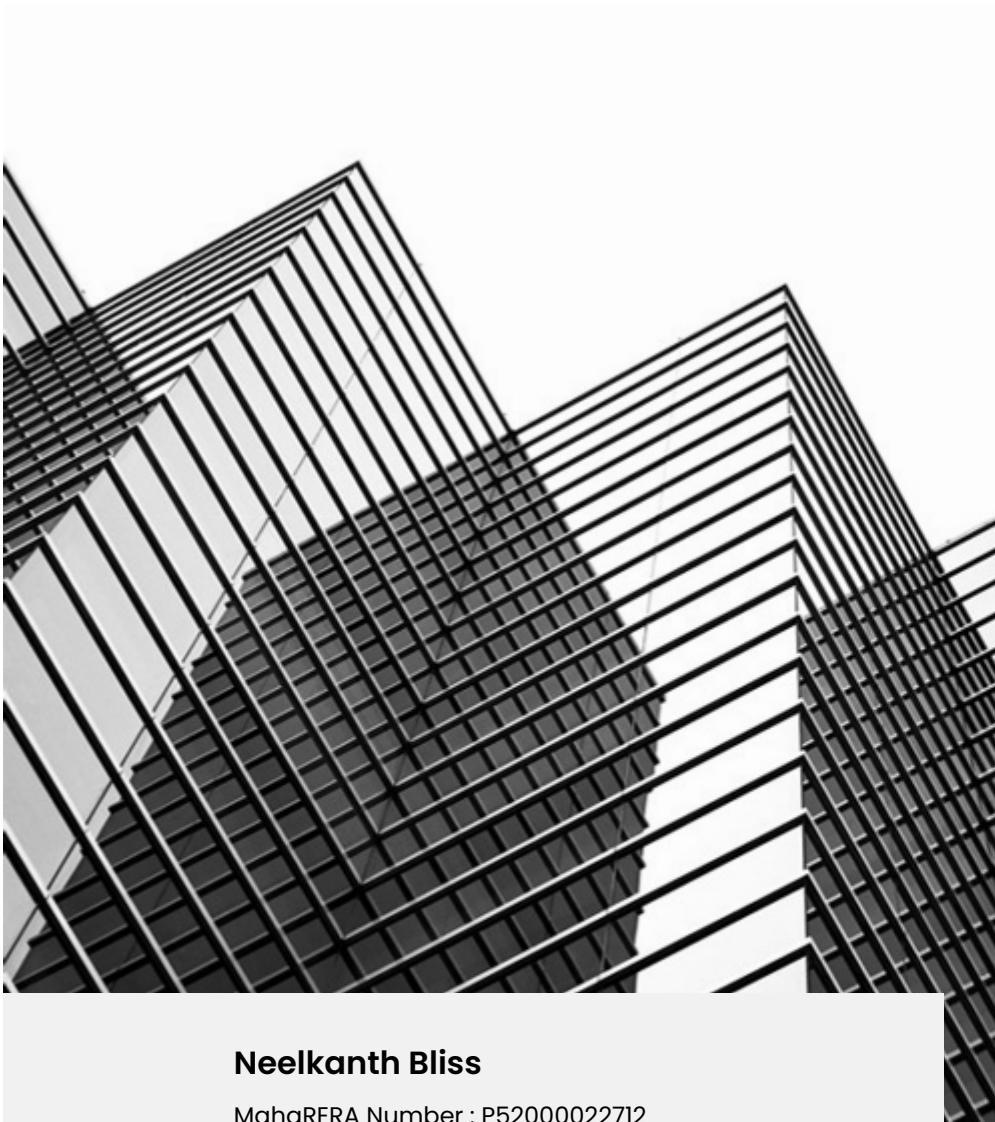


propscience.com

# PROP REPORT



**Neelkanth Bliss**

MahaRERA Number : P52000022712



# 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 Kalamboli. Kalamboli is an up-and-coming locality in Navi Mumbai. It is famously known as the transportation hub of Navi Mumbai as it is located at the junction of Sion-Panvel highway, NH4, Panvel bypass, NH 17, and Mumbai Pune Expressway. As the area comes under CIDCO, the infrastructure development is likely to take shape faster. Kalamboli has many excellent schools and colleges nearby including MES Dyanmandir School, Oxford International School, Tatkera College, and KLE College. Kalamboli is also famous for its iron and steel delivery centers in India. Despite being close to prominent micro markets and commercial hubs like Taloja MIDC and Kalamboli Steel Market, the locality offers a plethora of affordable property options.

