |

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COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|------------------|--------------------|-----------------------------|
| 2 BHK | INR 16797.95 | INR 9810000 | INR 11729500 to 13400750 |
| 3 ВНК | INR 16768.87 | INR 14220000 | INR 16409000 |

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

| GST | Stamp Duty | Registration |
|------------|-----------------|---------------|
| 5% | 5% | INR 30000 |
| Floor Rise | Parking Charges | Other Charges |
| NA | INR 800000 | NA |

| Festive Offers | The builder is not offering any festive offers at the moment. |
|------------------------|---|
| Payment Plan | Construction Linked Payment |
| Bank Approved Loans | Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,SBI Bank |

Transaction History

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

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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 | 65 |
| Infrastructure | 64 |
| Local Environment | 90 |
| Land & Approvals | 44 |
| Project | 69 |
| People | 39 |
| Amenities | 48 |
| Building | 53 |
| Layout | 56 |
| Interiors | 70 |
| Pricing | 40 |

Total 58/100

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Disclaimer

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