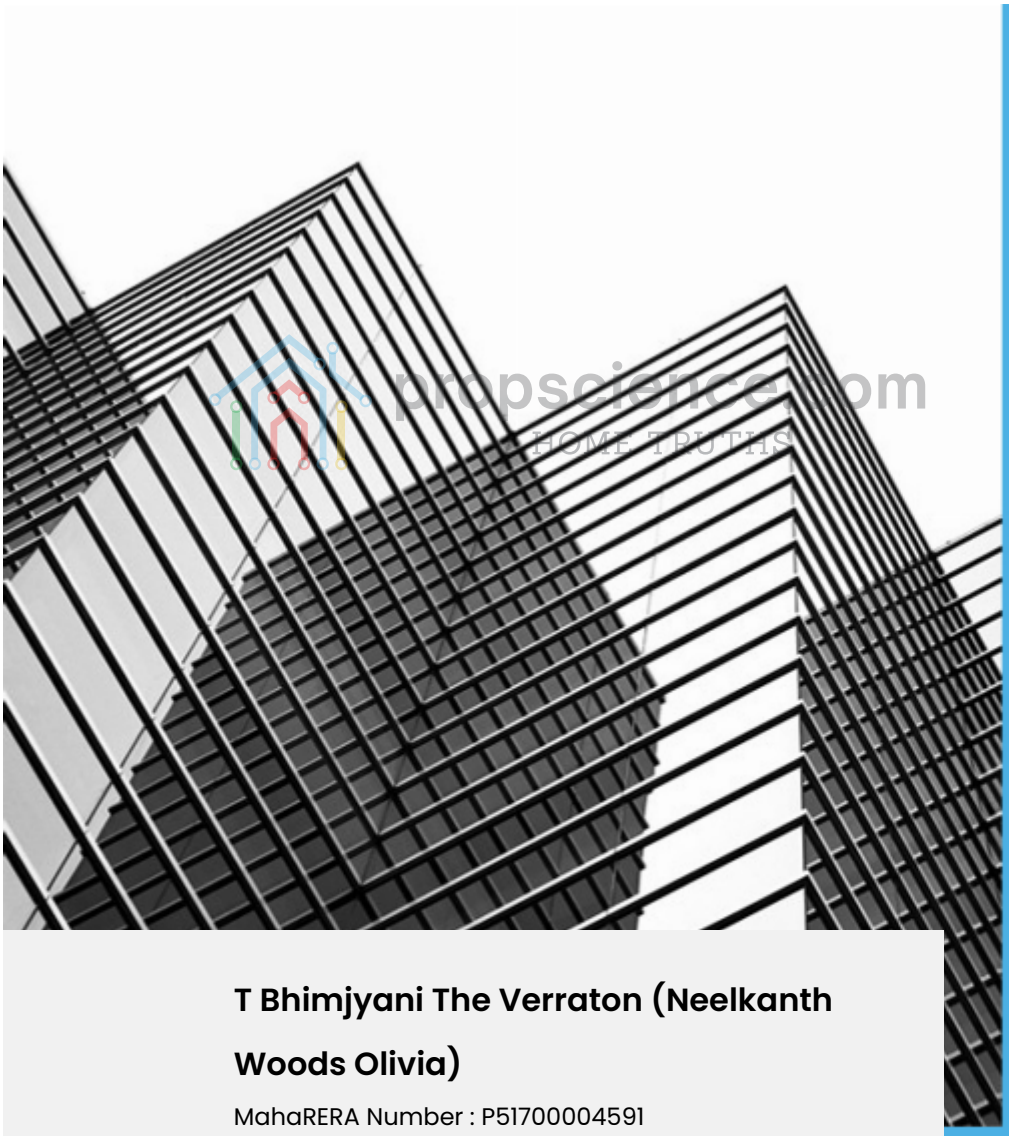
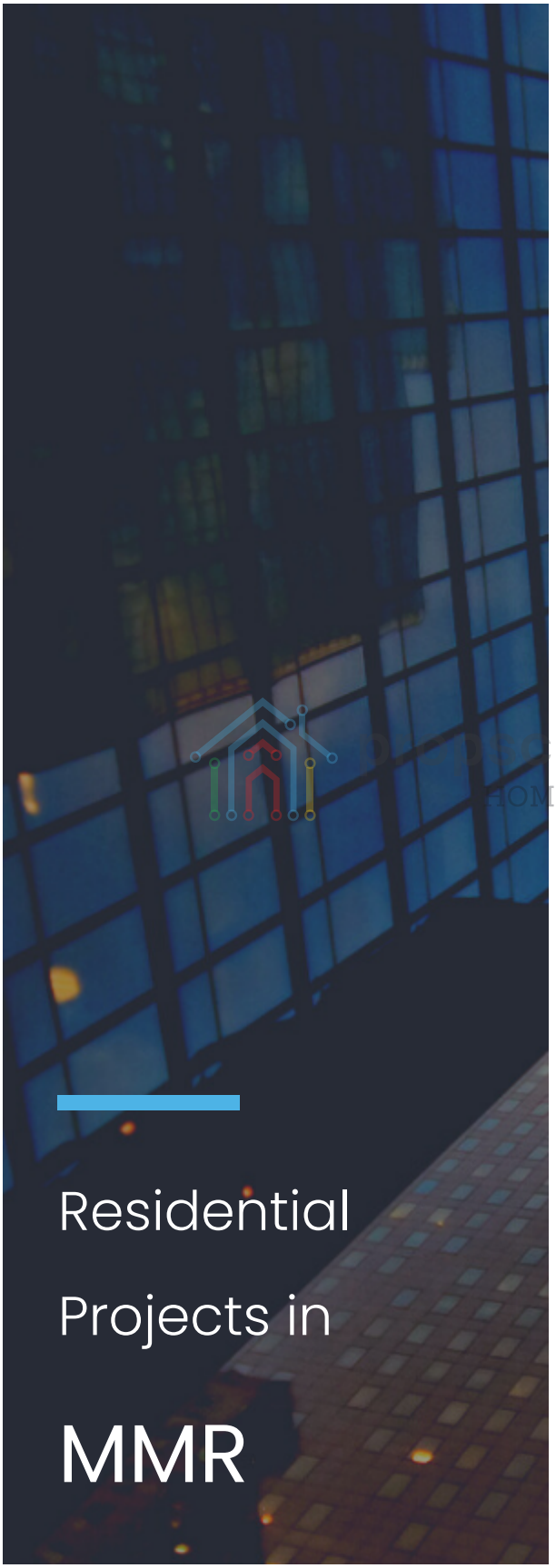
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PROP REPORT



