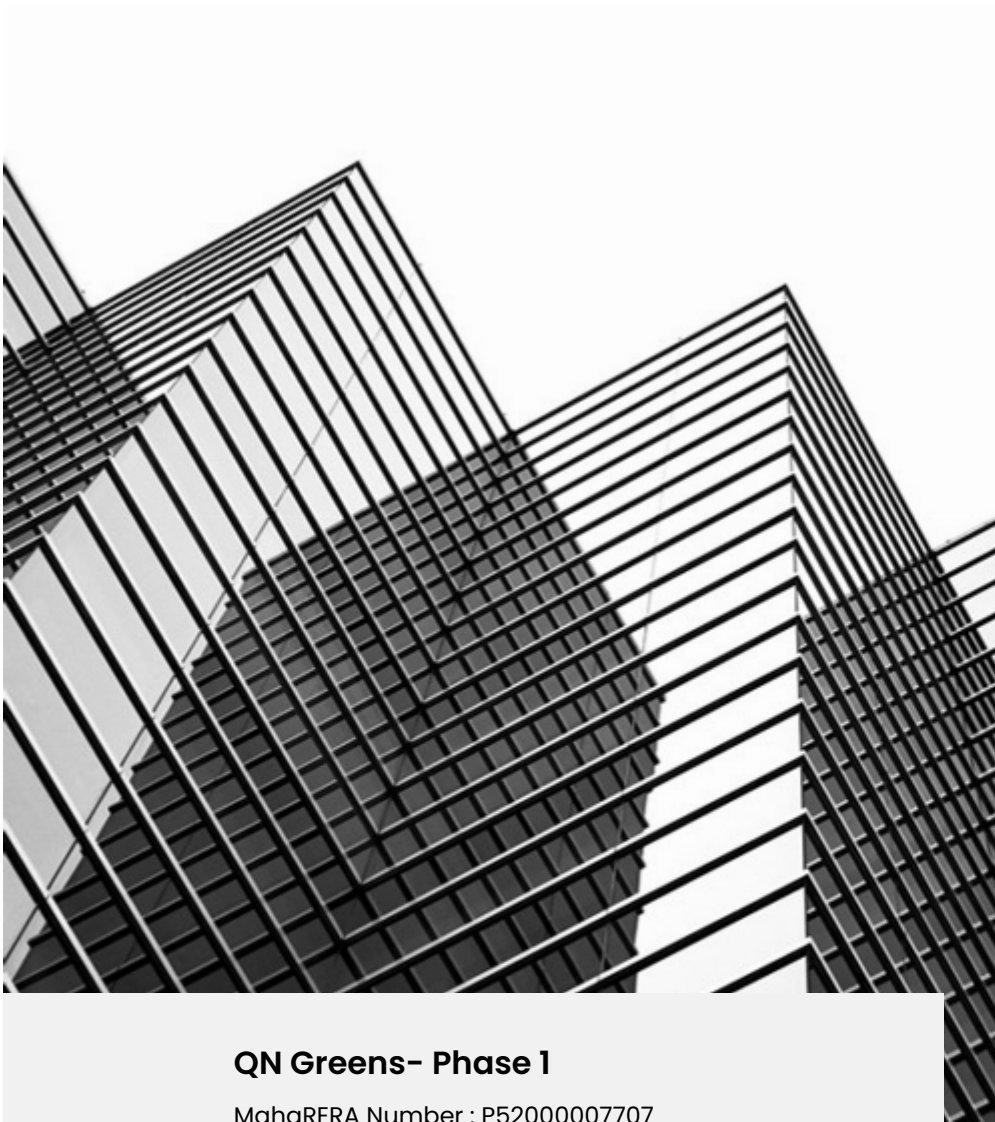


propscience.com

# PROP REPORT



**QN Greens- Phase 1**

MahaRERA Number : P52000007707



# 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 Taloja. Taloja is a locality which is situated in the northeastern part of Navi Mumbai. To decongest the main areas and fulfill the need for affordable housing, Taloja has emerged as a locality with great new residential projects and prospects. As it is a developing area, most of the important social infrastructure is available in the nearby areas like Kharghar and Kalamboli. Basic amenities such as schools, hospitals, markets, and other retail stores are present in the locality to cater to the daily needs of the local population. The industrial hub of Taloja has many small, medium, and large-scale industries. Taloja is located around 12 kms away from the CBD Belapur by the Mumbai-Pune Expressway. Taloja has great connectivity to other parts of Navi Mumbai like Kharghar, Kalamboli and Vashi.

Post Office	Police Station	Municipal Ward
Koynavale	Taloja Police Station	NA

### Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 30 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **46.5 Km**
- Navi Mumbai International Airport **16.8 Km**
- Bus Stop **2 Km**
- Pender Metro Station **2.5 Km**
- Taloja Raliway Station **4.5 Km**
- NH 48 **4.8 Km**
- Apex Hospital **3.1 Km**
- New Horizon Public School **3 Km**
- Little World Mall **11.2 Km**
- Reliance SMART POINT **3.3 Km**

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QN GREENS- PHASE I

## LAND & APPROVALS

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

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QN GREENS- PHASE I

## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
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NA

NA

NA

QN GREENS- PHASE 1

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2020	3.5 Acre	1 BHK,2 BHK,Studio

### Project Amenities

<b>Sports</b>	Cricket Pitch,Swimming Pool,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
<b>Leisure</b>	Yoga Room / Zone,Deck Area,Sit-out Area
<b>Business &amp; Hospitality</b>	Party Lawn
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

QN GREENS- PHASE 1

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Building 1 - Wing H, I, J	1	4	2	1 BHK,2 BHK,Studio	8
Building 2 - Wing C, D, E, F, G	1	4	2	1 BHK,2 BHK,Studio	8
First Habitable Floor				1st	

## Services & Safety

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

QN GREENS- PHASE I

## FLAT INTERIORS

Configuration	RERA Carpet Range
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1 BHK	310 – 457 sqft
2 BHK	612 – 621 sqft
Studio	301 sqft
1 BHK	310 – 457 sqft
2 BHK	612 – 621 sqft
Studio	301 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,Anodized Aluminum / UPVC Window Frames,Laminated flush doors
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	NA

White Goods	NA
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QN GREENS- PHASE 1
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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 7740.86	INR 2330000	INR 2452000
1 BHK	INR 7658.64	INR 2390000	INR 2518000 to 3688000
2 BHK	INR 7600.64	INR 4653000	INR 4898000 to 4968000

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

GST	Stamp Duty	Registration
1%	6%	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 Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES Bank

### Transaction History

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

QN GREENS- PHASE I

## 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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	53

<b>Connectivity</b>	73
<b>Infrastructure</b>	56
<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	50
<b>Project</b>	64
<b>People</b>	39
<b>Amenities</b>	70
<b>Building</b>	65
<b>Layout</b>	53
<b>Interiors</b>	55
<b>Pricing</b>	40
<b>Total</b>	<b>60/100</b>

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