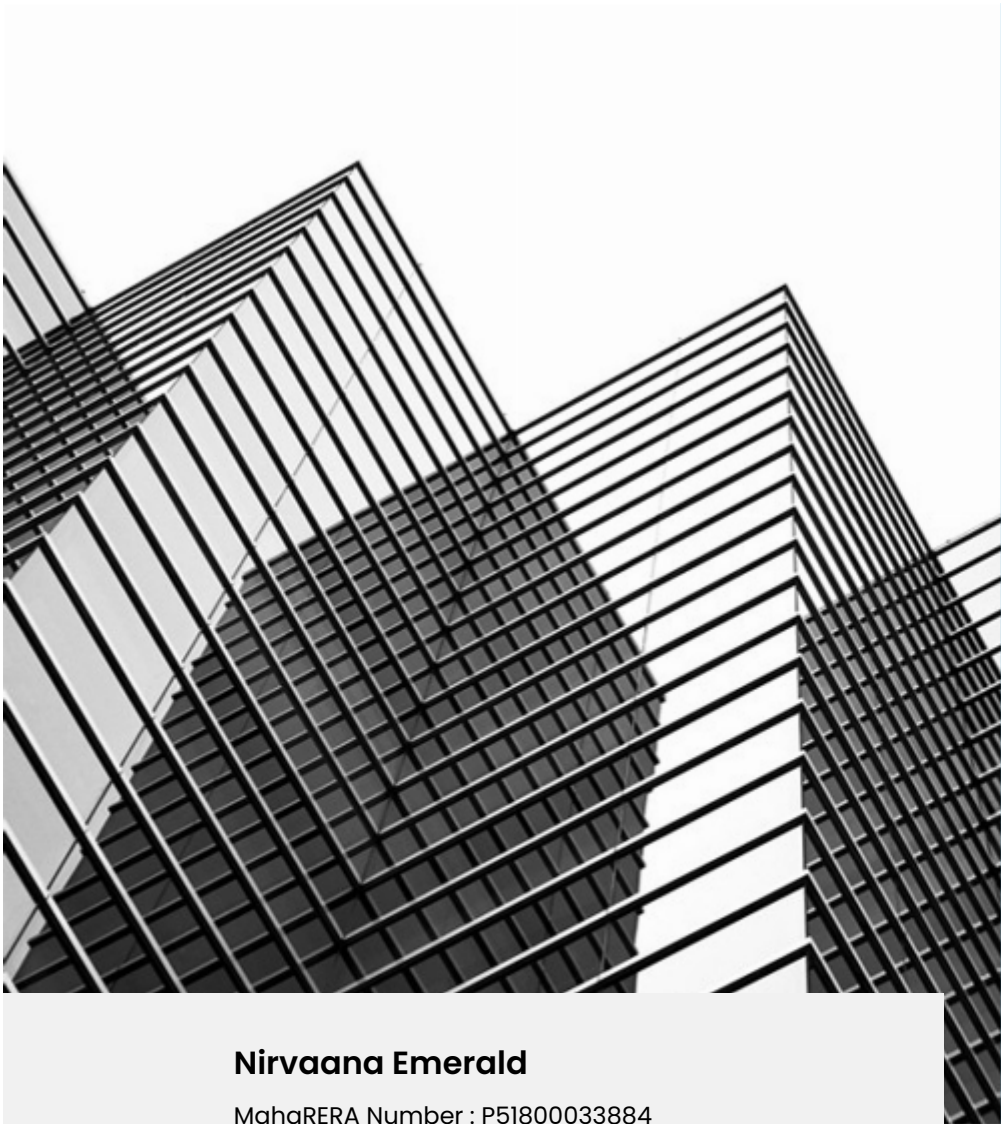


propscience.com

# PROP REPORT



**Nirvaana Emerald**

MahaRERA Number : P51800033884



# 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 Chembur (East). Chembur is an upmarket large suburb in Mumbai. Chembur is also said to be a reference to Chevul at the mouth of the Kundalika River on mainland Maharashtra. S V Patel Nagar, Gurudwara, Aggarwal Colony, Central Railway Colony, New Rna Colony are the neighbouring localities to Chembur East. After independence, Chembur was one of the sites where refugee camps were set up to settle refugees after partition. The industrialisation of Trombay during and after the war led to the demand for housing and the growth of Chembur thereafter. Famous studios like the RK studios built by the late Raj Kapoor were present in Chembur.

Post Office	Police Station	Municipal Ward
Chembur	NA	Ward M West

### 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 160 AQI and the noise pollution is 0 to 50 dB.

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **10.1 Km**
- 10th Road **1 Km**
- Chembur Monorail Station **1.4 Km**
- Chembur Railway Station **3 Km**
- Amar Mahal Junction Flyover **4.1 Km**
- Sushrut Hospital & Research Centre **2.5 Km**
- St. Anthony's Girls' High School **550 Mtrs**
- K Star Mall **1.3 Km**
- Sahakari Bhandar **1.4 Km**

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## LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
March 2022	2	1

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## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
IDBI Bank	NA	NA

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2025	797.80 Sqmt	1 BHK,2 BHK,3 BHK

## Project Amenities

Sports	Multipurpose Court,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Yoga Room / Zone,Spa,Library / Reading Room,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Conference / Meeting Room,Visitor's Room,Multipurpose Hall
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Nirvaana Emerald	4	16	5	1 BHK, 2 BHK, 3 BHK	80
First Habitable Floor				2nd Floor	

## Services & Safety

- **Security :** Society Office, Maintenance Staff, Security System / CCTV, Security Staff
- **Fire Safety :** Sprinkler System, CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nallas / slums / gutters / sewers
- **Vertical Transportation :** High Speed Elevators

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	410 sqft
2 BHK	570 sqft

3 BHK	820 sqft
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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Wooden Flooring,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Concealed copper wiring,Safety door,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,Dry Walls
HVAC Service	Centralized Air Conditioning System
Technology	WIFI enabled,Optic Fiber Cable
White Goods	Geyser,Air Conditioners,Washing Machine & Dryer,Microwave Oven

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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1 BHK	--	--	INR 10000000
2 BHK	--	--	INR 14500000
3 BHK	--	--	INR 19900000

**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 0	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,DHFL Bank,HDFC Bank,IDBI Bank,Kotak Bank,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	48
Connectivity	73
Infrastructure	86
Local Environment	90
Land & Approvals	50
Project	59
People	48
Amenities	68

<b>Building</b>	69
<b>Layout</b>	48
<b>Interiors</b>	80
<b>Pricing</b>	40
<b>Total</b>	<b>63/100</b>

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NIRVAANA EMERALD

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