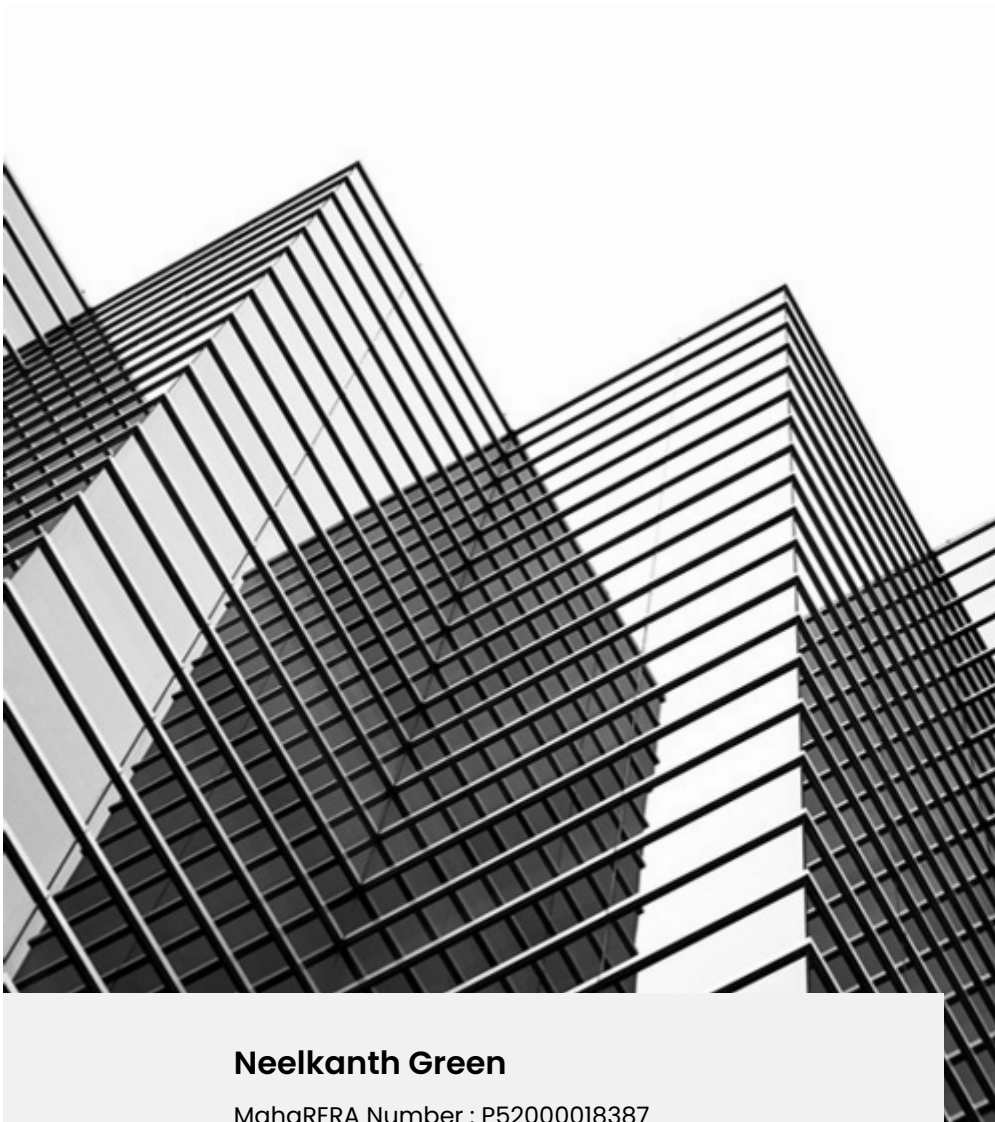


propscience.com

# PROP REPORT



**Neelkanth Green**

MahaRERA Number : P52000018387



## 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

Post Office	Police Station	Municipal Ward
Jci Kamothe	Kamothe Police Station	NA

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 253 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **41.4 Km**
- M.G.M. Hospital Bus Stop **950 Mtrs**
- Mansarovar Railway Station **2.6 Km**
- Uran Road **350 Mtrs**
- M.G.M. Hospital **950 Mtrs**
- Indo Scots Global School **2.1 Km**
- Orion Mall **4.1 Km**
- D Mart **4.2 Km**

## LAND & APPROVALS

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

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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 December, 2022	800 Sqmt	1 BHK,2 BHK,Studio

### Project Amenities

Sports	NA
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Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Water Storage

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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Neelkanth Green	1	7	6	1 BHK,2 BHK,Studio	42
First Habitable Floor				1st	

## Services & Safety

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

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# FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	273 - 295.4 sqft
2 BHK	434 sqft
Studio	164 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,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA

White Goods	NA
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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 20121.95	INR 3300000	INR 3465000
1 BHK	INR 18178.74	INR 4970000	INR 5220000 to 5640000
2 BHK	INR 17470.05	INR 7582000	INR 7970000

**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	NA	INR 0

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

### 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	73
Connectivity	83



<b>Infrastructure</b>	70
<b>Local Environment</b>	83
<b>Land &amp; Approvals</b>	36
<b>Project</b>	59
<b>People</b>	39
<b>Amenities</b>	36
<b>Building</b>	78
<b>Layout</b>	45
<b>Interiors</b>	55
<b>Pricing</b>	40
<b>Total</b>	<b>58/100</b>

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