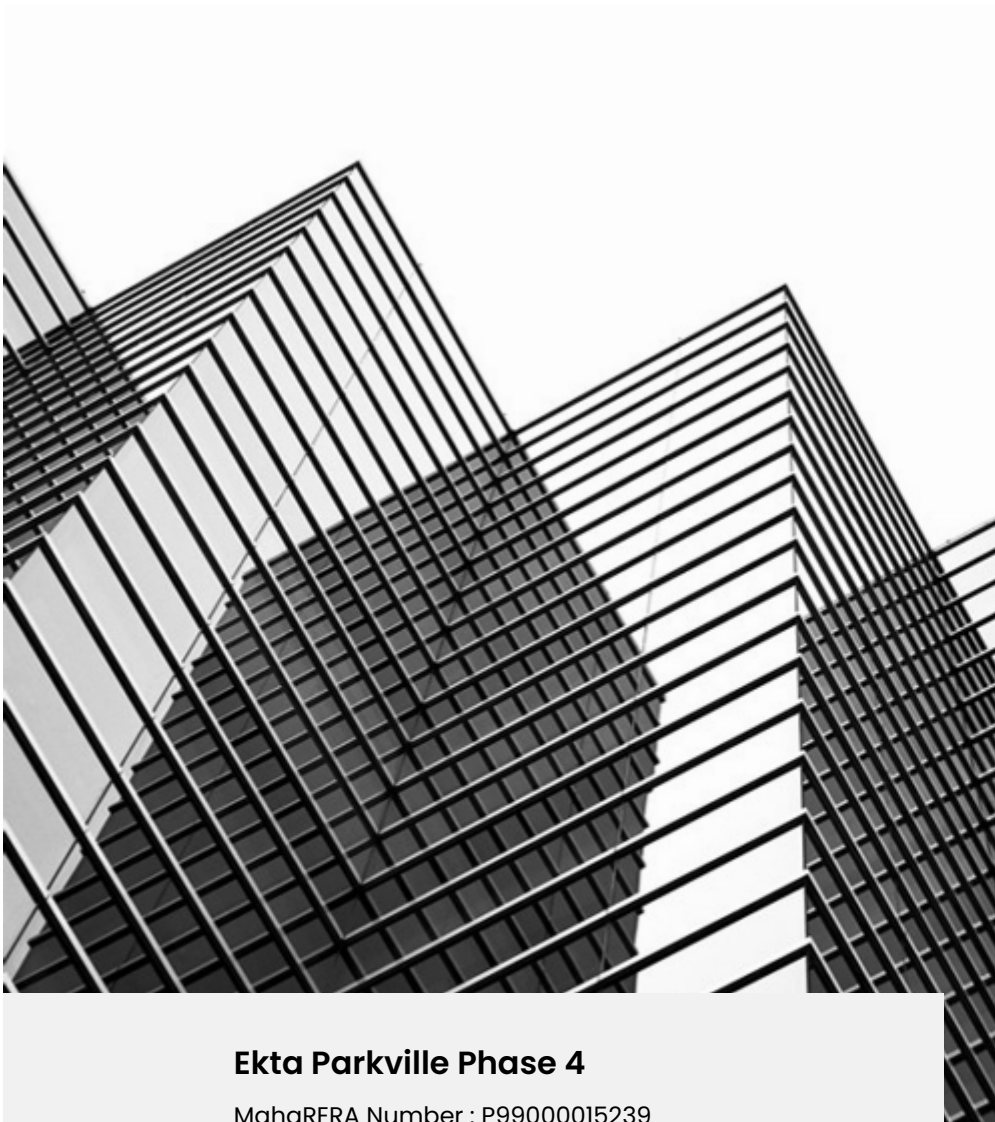


propscience.com

PROP REPORT



Ekta Parkville Phase 4

MahaRERA Number : P99000015239



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	NA	NA

Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 300 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **58.2 Km**
- Yazoo Park **0.5 Km**
- Virar Railway Station **2.8 Km**
- Western Express Highway **4.5 Km**
- Bhushan Hospital **4.7 Km**
- National English High School **3.3 Km**
- Magnet Mall **2.4 Km**
- Supermarket - D-Mart/Reliance Fresh **1.4 Km**

LAND & APPROVALS

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

EKTA PARKVILLE PHASE 4

BUILDER & CONSULTANTS

Ekta World are Mumbai based real estate developers established since 1987. The company, over its three decades in the business, has delivered over 4lac square feet of real estate in Mumbai, Virar, Pune, Nashik and other parts of Maharashtra. Apart from delivery high-quality construction, the group has consciously worked towards building eco-friendly and sustainable projects. Ekta world today has a strong reputation and goodwill amongst the discerning buyers and is considered to be one of the leading real estate firms in the country.

Project Funded By	Architect	Civil Contractor
IDBI Trusteeship Services Limited	NA	NA

EKTA PARKVILLE PHASE 4

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2022	0.31 Acre	1 BHK,2 BHK

Project Amenities

Sports	Tennis Court,Swimming Pool,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Senior Citizen Zone,Pet Friendly
Business & Hospitality	Party Lawn,Clubhouse
Eco Friendly Features	Rain Water Harvesting,Water Storage

EKTA PARKVILLE PHASE 4

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	2	16	4	1 BHK,2 BHK	64
Wing B	2	16	4	1 BHK,2 BHK	64

Wing C	2	16	4	2 BHK	64
Wing D	2	16	4	1 BHK,2 BHK	64
First Habitable Floor				1st	

Services & Safety

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

EKTA PARKVILLE PHASE 4

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	338 – 365 sqft
2 BHK	533 – 548 sqft
1 BHK	338 – 365 sqft

2 BHK	533 – 548 sqft
2 BHK	533 – 548 sqft
1 BHK	338 – 365 sqft
2 BHK	533 – 548 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	False Ceiling
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	Modular Kitchen

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 10591.72	--	INR 3580000 to 3870000
2 BHK	INR 10562.85	--	INR 5630000 to 5790000

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	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,DHFL Bank,HDFC Bank,ICICI Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

EKTA PARKVILLE PHASE 4

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	45
Connectivity	73
Infrastructure	70
Local Environment	83

Land & Approvals	50
Project	85
People	65
Amenities	50
Building	67
Layout	45
Interiors	55
Pricing	40
Total	61/100

EKTA PARKVILLE PHASE 4

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