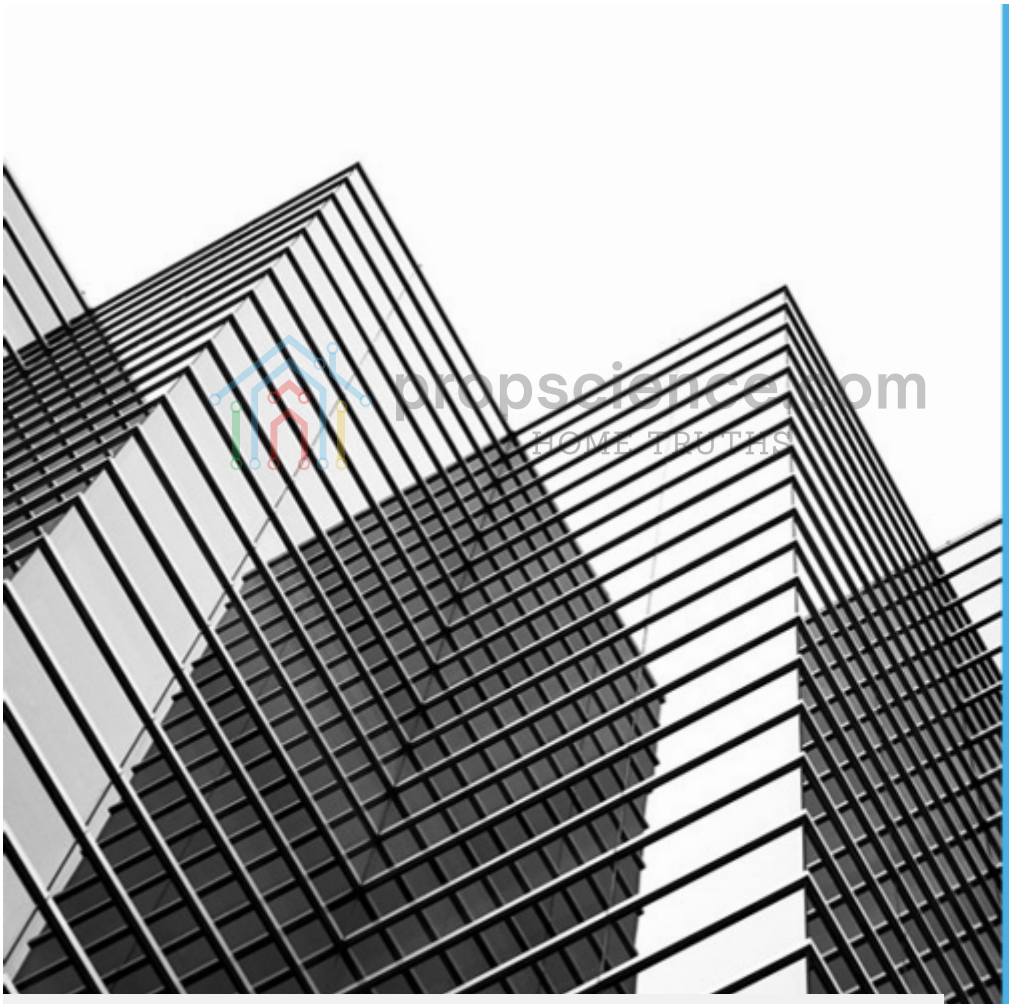
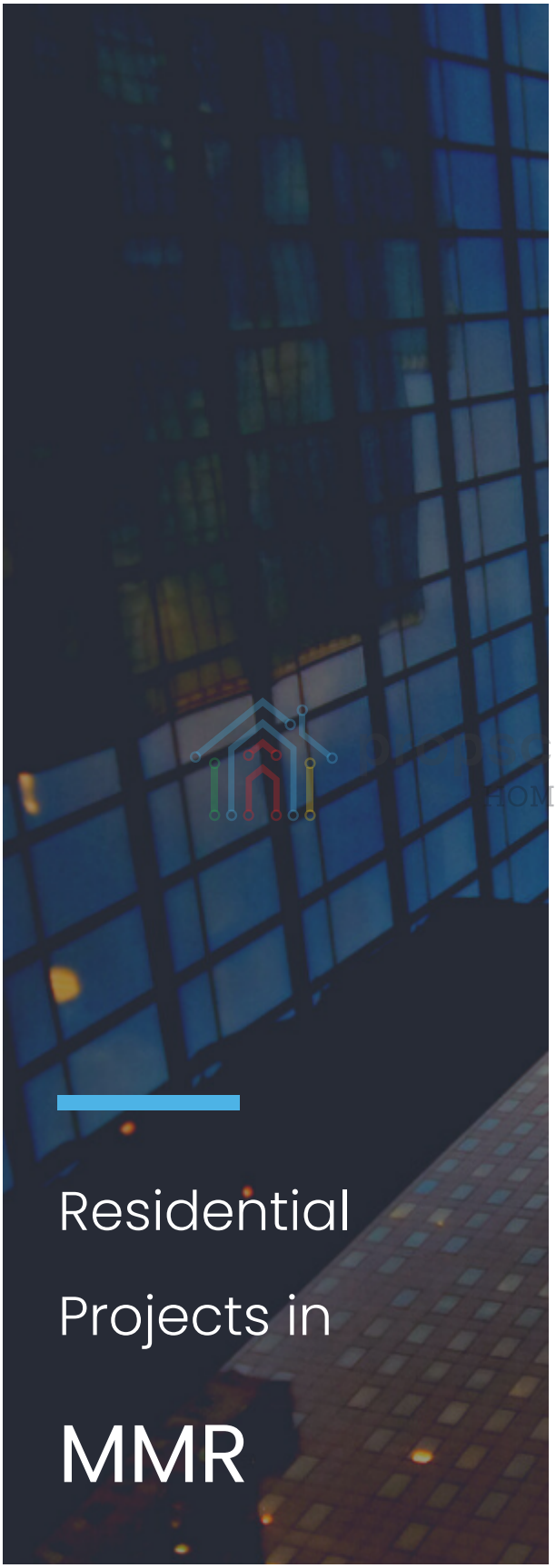
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# PROP REPORT




