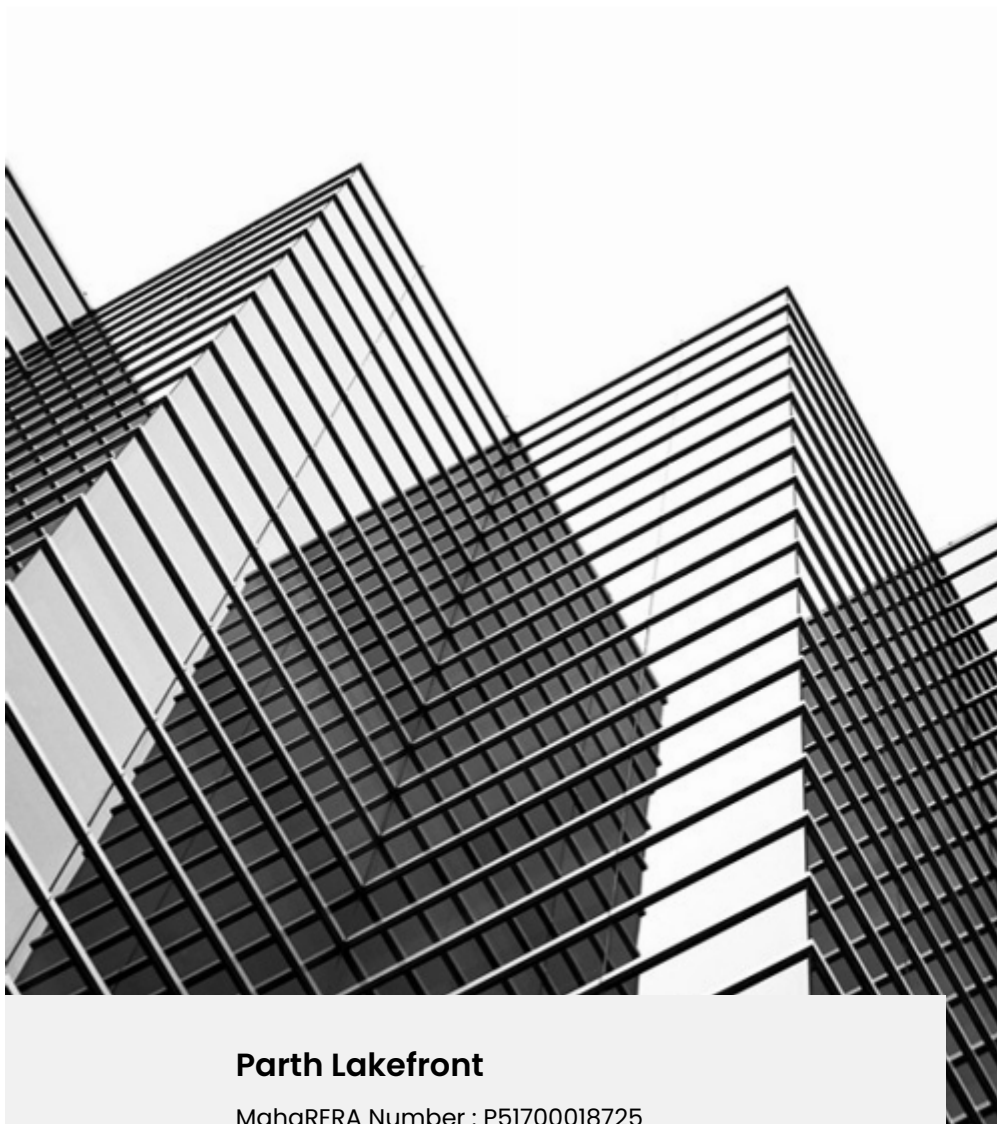


propscience.com

# PROP REPORT



**Parth Lakefront**

MahaRERA Number : P51700018725



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 Dighe. Dighe is a small sub locality of Navi Mumbai City. The residents of Dhinghe comprises of several communities and professions, with local Maharashtrians being the most populous community present in the area. Dhinghe has several well-known government schools and colleges. The area is known to be relatively safe and family friendly, with low crime rates. It is home to the beautiful Mogliche Dam which was built in 1912. At the foothills of Parsik Hill is the majestic Mogliche Lake, also known as Khandicha Lake. Dhinghe connects to Thane, Navi Mumbai, and other parts of MMR via the Kalva Railway Station and multiple bus routes.

Post Office	Police Station	Municipal Ward
Kalwa	Kalwa MIDC Police Station	Dighe

### Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions.

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **33.8 Km**
- D-Mart **22.8 Km**
- Airoli Railway Station **3.8 Km**
- Balaji Multi Speciality Hospital & ICCU **900 Mtrs**
- St. Xaviers School **4 Km**
- Raghuleela Mall **15.4 Km**
- D-Mart **5.8 Km**

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PARTH LAKEFRONT

## LAND & APPROVALS

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

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PARTH LAKEFRONT

## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PARTH LAKEFRONT

## PROJECT & AMENITIES

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Time Line	Size	Typography
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Completed on 31st December, 2022

3620 Sqmt

1 BHK

## Project Amenities

<b>Sports</b>	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
<b>Leisure</b>	Library / Reading Room,Senior Citizen Zone,Sit-out Area
<b>Business &amp; Hospitality</b>	Banquet Hall,Barbeque Pit
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

PARTH LAKEFRONT

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Parth Lakefront	3	23	8	1 BHK	184

<b>First Habitable Floor</b>	2nd
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## Services & Safety

- **Security** : Maintenance Staff, Security System / CCTV, Intercom Facility, Power Backup Generator
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

PARTH LAKEFRONT

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	370.46 - 382.84 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings, Kitchen Platform
Finishing	Laminated flush doors, Double glazed glass windows

<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

PARTH LAKEFRONT

## COMMERCIALS

<b>Configuration</b>	<b>Rate Per Sqft</b>	<b>Agreement Value</b>	<b>Box Price</b>
1 BHK	INR 18189.44	INR 6750000	INR 7500000 to 8200000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	3%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	NA	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	HDFC Bank

### Transaction History

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

PARTH LAKEFRONT

## 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>	38
<b>Connectivity</b>	38



<b>Infrastructure</b>	50
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	36
<b>Project</b>	68
<b>People</b>	39
<b>Amenities</b>	54
<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	45
<b>Pricing</b>	30
<b>Total</b>	<b>43/100</b>

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PARTH LAKEFRONT

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