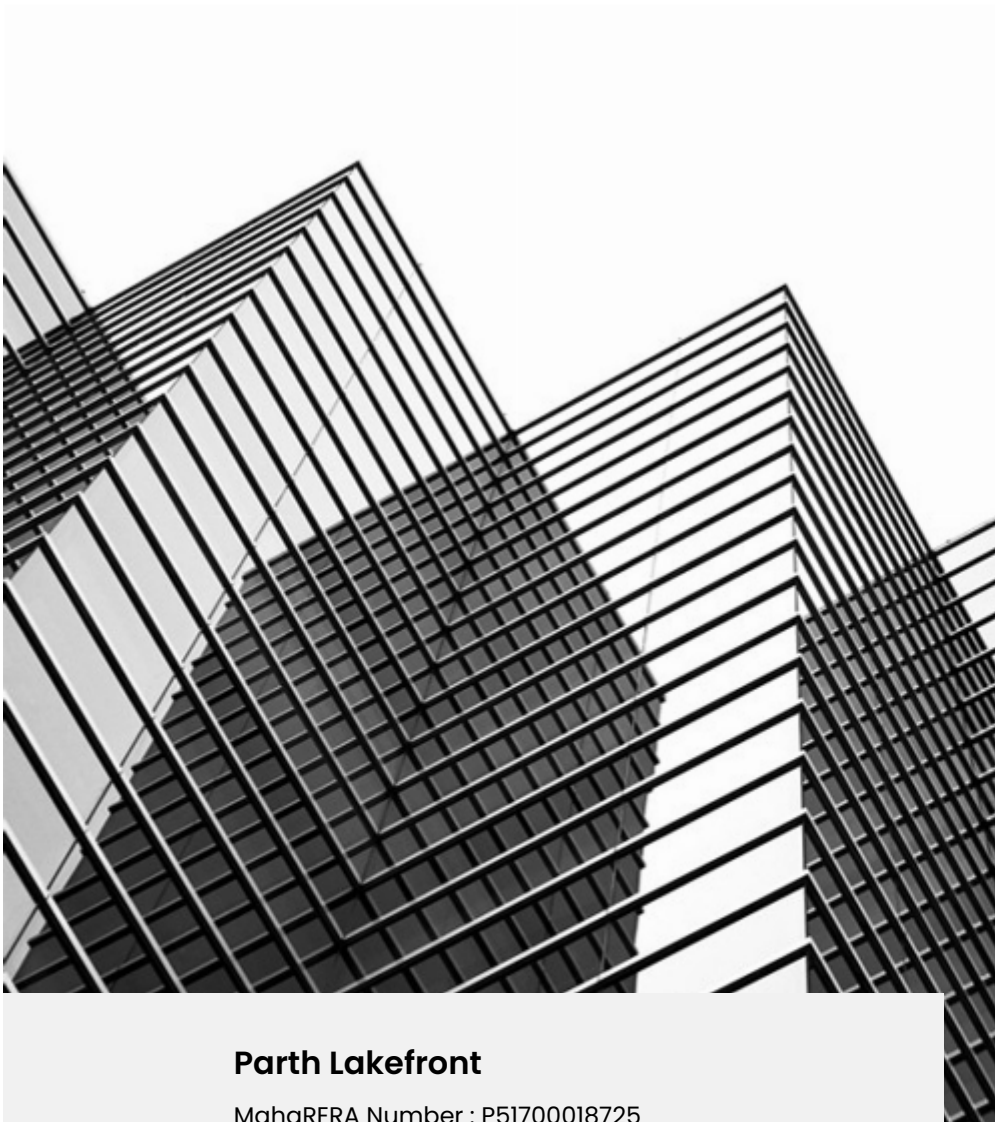


propscience.com

PROP REPORT



Parth Lakefront

MaharERA Number : P51700018725



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 Dighe. Dighe is a small sub locality of Navi Mumbai City. The residents of Dhinghe comprises of several communities and professions, with local Maharashtrians being the most populous community present in the area. Dhinghe has several well-known government schools and colleges. The area is known to be relatively safe and family friendly, with low crime rates. It is home to the beautiful Mogliche Dam which was built in 1912. At the foothills of Parsik Hill is the majestic Mogliche Lake, also known as Khandicha Lake. Dhinghe connects to Thane, Navi Mumbai, and other parts of MMR via the Kalva Railway Station and multiple bus routes.

Post Office	Police Station	Municipal Ward
Kalwa	Kalwa MIDC Police Station	Dighe

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions.

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **33.8 Km**
- D-Mart **22.8 Km**
- Airoli Railway Station **3.8 Km**
- Balaji Multi Speciality Hospital & ICCU **900 Mtrs**
- St. Xaviers School **4 Km**
- Raghuleela Mall **15.4 Km**
- D-Mart **5.8 Km**

PARTH LAKEFRONT

LAND & APPROVALS

Last updated on the MahaRERA website

NA

On-Going
Litigations

NA

RERA Registered
Complaints

1

PARTH LAKEFRONT

BUILDER & CONSULTANTS

Project Funded By

NA

Architect

NA

Civil Contractor

NA

PARTH LAKEFRONT

PROJECT & AMENITIES

Time Line

Size

Typography

Completed on 31st December, 2022	3620 Sqmt	1 BHK
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Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
Leisure	Library / Reading Room,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Banquet Hall,Barbeque Pit
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

PARTH LAKEFRONT

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Parth Lakefront	3	23	8	1 BHK	184
First Habitable Floor				2nd	

Services & Safety

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

PARTH LAKEFRONT

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	370.46 – 382.84 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

PARTH LAKEFRONT

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 18189.44	INR 6750000	INR 7500000 to 8200000

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

GST	Stamp Duty	Registration
5%	3%	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	HDFC Bank

Transaction History

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

PARTH LAKEFRONT

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	38
Connectivity	38

Infrastructure	50
Local Environment	30
Land & Approvals	36
Project	68
People	39
Amenities	54
Building	53
Layout	38
Interiors	45
Pricing	30
Total	43/100

PARTH LAKEFRONT

Disclaimer

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