**NG Tivoli Phase 1**

MahaRERA Number : P51700015568



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

The project is in Mira Road East. Mira Road West is a locality of the Mira-Bhayandar Municipal Corporation, that is a part of the Thane district of the state of Maharashtra. Its an undeveloped locality of Mira Bhayandar compromising of several government regulated Salt Pans, marshes, and mangroves. This locality does not have any residential or commercial developments. It is connected to the rest of the city and the city of Mumbai via the Mumbai Suburban district railway line.

| Post Office | Police Station | Municipal Ward |
|---|---|---|
| NA | NA | NA |

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

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **24.3 Km**
- Chandan Shanti **1.1 Km**
- Mira Road Railway Station **2.4 Km**
- Western Express Highway **2.8 Km**
- Thunga Hospital **1.9 Km**
- Rassaz ICSE And International Schoo **1.7 Km**
- Maxus Mall **3.6 Km**
- Star Market **1.0 Km**

# LAND & APPROVALS

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

NG TIVOLI PHASE 1

# BUILDER & CONSULTANTS

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RNA Corp is one of the development companies issued by India, with over 30 years of experience in development, construction, management and leasing, and other allied services for individual and corporate customers. Under the capable leadership and efficient management of Narendra Gupta, RNA Corp has constantly evolved as a dynamic society and contemplates the creation of value through technological excellence and the quality of the construction. Over the past 10 years, the company has developed a lot of residential and commercial space. They have undertaken several projects both in the central area and western areas in Mumbai. They carefully planned each house and run with a lot of touches in the same way in view of the position, lifestyle, and taste of residents.

| Project Funded By | Architect | Civil Contractor |
|---|---|---|
| NA | NA | NA |

# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|
| Completed on 30th December, 2022 | 0.61 Acre | 1 BHK,2 BHK |

## Project Amenities

| | |
|---|---|
| **Sports** | Kids Play Area |
| **Leisure** | Senior Citizen Zone,Pet Friendly |
| **Business & Hospitality** | NA |
| **Eco Friendly Features** | Rain Water Harvesting,Landscaped Gardens |

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NG TIVOLI PHASE 1

# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| Wing A | 2 | 13 | 4 | 1 BHK,2 BHK | 52 |

| | |
|---|---|
| **First Habitable Floor** | 1st |

## Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,Earthquake Resistant Design
- **Fire Safety :** Fire Hose,Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Auto Rescue Device (ARD)

NG TIVOLI PHASE 1

## FLAT INTERIORS

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| Configuration | RERA Carpet Range |
|---|---|
| 1 BHK | 352 sqft |
| 2 BHK | 511 sqft |

| | |
|---|---|
| **Floor To Ceiling Height** | Between 9 and 10 feet |
| **Views Available** | Road View / No View |

| | |
|---|---|
| **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,False Ceiling,Double glazed glass windows |
| **HVAC Service** | Split / Box A/C Provision |
| **Technology** | Optic Fiber Cable |
| **White Goods** | Modular Kitchen |

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NG TIVOLI PHASE 1

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 1 BHK | INR 17897.73 | -- | INR 6300000 |
| 2 BHK | INR 17671.23 | -- | INR 9030000 |

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

| GST | Stamp Duty | Registration |
|---|---|---|
| 5% | 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** | Axis Bank,HDFC Bank,ICICI Bank,PNB Housing Finance Ltd |

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**Transaction History**

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

NG TIVOLI PHASE 1

# 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 | 83 |
| Infrastructure | 78 |
| Local Environment | 100 |
| Land & Approvals | 50 |
| Project | 74 |
| People | 56 |
| Amenities | 44 |
| Building | 65 |
| Layout | 45 |
| Interiors | 63 |
| Pricing | 40 |

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| | |
|---|---|
| **Total** | **64/100** |

## NG TIVOLI PHASE 1

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