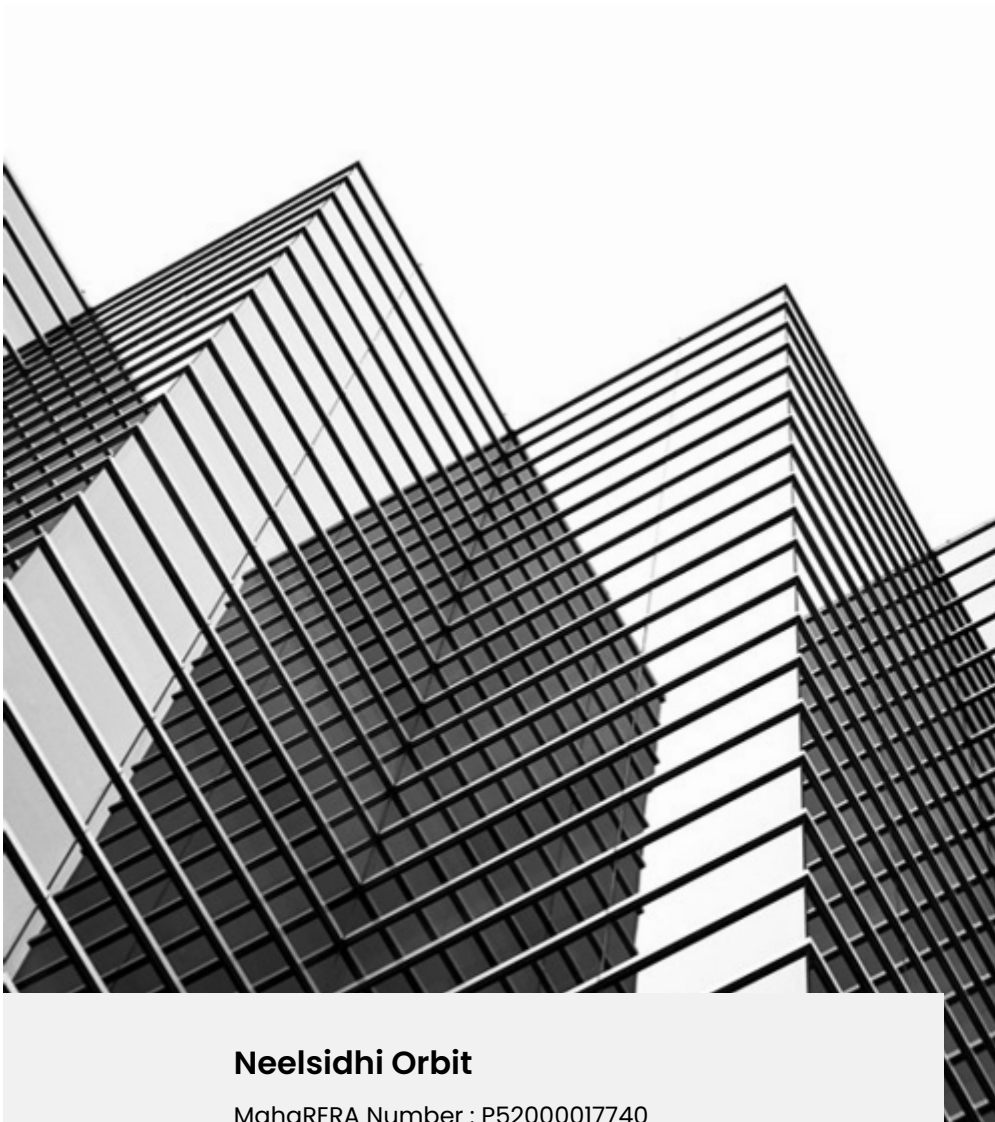


propscience.com

# PROP REPORT



**Neelsidhi Orbit**

MahaRERA Number : P52000017740



## Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT

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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	Panvel City Police Station	NA

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 159 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **42.9 Km**
- Navi Mumbai International Airport **7.8 Km**
- Khanda Colony Bus Stop **1 Km**
- Panvel Railway Station **2.9 Km**
- NH 48 **2.2 Km**
- VEER Hospital **0.7 Km**
- St. Joseph's High School **0.3 Km**
- Orion Mall **2 Km**
- D-Mart **950 Mtrs**

## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PROJECT & AMENITIES

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Time Line	Size	Typography
Completed on 31st August, 2021	7165 Sqmt	1 BHK,2 BHK

### Project Amenities

Sports	Gymnasium
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Leisure	Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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# BUILDING LAYOUT



Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing-A	2	12	6	1 BHK,2 BHK	72
Wing- B	1	12	6	1 BHK	72
Wing- C	2	12	6	1 BHK,2 BHK	72
Wing -D	1	12	4	1 BHK,2 BHK	48
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

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	325.5 – 329.16 sqft
2 BHK	468.55 – 474.9 sqft
1 BHK	329.16 sqft
1 BHK	329.16 sqft
2 BHK	468.55 – 474.9 sqft
1 BHK	329.16 sqft
2 BHK	468.55 – 474.9 sqft

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

<b>Flooring</b>	Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	NA
<b>White Goods</b>	NA

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# COMMERCIALS



Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 24055.3	INR 7830000	INR 8700000 to 9200000

2 BHK	INR 19592.36	INR 9180000	INR 10200000 to 11000000
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**Disclaimer:** Prices mentioned are approximate value and subject to change.

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 300000	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,HDFC Bank,SBI Bank

**Transaction History**

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

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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	83
Infrastructure	86
Local Environment	90
Land & Approvals	42
Project	71
People	39
Amenities	50
Building	65
Layout	53

<b>Interiors</b>	55
<b>Pricing</b>	40
<b>Total</b>	<b>62/100</b>

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