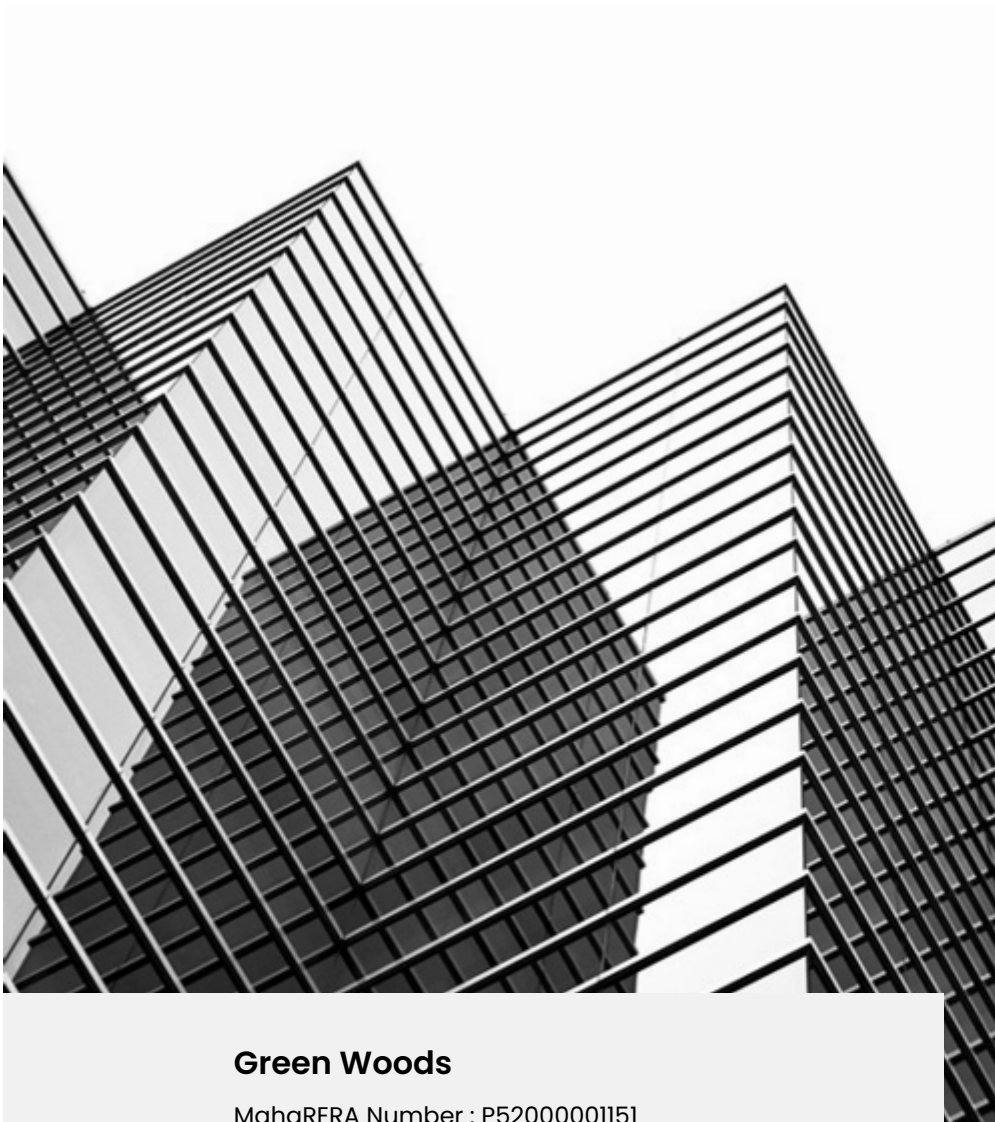


propscience.com

# PROP REPORT



**Green Woods**

MaharERA Number : P52000001151



# 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 Kharghar. Kharghar is one of the nodes of Smart City Navi Mumbai and comes under Panvel Municipal Corporation. It is situated in the extreme north of the Raigad district. It was developed by City and Industrial Development Corporation (CIDCO). Kharghar is divided into sectors and has a total of 45 sectors. The place shares good road and rail connections via the Mumbai Expressway, Panvel Road (NH48), Kharghar Station and the NMMT bus network. For the safety of pedestrians and commuters, CIDCO has developed a 1.7-kilometer elevated walkway at Kharghar Node, which runs from the Kharghar railway station to various points in Kharghar. It is a well-planned developing area consisting mainly of multi-story apartments with easy access to various work centres.

Post Office	Police Station	Municipal Ward
Kharghar	NA	NA

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 77 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **42.3 Km**
- Navi Mumbai International Airport **16.5 Km**
- Bus Stop **100 Mtrs**
- Sector 35, Metro Station **500 Mtrs**
- Kharghar railway Station **6.5 Km**
- NH 47 **6 Km**
- Emphyrean School **2 Km**
- Ramsheth Thakur Public School **4 Km**
- Central Park **2 Km**
- D-Mart **4.3 Km**

---

GREEN WOODS

## LAND & APPROVALS

---

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
May 2022	1	1

---

GREEN WOODS

# BUILDER & CONSULTANTS

The vision of Proviso Group is to achieve the highest standards in the real estate industry while establishing the organization as the preferred real estate company in our market. They strive to maintain quality and trust through all our actions and build our reputation for integrity. They align all internal and external efforts with customers in order to understand, anticipate and meet their needs and expectations in a timely, cost-effective, and value-added manner, whether as a company or as an individual. They pursue professional excellence with the highest possible standards according to the goals of the project.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

GREEN WOODS

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2020	1.6 Acre	2 BHK,2.5 BHK,3 BHK

## Project Amenities

Sports	Swimming Pool,Jogging Track,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

GREEN WOODS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Green Woods	2	30	3	2 BHK,3 BHK	90
First Habitable Floor				3rd	

Services & Safety

- **Security :** 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,Stretcher Lift

## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	452 - 473.6 sqft
3 BHK	602.77 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,False Ceiling,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
2 BHK	INR 24380.53	INR 11020000	INR 11600000 to 12600000
3 BHK	INR 26162.55	INR 15770000	INR 16600000

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

GST	Stamp Duty	Registration
5%	6%	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	Construction Linked Payment



**Bank Approved  
Loans**

Axis Bank,DHFL Bank,HDFC Bank

### Transaction History

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

GREEN WOODS

## 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	55
Connectivity	65
Infrastructure	70
Local Environment	100
Land & Approvals	42

<b>Project</b>	64
<b>People</b>	39
<b>Amenities</b>	54
<b>Building</b>	65
<b>Layout</b>	53
<b>Interiors</b>	73
<b>Pricing</b>	40
<b>Total</b>	<b>60/100</b>

---

GREEN WOODS

### **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.