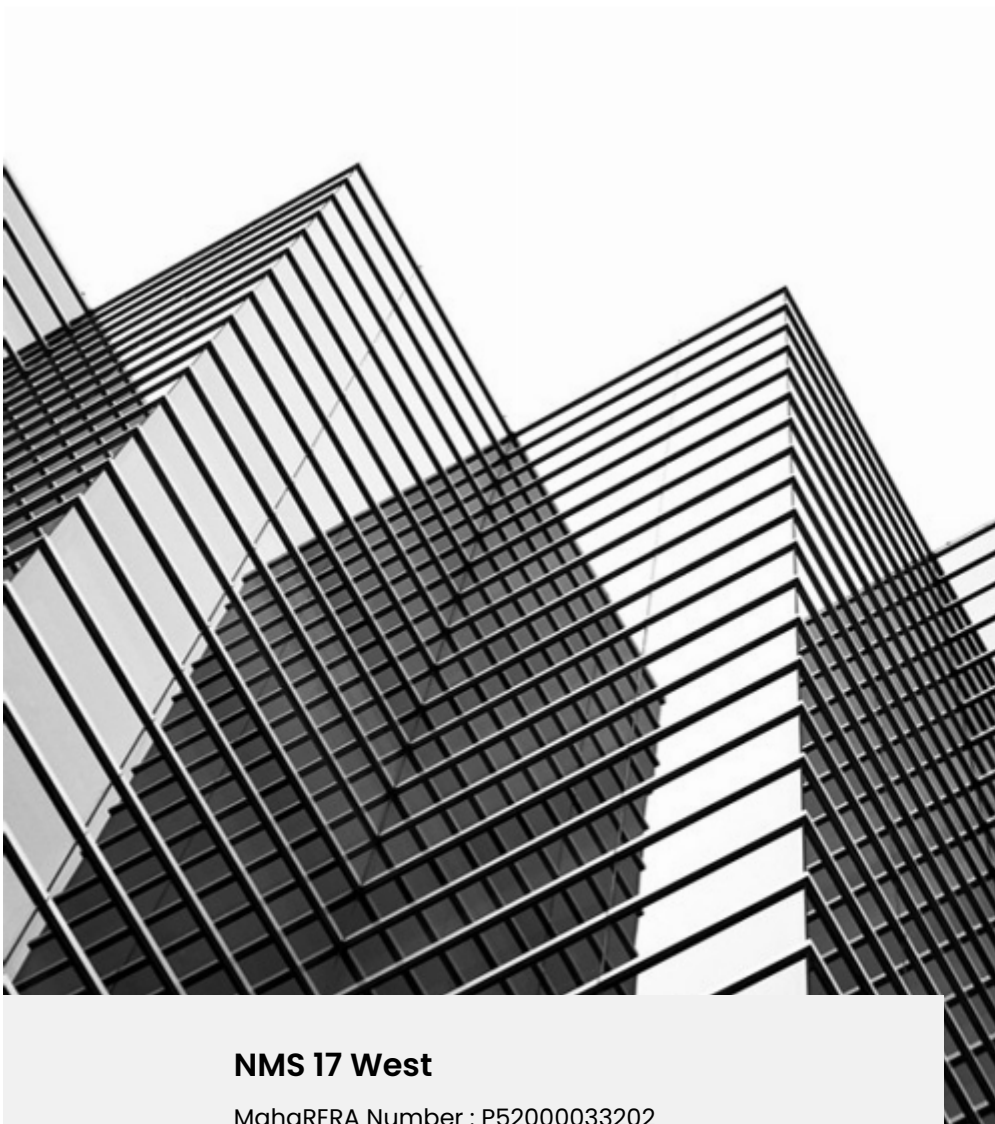


propscience.com

# PROP REPORT



**NMS 17 West**

MahaRERA Number : P52000033202



# 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	Panvel Taluka Police Station	NA

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 41 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **37.5 Km**
- Khanda Gaon Bus Stop **800 Mtrs**
- Khandeshwar Railway Station **1.4 Km**
- Uran Road **1 Km**
- Ashtvinayak Hospital **1.1 Km**
- Mahatma School Of Academics & Sports, New Panvel, Sector – 8, Khanda Colony, Navi Mumbai, Maharashtra 410206 **1 Km**
- Orion Mall **2.3 Km**
- Kamal Super market **1 Km**

## LAND & APPROVALS

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

NMS 17 WEST

## BUILDER & CONSULTANTS

Quality construction is the foundation of Qualcon. Simple and minimalistic process is the motto of Qualcon. With years of experience we have gained experience in churning dreams to reality by providing affordable homes which are not only superior in quality but also provide a holistic living experience. Qualcon not only provides budget homes but also takes care that the process that begins with booking of home to getting the possession of home is hassle free and smooth.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

NMS 17 WEST

## PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 31st December, 2027	0.6 Acre	1 BHK,2 BHK
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Project Amenities

Sports	Badminton Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
Leisure	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

NMS 17 WEST
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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
NMS 17 West	1	13	11	1 BHK,2 BHK	143
First Habitable Floor				1st Floor	

Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety** : Fireman's Lift,CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Stretcher Lift

NMS 17 WEST

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	364 sqft
2 BHK	564 sqft

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

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink

Finishing	Anodized Aluminum / UPVC Window Frames,False Ceiling,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

NMS 17 WEST

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 6000000
2 BHK	--	--	INR 9297000

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

GST	Stamp Duty	Registration
5%	5%	INR 30000
Floor Rise	Parking Charges	Other Charges

NA	INR 0	INR 0
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<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,IDBI Bank,IIFL Bank,Kotak Bank,SBI Bank

### Transaction History

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

NMS 17 WEST

## 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>	73



<b>Connectivity</b>	83
<b>Infrastructure</b>	86
<b>Local Environment</b>	90
<b>Land &amp; Approvals</b>	44
<b>Project</b>	71
<b>People</b>	46
<b>Amenities</b>	48
<b>Building</b>	53
<b>Layout</b>	53
<b>Interiors</b>	63
<b>Pricing</b>	40
<b>Total</b>	<b>62/100</b>

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