| Post Office    | Police Station           | Municipal Ward |
|----------------|--------------------------|----------------|
| Kalamboli Node | Kalamboli Police Station | 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 36 AQI and the noise pollution is 0 to 50 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **33.2 Km**
- Kalamboli Bus Depot **3.8 Km**
- Mansarovar Railway Station **4.5 Km**
- Roadpali Road **84 Mtrs**
- Suasth Hospital **290 Mtrs**
- Carmel Convent High School **2 Km**
- Orion Mall, Forest Colony **7.3 Km**
- D Mart Kalamboli **1.2 Km**

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## LAND & APPROVALS

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| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| April 2021                           | NA                   | 1                          |

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# BUILDER & CONSULTANTS

The company has an impressive portfolio of residential and commercial projects in and around Panvel. Thoughtful site selection, excellent planning, superb quality of construction and transparent dealings are the highlights of each Neelkanth Group creation. The leaders and skilled professionals of the company have worked towards launching out of the league projects and taking the real estate sector to the next level. The Neelkanth Group is developing projects in different verticals of real estate like residential, townships, commercial. Creating Landmarks, rather than developing properties, is the philosophy with which Neelkanth Group is dedicatedly working for over 10 years

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA                | NA        | NA               |

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## PROJECT & AMENITIES

| Time Line                        | Size      | Typography |
|----------------------------------|-----------|------------|
| Completed on 31st December, 2022 | 0.27 Acre | 1 BHK      |

### Project Amenities

| Sports | Kids Play Area, Indoor Games Area |
|--------|-----------------------------------|
|--------|-----------------------------------|

|                        |  |
|------------------------|--|
| Leisure                | Senior Citizen Zone,Sit-out Area         |
| Business & Hospitality | NA                                       |
| Eco Friendly Features  | Rain Water Harvesting,Landscaped Gardens |

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# BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Neelkanth Bliss       | 2               | 7            | 8               | 1 BHK          | 56             |
| First Habitable Floor |                 |              |                 | 1st Floor      |                |

## Services & Safety

- **Security :** Security System / CCTV,Video Door Phone
- **Fire Safety :** CNG / LPG Gas Leak Detector
- **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                        | 650 – 720 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 |
| Finishing                    | Anodized Aluminum / UPVC Window Frames,False Ceiling                   |
| HVAC Service                 | NA   |
| Technology                   | Optic Fiber Cable  |
| White Goods                  | NA   |

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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price              |
|---------------|---------------|-----------------|------------------------|
| 1 BHK         | --            | --              | INR 4030000 to 4464000 |

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

| GST        | Stamp Duty      | Registration  |
|------------|-----------------|---------------|
| 0%         | 5%              | INR 30000     |
| Floor Rise | Parking Charges | Other Charges |
| NA         | INR 0           | 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> | Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,Kotak Bank,SBI Bank,YES Bank |

## Transaction History



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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             | 53    |
| Connectivity      | 63    |
| Infrastructure    | 72    |
| Local Environment | 100   |
| Land & Approvals  | 44    |
| Project           | 74    |
| People            | 46    |

|                  |               |
|------------------|---------------|
| <b>Amenities</b> | 30            |
| <b>Building</b>  | 77            |
| <b>Layout</b>    | 55            |
| <b>Interiors</b> | 55            |
| <b>Pricing</b>   | 40            |
| <b>Total</b>     | <b>59/100</b> |

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