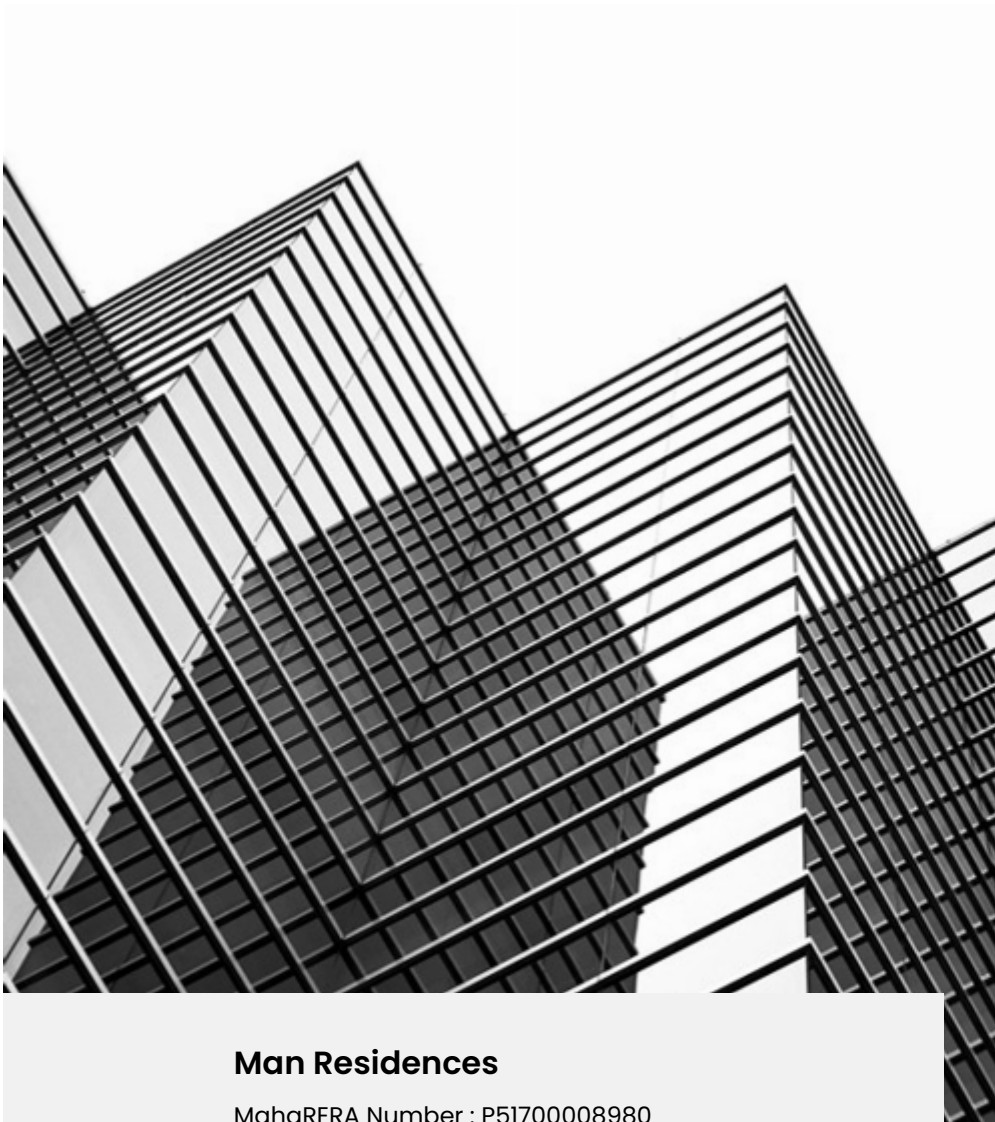


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PROP REPORT



Man Residences

MahaRERA Number : P51700008980



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

The project is in Nerul. Nerul is a luxurious residential and commercial Locality of Navi Mumbai with over fifty sectors. It is better known as the 'Queen' of New Mumbai as a huge portion of the famous Palm Beach Road passes through Nerul. Palm Beach Road is connected to the Rajiv Gandhi Bridge in Nerul which is further connected to the Mumbai Pune Highway. Nerul station is present on the Harbour Line of the Mumbai suburban railways. It is the only town in Navi Mumbai to have two stations: Nerul Station and Seawoods - Darave Station. Nerul has some of the best schools in all of Navi Mumbai such as Ryan International and Delhi Public School. Nerul is also close to Vashi, Kharghar and other corporate areas in Navi Mumbai.

Post Office	Police Station	Municipal Ward
Nerul Node-II	Nerul Police Station	Nerul

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 46 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **30.2 Km**
- Navi Mumbai International Airport **18.1 Km**
- Bus stop **300 Mtrs**
- Nerul Railway Station **2.9 Km**
- NH 47 **300 Mtrs**
- D Y Patil Hospital **1.9 Km**
- DY Patil International School **1.3 Km**
- Seawoods Grand Central Mall **4 Km**
- D-Mart **2.8 Km**

MAN RESIDENCES

LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2023	5.7 Acre	1 BHK,2 BHK,3 BHK,Penthouse

Project Amenities

Sports	Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Senior Citizen Zone,Deck Area,Sit-out Area
Business & Hospitality	Party Lawn,Clubhouse
Eco Friendly Features	Waste Segregation,Water Bodies / Koi Ponds,Rain Water Harvesting,Landscaped Gardens,Water Storage

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Man Residences-I	3	28	4	2 BHK,3 BHK,Penthouse	112
Man Residences-II	3	22	4	1 BHK,2 BHK	88
First Habitable Floor				1st	

Services & Safety

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

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FLAT INTERIORS

Configuration	RERA Carpet Range
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2 BHK	645.5 sqft
3 BHK	835.7 sqft
1 BHK	538.6 sqft
2 BHK	636.7 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles,Anti Skid 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,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 12328.26	INR 6640000	INR 7370000
2 BHK	INR 12293.07	INR 7827000	INR 8696000 to 8820000
3 BHK	INR 12707.91	INR 10620000	INR 11800000

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

GST	Stamp Duty	Registration
5%	7%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
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Payment Plan	Construction Linked Payment
Bank Approved Loans	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	73
Infrastructure	78
Local Environment	80

Land & Approvals	36
Project	61
People	39
Amenities	70
Building	65
Layout	58
Interiors	73
Pricing	40
Total	62/100

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