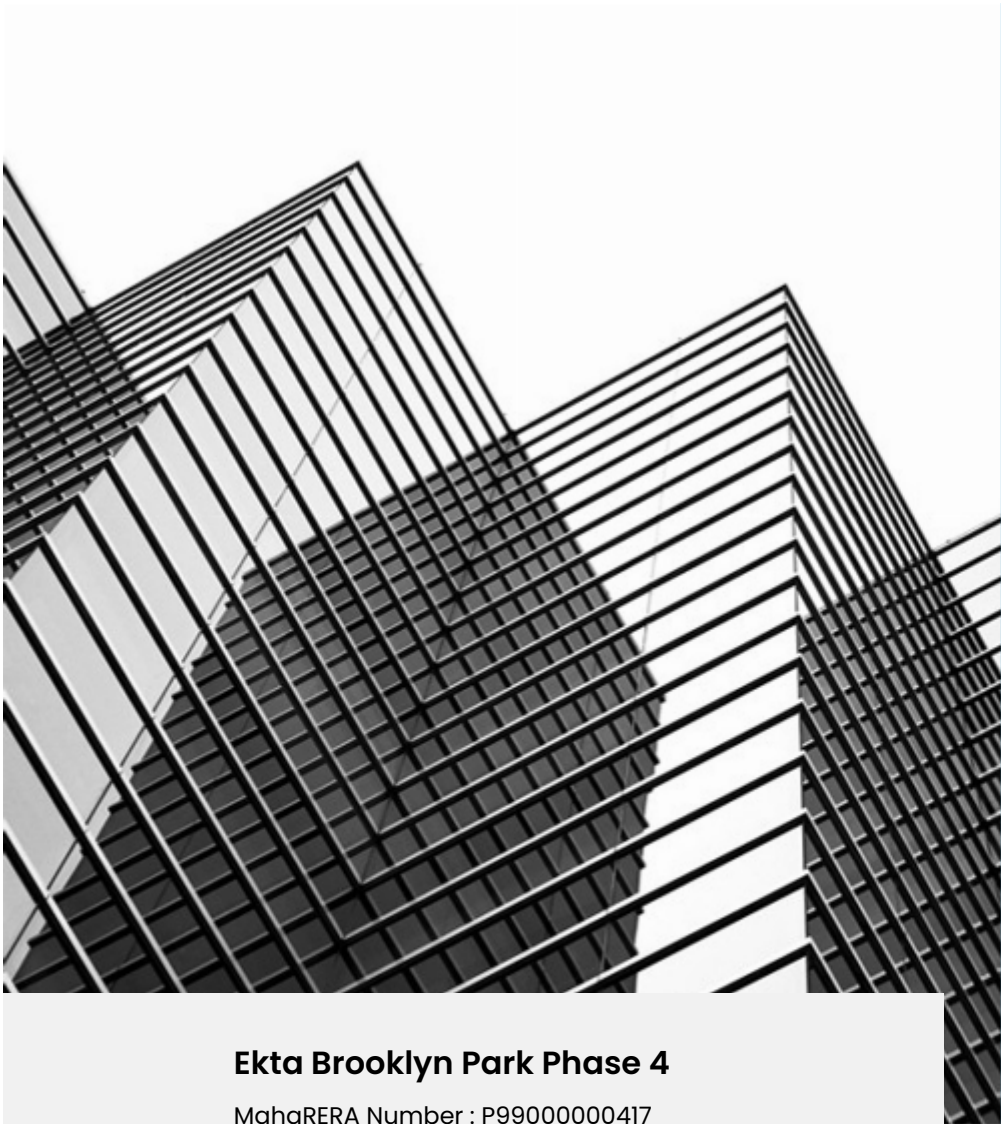


propscience.com

PROP REPORT



Ekta Brooklyn Park Phase 4

MahaRERA Number : P99000000417



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 124 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **59 Km**
- Global City **1 Km**
- Virar railway station **2.6 Km**
- Western Exp Highway **10.8 Km**
- Riddhi Vinayak Specialty Hospital **3.7 Km**
- Rustomjee Cambridge int school and jr college **1 Km**
- Rockstar Nova Cinemaz, Ladku plaza, Agashi Rd, olanda naka, Bolinj, Virar West, Virar, Maharashtra 401301 **4.9 Km**
- Dmart/reliance fresh **1.4 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	NA	2

EKTA BROOKLYN PARK
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
NA	NA	NA

EKTA BROOKLYN PARK
PHASE 4

PROJECT & AMENITIES

Time Line	Size	Typography
2021 Ready to move	0.21 Sqft	2 BHK

Project Amenities

Sports	Multipurpose Court,Jogging Track,Kids Play Area,Kids Gym,Gymnasium
Leisure	Senior Citizen Zone,Sit-out Area
Business & Hospitality	Barbeque Pit,Party Lawn
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage

EKTA BROOKLYN PARK PHASE 4

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
------------	-----------------	--------------	-----------------	----------------	----------------

Brooklyn Park Phase 4 Wing B	2	15	4	2 BHK	60
Brooklyn Park Phase 4 Wing C	2	15	4	2 BHK	60
First Habitable Floor				2nd	

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security Staff
- **Fire Safety :** Sprinkler System
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

EKTA BROOKLYN PARK
PHASE 4

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	536 – 546 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,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Modular Kitchen,Geyser

EKTA BROOKLYN PARK PHASE 4

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
----------------------	----------------------	------------------------	------------------

2 BHK	INR 9652.01	INR 5270000	INR 6100000 to 6200000
-------	-------------	-------------	------------------------

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

GST	Stamp Duty	Registration
0%	3%	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	HDFC Bank

Transaction History

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

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
February 2022	520	7	INR 4210000	INR 8096.15
January 2022	520	2	INR 4357425	INR 8379.66
January 2022	544	12	INR 4306931	INR 7917.15
January 2022	520	8	INR 4031515	INR 7752.91
August 2021	546	3	INR 4000000	INR 7326.01
August 2021	538	2	INR 4325400	INR 8039.78
August 2021	546	11	INR 4274257	INR 7828.31
July 2021	775	1	INR 4100000	INR 5290.32
May 2021	538	3	INR 4075400	INR 7575.09
May 2021	369	1	INR 2763594	INR 7489.41

April 2021	546	10	INR 4100000	INR 7509.16
April 2021	546	9	INR 4110891	INR 7529.1
April 2021	383	5	INR 2750000	INR 7180.16
March 2021	520	3	INR 3529500	INR 6787.5
March 2021	546	5	INR 3728400	INR 6828.57
March 2021	546	1	INR 4100000	INR 7509.16
February 2021	546	8	INR 3944555	INR 7224.46
February 2021	520	5	INR 3862200	INR 7427.31
February 2021	520	8	INR 4021980	INR 7734.58
February 2021	600	3	INR 3817300	INR 6362.17

EKTA BROOKLYN PARK
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	65
Infrastructure	70
Local Environment	90
Land & Approvals	56
Project	68
People	56
Amenities	48
Building	65
Layout	53

Interiors	80
Pricing	50
Total	62/100

EKTA BROOKLYN PARK
PHASE 4

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or,

for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.