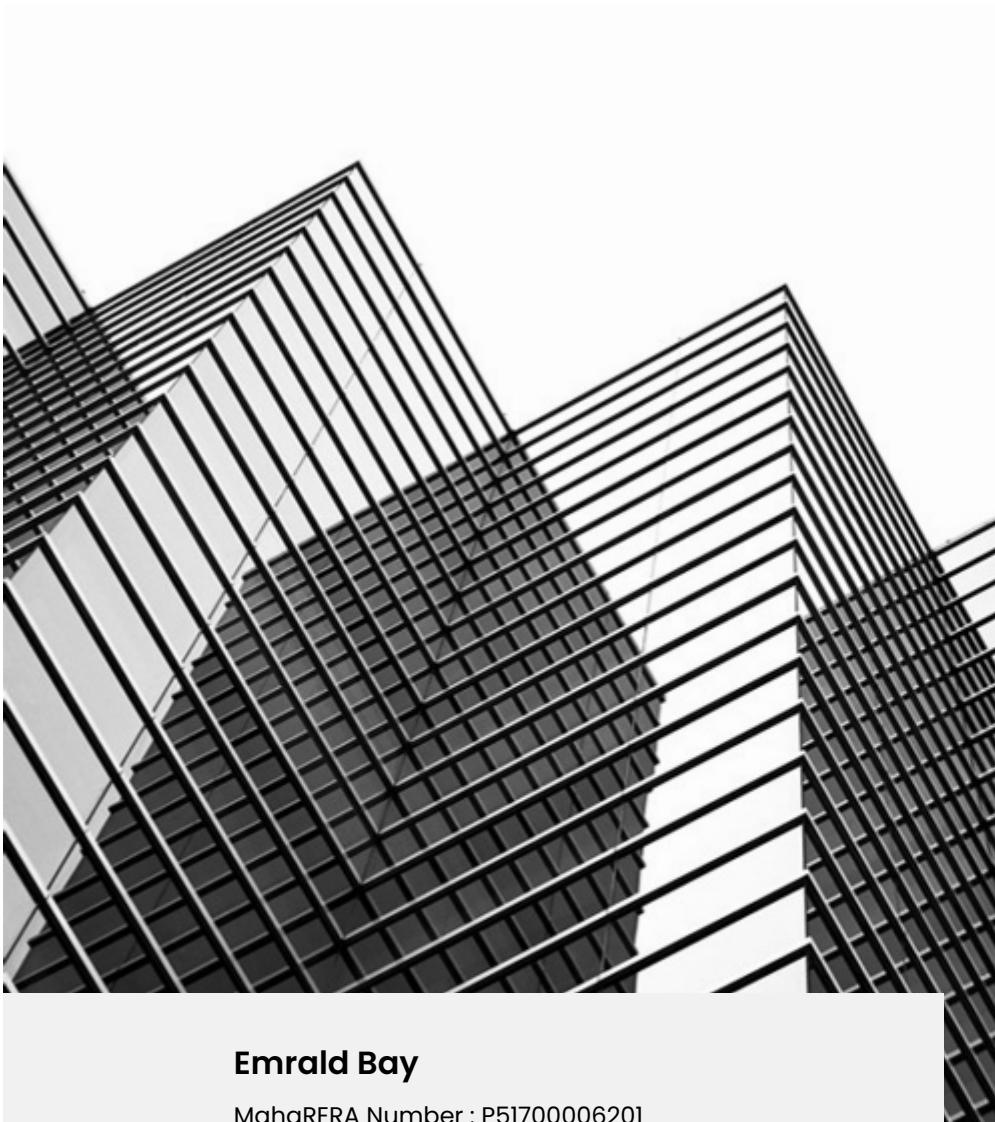


propscience.com

# PROP REPORT



**Emerald Bay**

MahaRERA Number : P51700006201



# 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.

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **28.2 Km**
- Chhatrapati Shivaji Maharaj International Airport **28.3 Km**
- Nerul Railway Station **1.5 Km**
- Sunshine Hospital **0.5 Km**
- D Y Patil International School **2.5 Km**
- Seawoods Grand Central Mall **3.7 Km**
- D-Mart **4.3 Km**

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## LAND & APPROVALS

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Last updated on the MahaRERA website

On-Going  
Litigations

RERA Registered  
Complaints

NA

NA

1

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## BUILDER & CONSULTANTS

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Project Funded By

Architect

Civil Contractor

NA

NA

NA

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## PROJECT & AMENITIES

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Time Line

Size

Typography

Completed on 30th June, 2018	7190 Sqmt	4 BHK
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### Project Amenities

Sports	Multipurpose Court,Swimming Pool,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Temple,Sit-out Area
Business & Hospitality	Banquet Hall,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Emrald Bay	6	28	2	4 BHK	56
First Habitable Floor				2nd	

### Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

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## FLAT INTERIORS

Configuration	RERA Carpet Range
4 BHK	2019.09 – 2029.64 sqft

Floor To Ceiling Height	NA
Views Available	NA

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

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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
4 BHK	INR 56660.29	--	INR 115000000

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

GST	Stamp Duty	Registration
0%	6%	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	NA

**Bank Approved  
Loans**

Axis Bank,DHFL Bank,ICICI Bank,IIFL Bank,LIC Housing  
Finance Ltd

### 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	73
Connectivity	48
Infrastructure	76
Local Environment	30
Land & Approvals	36



<b>Project</b>	65
<b>People</b>	39
<b>Amenities</b>	48
<b>Building</b>	53
<b>Layout</b>	65
<b>Interiors</b>	53
<b>Pricing</b>	30
<b>Total</b>	<b>51/100</b>

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