T Bhimjyani The Verraton (Neelkanth Woods Olivia)

MahaRERA Number : P51700004591



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.

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LOCATION

Post Office	Police Station	Municipal Ward
Apna Bazar	NA	NA

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 130 AQI and the noise pollution is 51 to 85 dB .

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Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **25.9 Km**
- Mullabaug-TMT Bus Depot **950 Mtrs**
- Bramand Metro Station **1 km Km**
- Thane Railway Station **6.5 km Km**
- Ghodbunder Rd **1.7 Km**
- Metropol Multispeciality Hospital **1.4 km Km**
- Orchids The International School **2.5 km Km**
- Viviana Mall **5.4 Km**
- D-Mart, Ghodbunder Rd **3.5 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
August 2021	5	2

T BHIMJYANI THE VERRATON (NEELKANTH WOODS OLIVIA)

BUILDER & CONSULTANTS

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After 40 years in the real estate sector, Tulsi Bhimjyani formed T Bhimjyani Realty, which was previously a member of the Neelkanth Group. A four-decade era that has seen the construction of not just homes or structures, but incalculable goodwill. The organisation maintains an upward trajectory in every endeavour it undertakes, straddling the right combination of integrity and passion. Neelkanth Woods, their flagship independent endeavour, aspires to break through the congestion of cramped residences and bring the concept of living closer to nature. The facility strives to generate a contemplative atmosphere in people and reconnect them to the basic joys of life with its abundance of greenery and groomed grounds.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

T BHIMJYANI THE VERRATON (NEELKANTH WOODS OLIVIA)

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st May, 2021	2.18 Acre	2.5 BHK,3 BHK,3.5 BHK

Project Amenities

Sports	Basketball Court,Cricket Pitch,Tennis Court,Swimming Pool,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Library / Reading Room,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Clubhouse
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

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T BHIMJYANI THE VERRATON (NEELKANTH WOODS OLIVIA)

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing C	3	33	4	3 BHK,3.5 BHK	132
Wing B	3	33	4	2.5 BHK	132
Wing A	3	33	4	3 BHK,3.5 BHK	132
First Habitable Floor				1st Floor	

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Services & Safety

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

T BHIMJYANI THE VERRATON (NEELKANTH WOODS OLIVIA)

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	869 - 1107 sqft
4 BHK	1255 sqft
3 BHK	869 - 1107 sqft
4 BHK	1255 sqft

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

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Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink
Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	NA
Technology	Optic Fiber Cable

White Goods	Modular Kitchen,Air Conditioners

T BHIMJYANI THE VERRATON (NEELKANTH WOODS OLIVIA)

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 22131.89	--	INR 20200000 to 24500000
4 BHK	INR 22231.08	--	INR 27900000

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

GST	Stamp Duty	Registration
0%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	HDFC Bank,SBI Bank

Transaction History

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

T BHIMJYANI THE VERRATON (NEELKANTH WOODS OLIVIA)

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
June 2022	1111	NA	INR 20000000	INR 18001.8
June 2022	1350	NA	INR 24000000	INR 17777.78
May 2022	904	NA	INR 17700000	INR 19579.65
May 2022	904	NA	INR 17700000	INR 19579.65

April 2022	904	NA	INR 13000000	INR 14380.53
March 2022	1520	NA	INR 24570000	INR 16164.47
March 2022	904	NA	INR 16250000	INR 17975.66
March 2022	904	7	INR 16000000	INR 17699.12
February 2022	904	NA	INR 15000000	INR 16592.92
February 2022	1350	19	INR 29800000	INR 22074.07
February 2022	1108	25	INR 15400000	INR 13898.92
January 2022	1363	12	INR 24000000	INR 17608.22
December 2021	1175	10	INR 23500000	INR 20000
December 2021	801	1	INR 11535752	INR 14401.69
November 2021	1182	24	INR 22851000	INR 19332.49

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November 2021	1175	9	INR 22000000	INR 18723.4
November 2021	904	10	INR 13000000	INR 14380.53
October 2021	923	20	INR 16500000	INR 17876.49
October 2021	1080	3	INR 16420723	INR 15204.37
October 2021	1074	3	INR 16509036	INR 15371.54

T BHIMJYANI THE VERRATON (NEELKANTH WOODS OLIVIA)

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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	45
Connectivity	83
Infrastructure	70
Local Environment	70
Land & Approvals	70
Project	64
People	56
Amenities	56
Building	55
Layout	63
Interiors	70
Pricing	40
Total	**62/100**

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