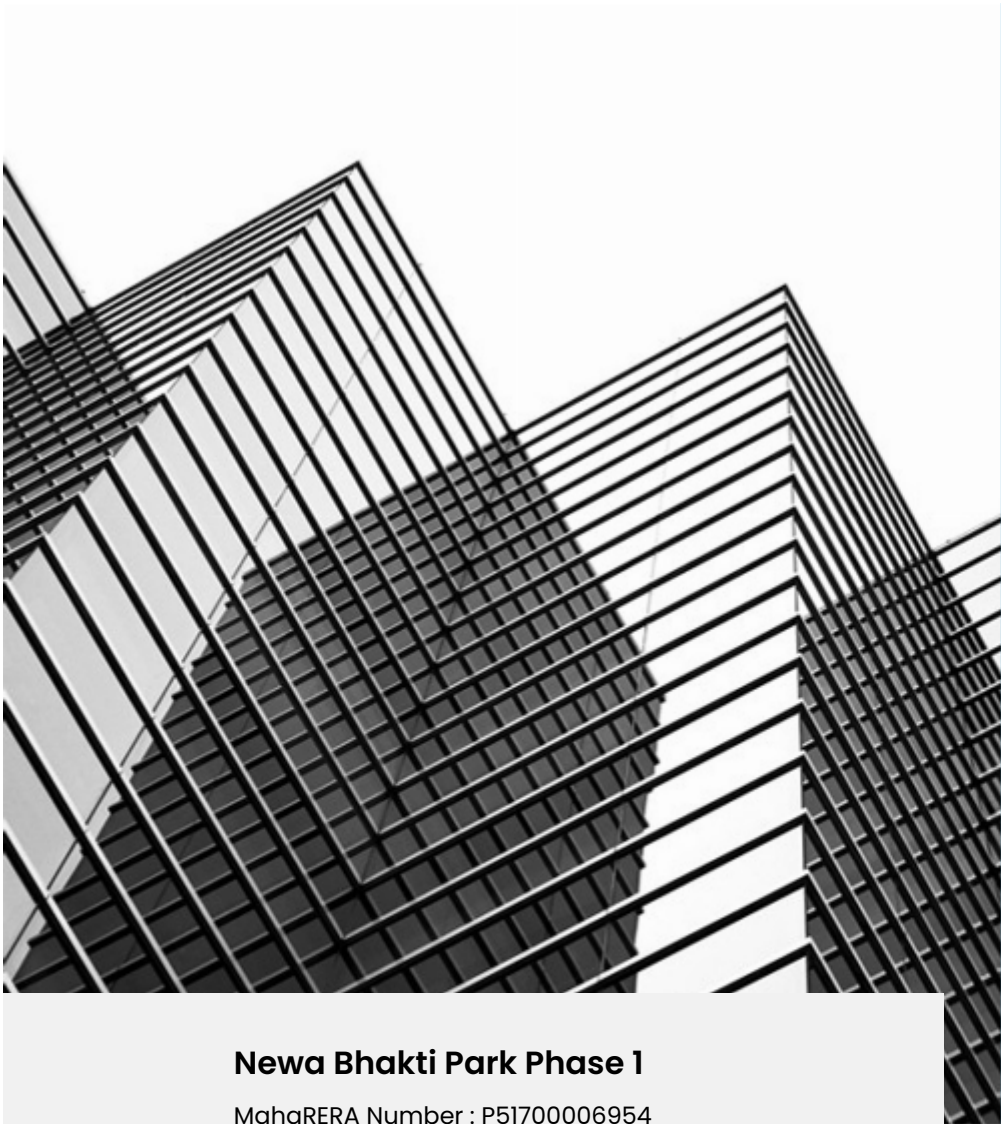


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PROP REPORT



Newa Bhakti Park Phase 1

MahaRERA Number : P51700006954



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 Airoli. Airoli is a residential and commercial hub of Navi Mumbai. Considered the gateway to Navi Mumbai, Airoli connects the satellite city to other cities and towns of the Mumbai Metropolitan Region through several roadways and railway lines. The Mulund Airoli Bridge connects the area to the eastern suburbs of Mumbai City and Kalwa Bridge connects to the city of Thane. The Thane-Belapur Road running through this region connects it to the Mumbai-Pune Expressway and the Eastern Express Highway. Airoli has several prominent and well-established residential complexes. The social and business infrastructure is robust with plenty of educational institutions, commercial establishments, and entertainment centres. The area is prone to waterlogging during the monsoons.

Post Office	Police Station	Municipal Ward
NA	NA	Airoli

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **25.9 Km**
- Chhatrapati Shivaji Maharaj International Airport **20.9 Km**
- Airoli Railway Station **2.8 Km**
- Balaji Multi Speciality Hospital & ICCU **2.9 Km**
- Datta Meghe College of Engineering **2.4 Km**
- Inorbit Mall **15 Km**
- D-Mart **4.4 Km**

NEWA BHAKTI PARK PHASE

1

LAND & APPROVALS

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

NEWA BHAKTI PARK PHASE

1

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2021	1.23 Acre	2 BHK,3 BHK

Project Amenities

Sports	Cricket Pitch,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
Leisure	Library / Reading Room
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	3	30	4	2 BHK,3 BHK	120
First Habitable Floor				4th	

Services & Safety

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

NEWA BHAKTI PARK PHASE

1

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	757.67 sqft
3 BHK	1074.99 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

NEWA BHAKTI PARK PHASE 1

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 15085.72	INR 11430000	INR 12700000
3 BHK	INR 15069.91	INR 16200000	INR 18000000

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	NA	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,HDFC Bank

Transaction History

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

NEWA BHAKTI PARK PHASE 1	
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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	48
Infrastructure	64
Local Environment	30
Land & Approvals	42
Project	68
People	39
Amenities	48
Building	53
Layout	45
Interiors	45

Pricing	30
Total	47/100

NEWA BHAKTI PARK PHASE

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