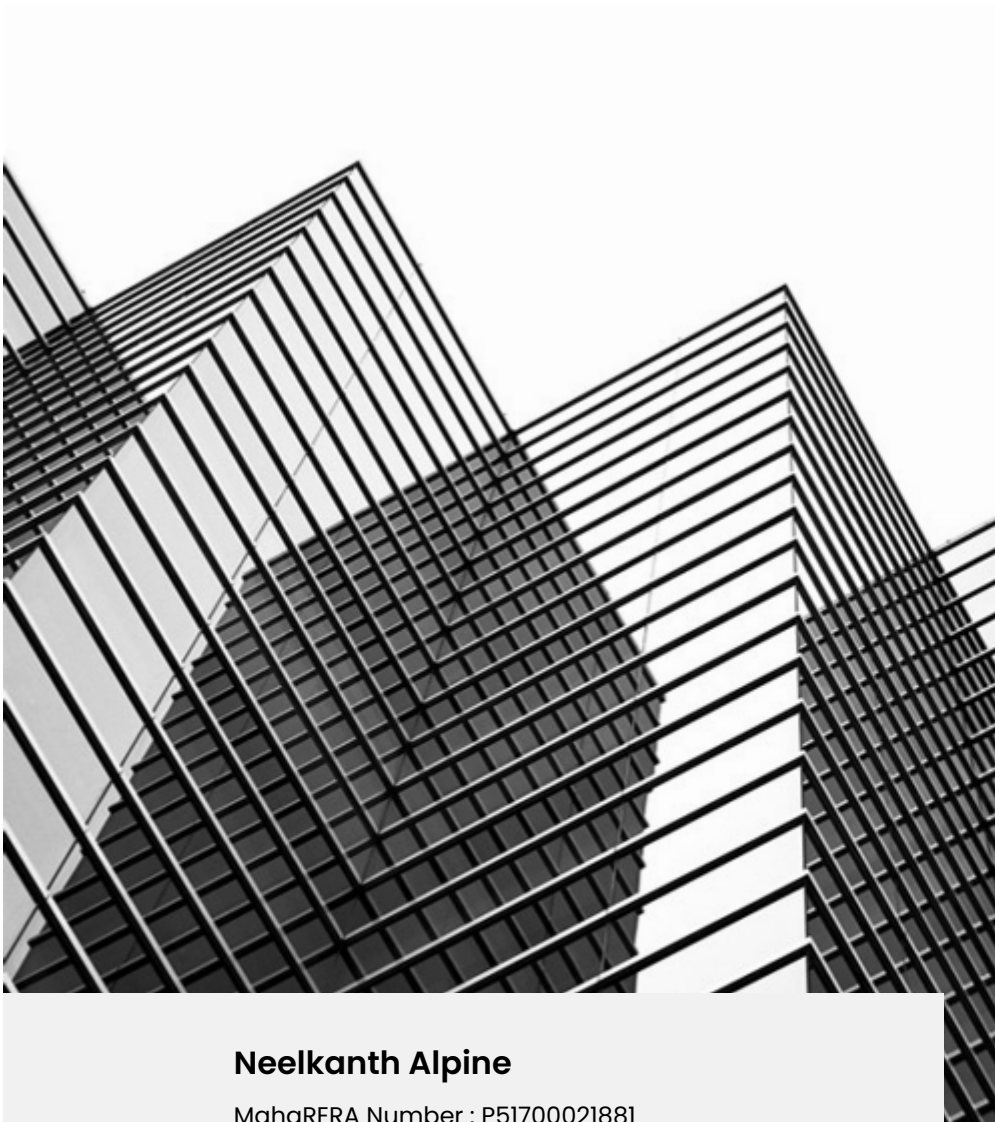


propscience.com

# PROP REPORT



**Neelkanth Alpine**

MahaRERA Number : P51700021881



# 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 Ghansoli. Ghansoli is a prominent locality of Navi Mumbai. Initially a small fishing village, Ghansoli was an important village that held many assemblies during the Satyagraha Movement. The Mookambika Temple is one of the oldest landmarks of the area. The town is known for the famous 'Ghansoli Mahotsav', held by the Dagdu Chahu Patil Trust, which celebrates the area's cultural diversity. Ghansoli has a mixed gentry, Marathi and Hindi being the most widely spoken local languages. The area is home to several large corporate establishments, the Reliance Group corporate office being the largest amongst them. BEST and NMMT buses connect the area to other parts of Navi Mumbai and MMR. Ghansoli Station is present on the Harbour Line of the Mumbai Suburban Railway.

Post Office	Police Station	Municipal Ward
Ghansoli	Rabale Police Station	Ghansoli

### 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 135 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **28.2 Km**
- Chhatrapati Shivaji Maharaj International Airport **22.3 Km**
- Kopar Khairane Bus Depot **2.9 Km**
- Ghansoli Railway Station **3.2 Km**
- Thane Belapur Road **900 Mtrs**
- Divine Hospital **400 Mtrs**
- Angels English School **1.6 Km**
- Inorbit Mall **7.5 Km**
- D-Mart **550 Mtrs**

---

NEELKANTH ALPINE

## LAND & APPROVALS

---

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

---

NEELKANTH ALPINE

## BUILDER & CONSULTANTS

---

Project Funded By	Architect	Civil Contractor
NA	NA	NA

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st July, 2024	1750 Sqmt	1 BHK,2 BHK

## Project Amenities

Sports	Multipurpose Court,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Party Lawn,Clubhouse
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Neelkanth Alpine	2	16	4	1 BHK,2 BHK	64

First Habitable Floor	3rd
-----------------------	-----

## Services & Safety

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

NEELKANTH ALPINE

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	322 - 432 sqft
2 BHK	497 - 644 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,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	NA

NEELKANTH ALPINE

# COMMERCIALS

<b>Configuration</b>	<b>Rate Per Sqft</b>	<b>Agreement Value</b>	<b>Box Price</b>
----------------------	----------------------	------------------------	------------------

1 BHK	INR 25800	INR 8307600	INR 8999900 to 12074400
2 BHK	INR 25800	INR 12822600	INR 13891150 to 17999800

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	7%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 600000	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Time Linked Payment
<b>Bank Approved Loans</b>	HDFC 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	73
Connectivity	73
Infrastructure	78
Local Environment	90
Land & Approvals	36
Project	74
People	39
Amenities	70

<b>Building</b>	65
<b>Layout</b>	53
<b>Interiors</b>	73
<b>Pricing</b>	30
<b>Total</b>	<b>63/100</b>

---

NEELKANTH ALPINE

### **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.