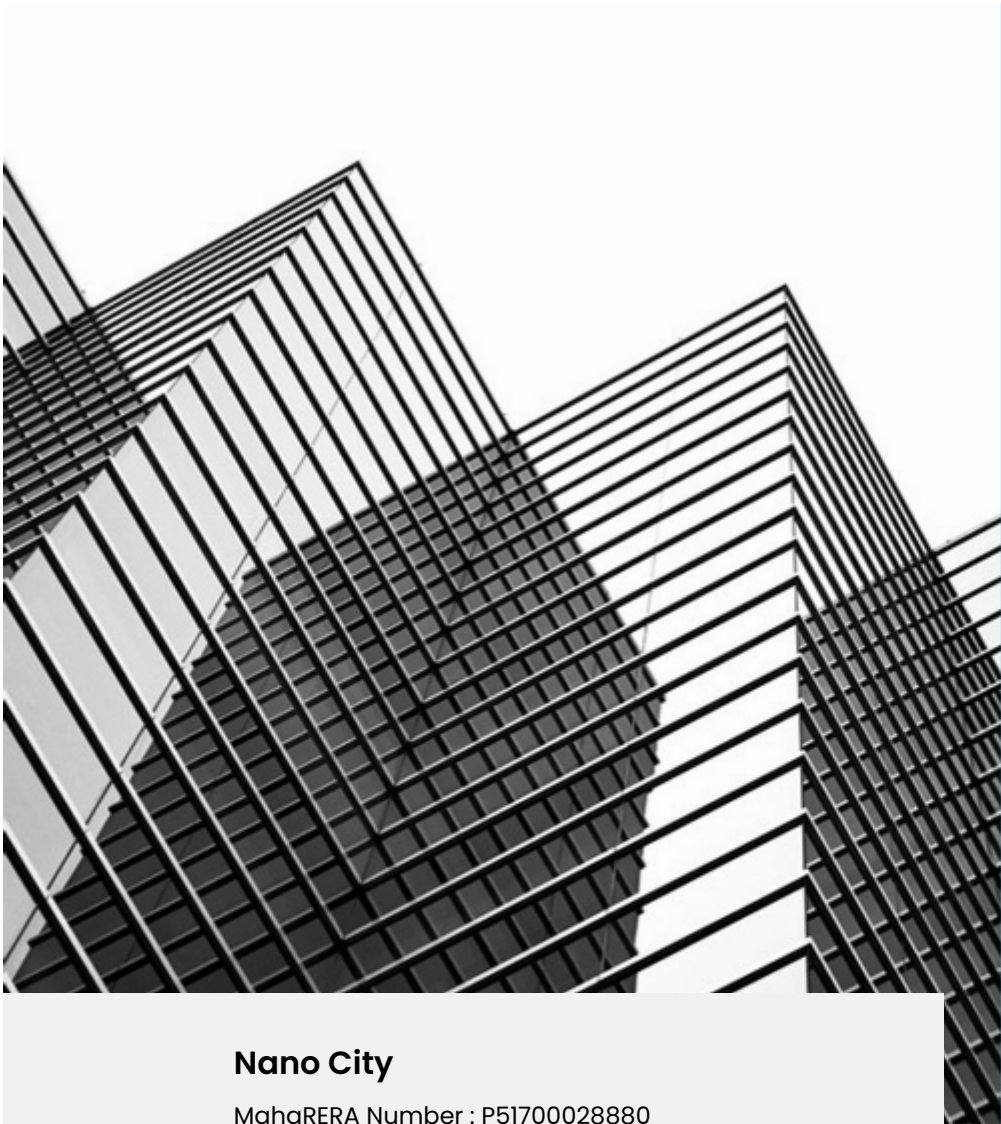


propscience.com

PROP REPORT



Nano City

MahaRERA Number : P51700028880



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 Badlapur West. 421504

Post Office	Police Station	Municipal Ward
Kulgoan post office	NA	NA

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 44 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Terminal Building, Navpada **66.4 Km**
- Chhatrapati Shivaji Maharaj International Airport **54.9 Km**
- Badlapur Fire Brigade Center **3.1 Km**
- Badlapur Railway Station **3.1 Km**
- Neral – Badlapur Rd, Joveli Gaon **13 Mtrs**
- Doddu Sheena Shetty Memorial CENTRAL HOSPITAL **500 Mtrs**
- Poddar Brio International School, **1.1 Km**
- Metro Junction Mall **19.8 Km**
- DMart, Ambernath – Badlapur Rd **6.6 Km**

LAND & APPROVALS

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

NANO CITY

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

NANO CITY

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2024	7430 Sqmt	1 BHK,1.5 BHK,2 BHK,Studio

Project Amenities

Sports	Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Senior Citizen Zone,Pergola
Business & Hospitality	Clubhouse
Eco Friendly Features	Landscaped Gardens

NANO CITY

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
WING B	2	12	14	1 BHK,Studio	168
WING C	2	12	6	1 BHK,1.5 BHK,2 BHK	72
First Habitable Floor				1st	

Services & Safety

- **Security** : Security System / CCTV,Security Staff
- **Fire Safety** : Fire Hose
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers

- **Vertical Transportation :** High Speed Elevators, Goods Lift

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	353.47 – 386.5 sqft
Studio	228.54 – 251.68 sqft
1 BHK	365.84 – 375.52 sqft
1.5 BHK	454.18 – 480 sqft
2 BHK	553.6 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,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

NANO CITY

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 9051.18	INR 2150000	INR 2257500 to 2391900
1.5 BHK	INR 9047.07	INR 4109000	INR 4314450 to 4560150

1 BHK	INR 9044.94	INR 3198000	INR 3357900 to 3671850
2 BHK	INR 9046.24	INR 5008000	INR 5258400

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

GST	Stamp Duty	Registration
1%	7%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 10000

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bajaj Finance Ltd,HDFC Bank,Kotak Bank,LIC Housing Finance Ltd,SBI Bank

Transaction History

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

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	30
Connectivity	63
Infrastructure	58
Local Environment	100
Land & Approvals	42
Project	61
People	39
Amenities	36

Building	55
Layout	53
Interiors	63
Pricing	40
Total	53/100

NANO CITY

Disclaimer

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