PROP REPORT

N G Grand Plaza- Phase II

MahaRERA Number : P51700021598

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.

Residential Projects in MMR

LOCATION

The project is in Ghansoli. Ghansoli is a prominent locality of Navi Mumbai. Initially a small fishing village, Ghansoli was an important village that held many assemblies during the Satyagraha Movement. The Mookambika Temple is one of the oldest landmarks of the area. The town is known for the famous 'Ghansoli Mahotsav', held by the Dagdu Chahu Patil Trust, which celebrates the area's cultural diversity. Ghansoli has a mixed gentry, Marathi and Hindi being the most widely spoken local languages. The area is home to several large corporate establishments, the Reliance Group corporate office being the largest amongst them. BEST and NMMT buses connect the area to other parts of Navi Mumbai and MMR. Ghansoli Station is present on the Harbour Line of the Mumbai Suburban Railway.

Post Office	Police Station	Municipal Ward
Ghansoli	NA	Ghansoli

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **34.3 Km**

- Navi Mumbai International Airport **21.9 Km**

- Ghansoli Railway Station **4.4 Km**

- Sai Snehdeep Hospital **1.7 Km**

- Smt. Indira Gandhi College Of Engineering **1 Km**

- Inorbit Mall **7.8 Km**

- D-Mart **2.1 Km**

N G GRAND PLAZA- PHASE II

LAND & APPROVALS

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

N G GRAND PLAZA- PHASE II

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
2019 Ready to move	3.5 Acre	2 BHK,3 BHK

Project Amenities

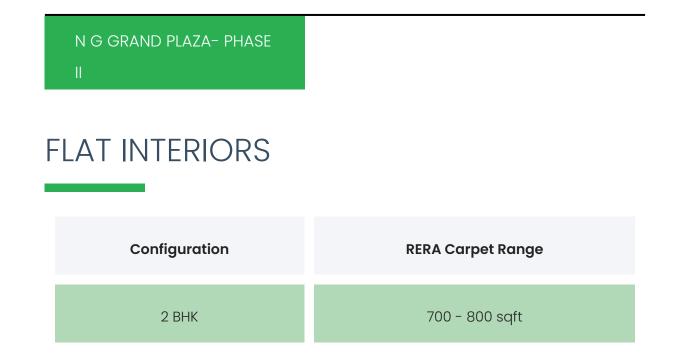|	
Sports	Badminton Court,Basketball Court,Multipurpose Court,Tennis Court,Swimming Pool,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Senior Citizen Zone,Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing C	2	38	2	2 BHK	76
Wing D	2	38	2	3 BHK	76

First Habitable Floor	3rd

Services & Safety

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

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	700 - 800 sqft

3 BHK	900 - 1000 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

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price

2 BHK	INR 24818.75	INR 17860000	INR 18800000 to 20900000
3 BHK	INR 24277.78	INR 21850000	INR 23000000 to 26700000

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

GST	Stamp Duty	Registration
0%	4%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 500000	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.

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	38
Infrastructure	72
Local Environment	30
Land & Approvals	36
Project	70
People	39

Amenities	62
Building	53
Layout	45
Interiors	45
Pricing	30
Total	**49/100**

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