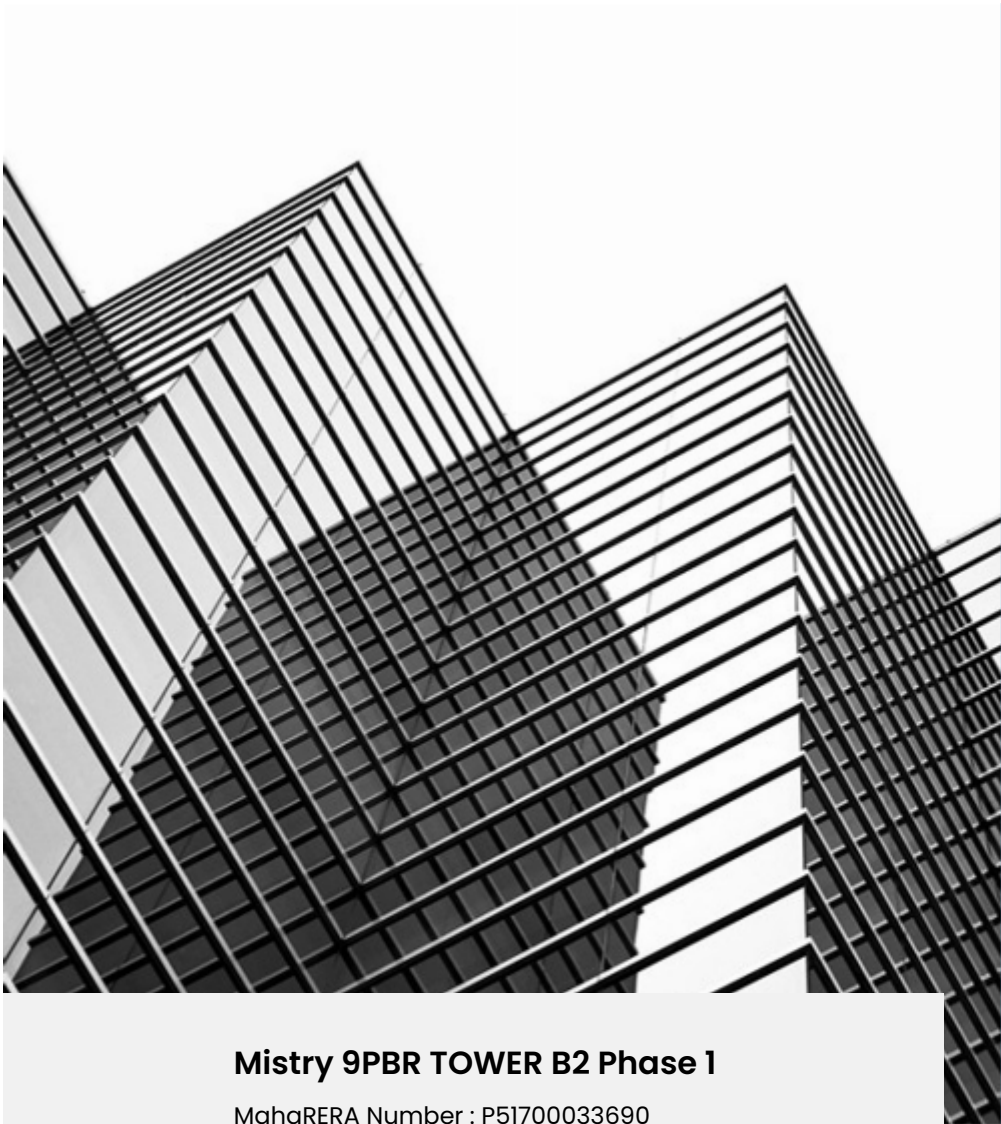


PROP REPORT



Mistry 9PBR TOWER B2 Phase 1

MahaRERA Number : P51700033690



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 Sector-48	Nerul Police Station	Nerul

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 107 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **26.9 Km**
- Nerul Sec. 42, Karave Nagar Bus Stop **2 Km**
- Nerul Railway Station **4 Km**
- Palm Beach Road **100 Mtrs**
- Apollo Hospitals **3.3 Km**
- Delhi Public School **650 Mtrs**
- Seawoods Grand Central Mall **3 Km**
- DMart Seawoods **2.5 Km**

MISTRY 9PBR TOWER B2
PHASE 1

LAND & APPROVALS

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

MISTRY 9PBR TOWER B2
PHASE 1

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
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NA	NA	NA
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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2028	2.81 Acre	3 BHK

Project Amenities

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

<div>MISTRY 9PBR TOWER B2</div> <div>PHASE 1</div>	
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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower B12	4	12	6	3 BHK	72
First Habitable Floor				1st Floor	

Services & Safety

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

MISTRY 9PBR TOWER B2
PHASE 1

FLAT INTERIORS

Configuration	RERA Carpet Range
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3 BHK	1070 – 1300 sqft
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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,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Modular Kitchen

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COMMERCIALS



Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	--	--	INR 36900000 to 45000000

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 0	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,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.

MISTRY 9PBR TOWER B2
PHASE 1

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
August 2022	943	NA	INR 27799000	INR 29479.32

MISTRY 9PBR TOWER B2
PHASE 1

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	63
Connectivity	73
Infrastructure	78

Local Environment	80
Land & Approvals	50
Project	71
People	46
Amenities	48
Building	57
Layout	60
Interiors	63
Pricing	40
Total	61/100

MISTRY 9PBR TOWER B2
PHASE 1

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