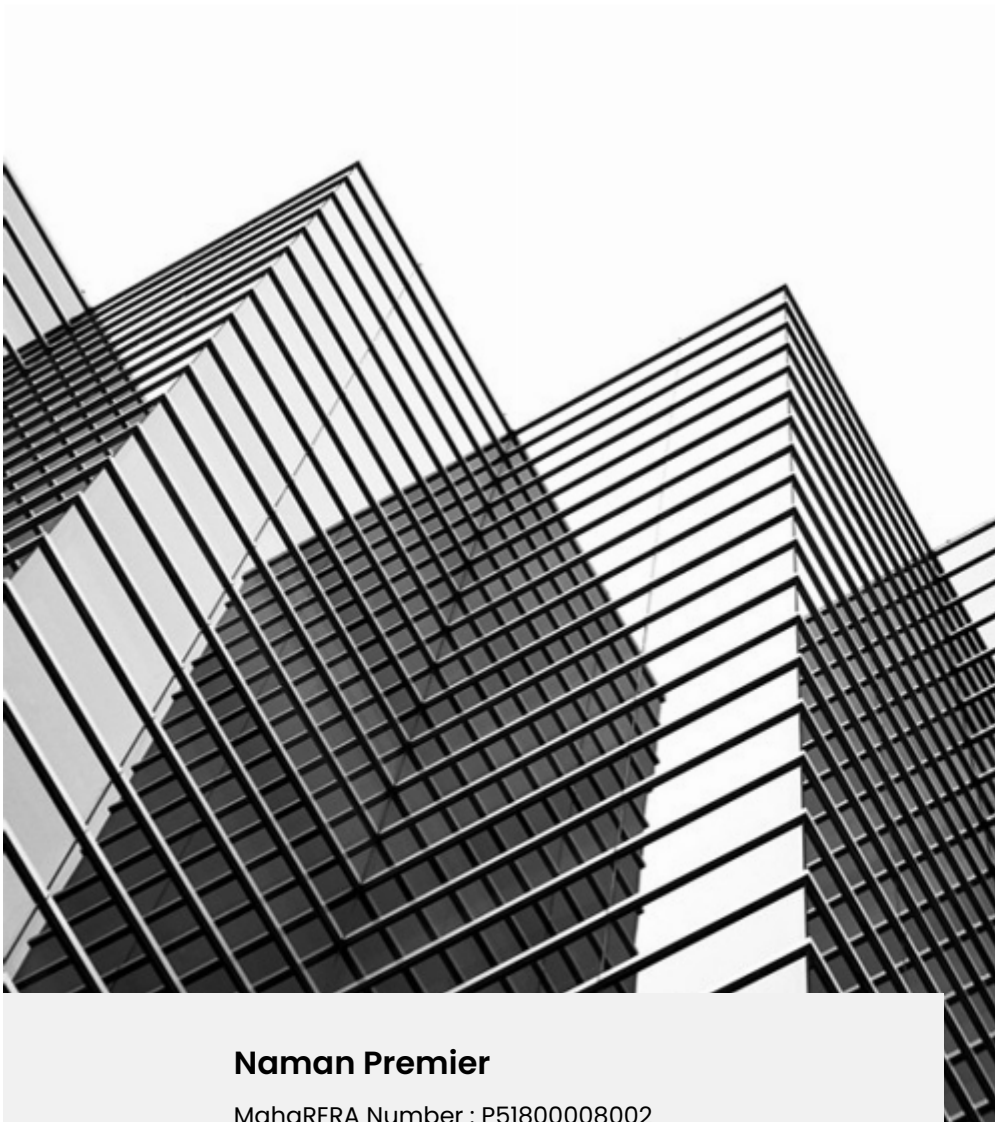


propscience.com

# PROP REPORT



**Naman Premier**

MahaRERA Number : P51800008002



## Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Andheri (East). Andheri is a locality in the western part of the city of Mumbai in India. Andheri is the major Bollywood Industry hub and it is the talent enclave of Mumbai, be it those from production houses, animation, the entertainment industry, and corporate. For administrative purposes, the area is separated into Andheri West and Andheri East. Andheri East comes under the K/E ward of BMC. A busy mix of residential homes and corporate offices, Andheri East is known for its fast-growing food scene, including unfussy lunch spots for Indian food and upmarket hotel restaurants

Post Office	Police Station	Municipal Ward
NA	NA	NA

### Neighborhood & Surroundings

### Connectivity & Infrastructure

- Marol Naka Metro Station **1.70 Km**
- Andheri Station **6.80 Km**

## LAND & APPROVALS

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

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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 31st March, 2021	2 Acre	1 BHK,2 BHK

### Project Amenities

Sports	Cricket Pitch,Multipurpose Court,Swimming Pool,Jogging Track
Leisure	Amphitheatre,Senior Citizen Zone
Business & Hospitality	NA
Eco Friendly Features	NA

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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A Wing	2	17	4	1 BHK,2 BHK	68
B Wing	2	17	4	1 BHK,2 BHK	68
C Wing	2	17	4	1 BHK,2 BHK	68
First Habitable Floor				NA	

## Services & Safety

- **Security** : NA

- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	429 - 521 sqft
2 BHK	522 - 665 sqft
1 BHK	429 - 521 sqft
2 BHK	522 - 665 sqft
1 BHK	429 - 521 sqft
2 BHK	522 - 665 sqft
Floor To Ceiling Height	NA

Views Available	NA
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Flooring	NA
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	NA

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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 28023.03	--	INR 12200000 to 14600000
2 BHK	INR 27969.92	--	INR 16100000 to 18600000

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

GST	Stamp Duty	Registration
0%	0%	0
Floor Rise	Parking Charges	Other Charges
NA	NA	NA

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	NA

### 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	65
Connectivity	48
Infrastructure	24
Local Environment	30
Land & Approvals	50
Project	70
People	30
Amenities	36
Building	53
Layout	38
Interiors	30
Pricing	30

**Total**

**42/100**

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### **Disclaimer**

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