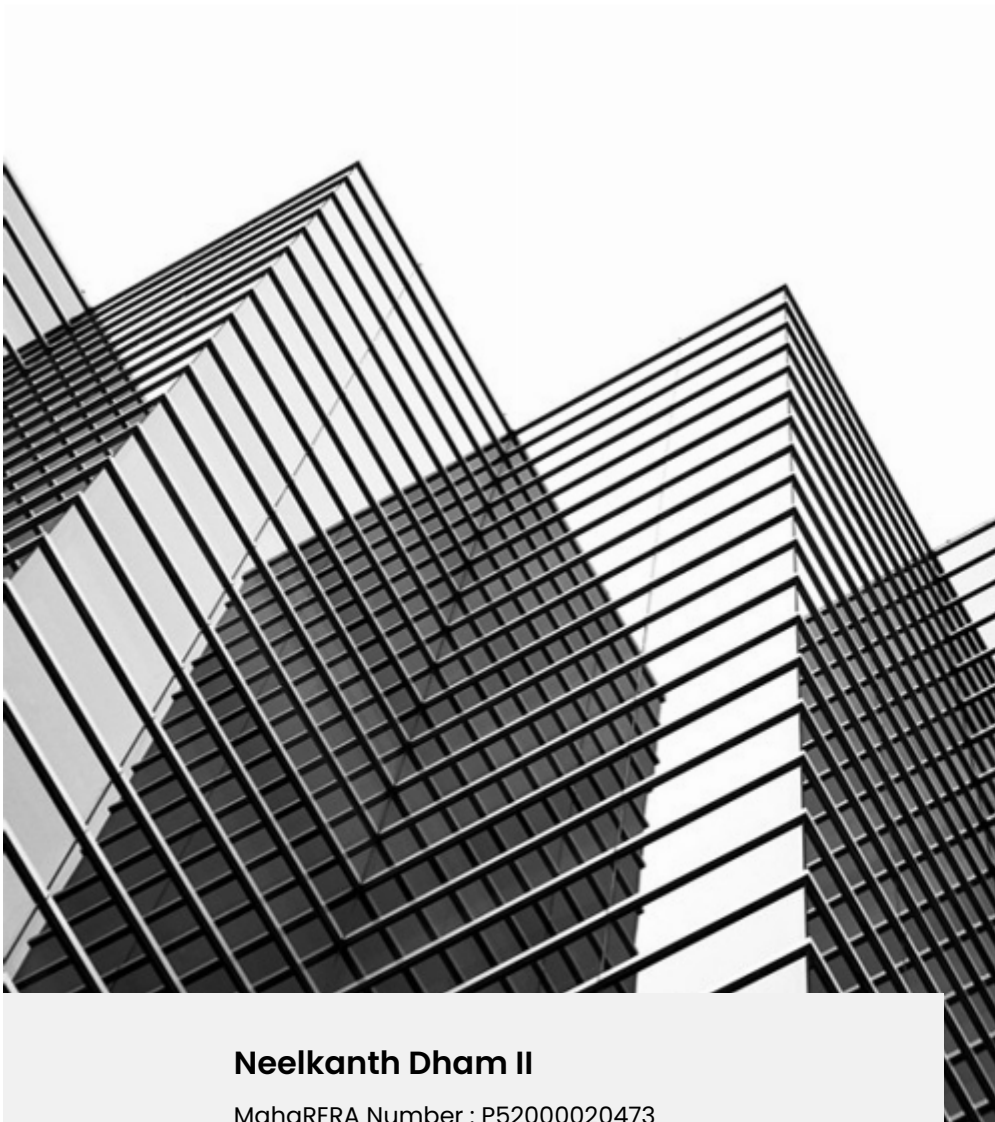


propscience.com

PROP REPORT



Neelkanth Dham II

MahaRERA Number : P52000020473



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

Post Office	Police Station	Municipal Ward
NA	Ulwe police station	NA

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 34 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **37.8 Km**
- Panvel Bus Depot **15.0 Km**
- Panvel Railway Station **15.4 Km**
- Sion – Panvel Expy **29.9 Km**
- M.G.M. Hospital **13.7 Km**
- Dr Pillai Global Academy, New Panvel **14.7 Km**
- Seawoods Grand Central Mall **7.6 Km**
- D Mart New Panvel **15.8 Km**

LAND & APPROVALS

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

NEELKANTH DHAM II

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

NEELKANTH DHAM II

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2021	600 Sqmt	1 BHK,Studio

Project Amenities

Sports	NA
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Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Water Storage

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Neelkanth Dham II	1	6	5	1 BHK,Studio	30
First Habitable Floor				1st	

Services & Safety

- **Security :** Security System / CCTV,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	194.71 – 317.42 sqft
Studio	153.7 – 195.47 sqft
Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View
Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 17651.01	INR 2725281	INR 3028089 to 3834269
1 BHK	INR 22115.31	INR 4320000	INR 4800000 to 7803076

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	INR 300000	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,HDFC Bank,IIFL Bank,Indialbulls Home Loans,LIC
Housing Finance Ltd,PNB Housing Finance Ltd

Transaction History

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

NEELKANTH DHAM II

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	30
Infrastructure	30
Local Environment	100
Land & Approvals	36

Project	69
People	39
Amenities	36
Building	78
Layout	41
Interiors	65
Pricing	40
Total	53/100

NEELKANTH DHAM II

Disclaimer

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