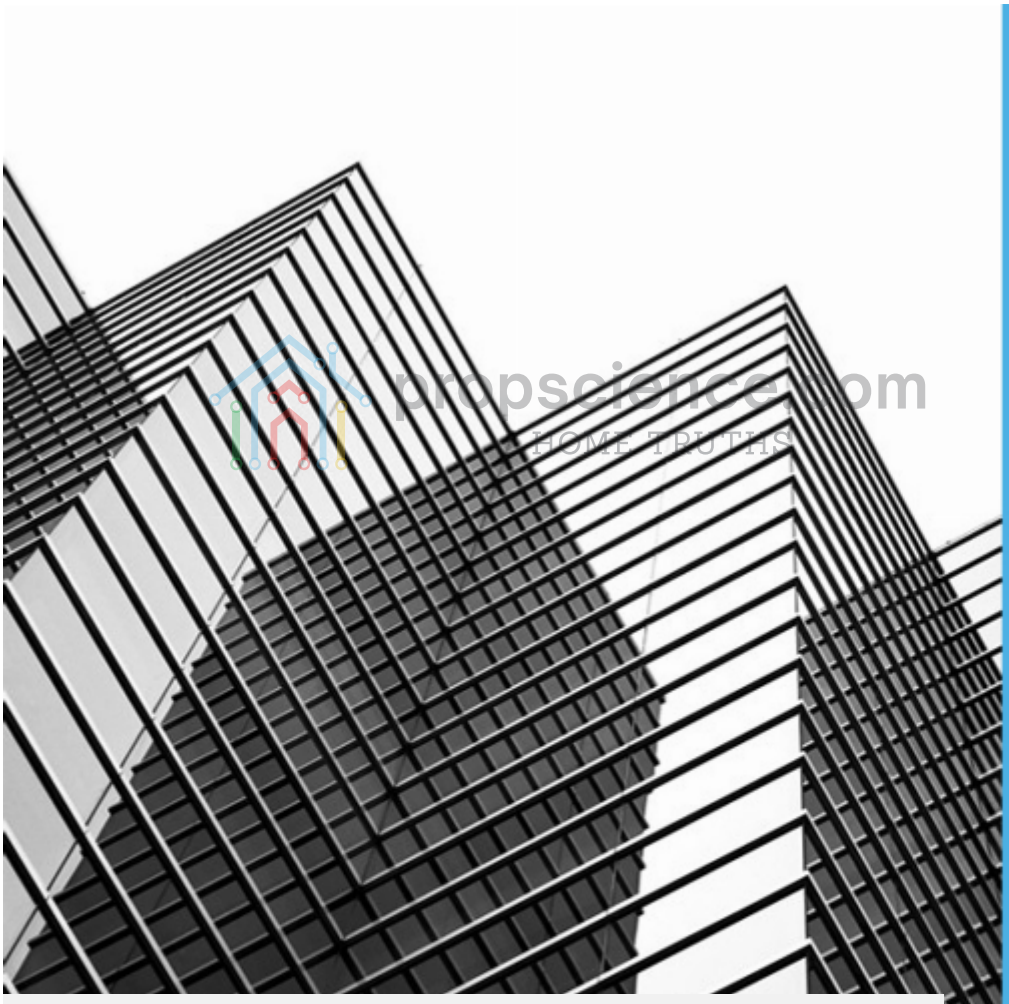
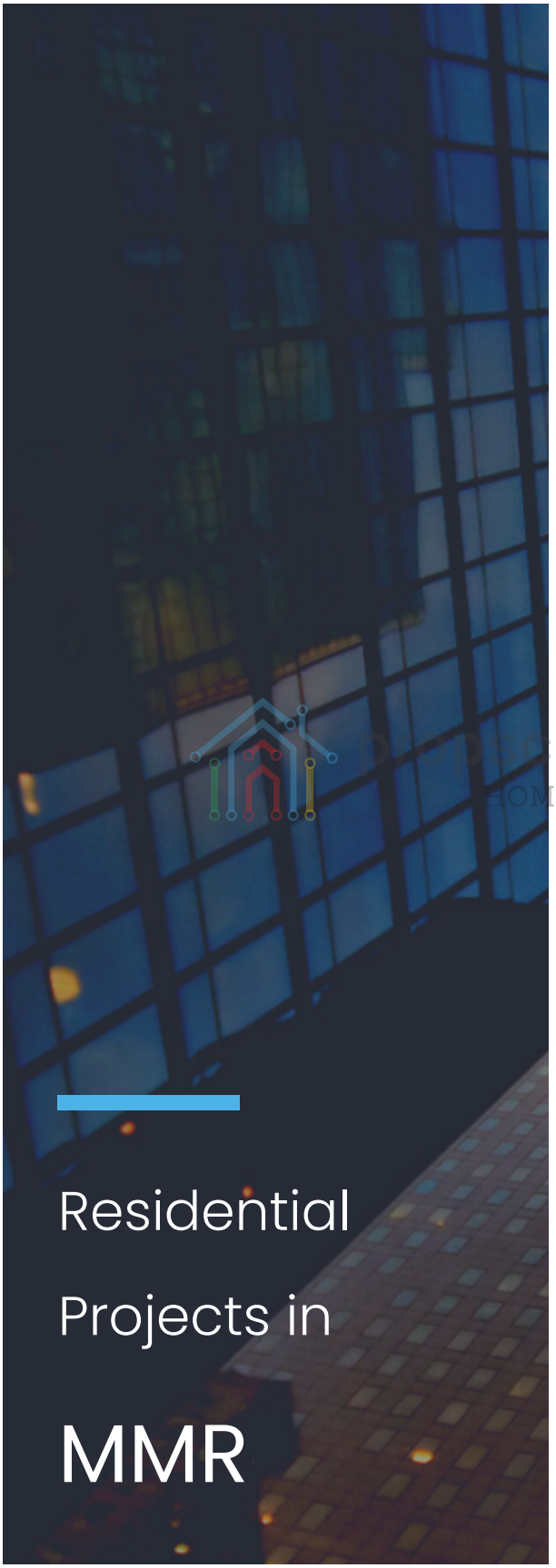
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# PROP REPORT




**Naman Premier**

MahaRERA Number : P51800008002



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 Andheri (East). Andheri is a locality in the western part of the city of Mumbai in India. Andheri is the major Bollywood Industry hub and it is the talent enclave of Mumbai, be it those from production houses, animation, the entertainment industry, and corporate. For administrative purposes, the area is separated into Andheri West and Andheri East. Andheri East comes under the K/E ward of BMC. A busy mix of residential homes and corporate offices, Andheri East is known for its fast-growing food scene, including unfussy lunch spots for Indian food and upmarket hotel restaurants

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

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### Neighborhood & Surroundings

### Connectivity & Infrastructure

- Marol Naka Metro Station **1.70 Km**
- Andheri Station **6.80 Km**

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# LAND & APPROVALS

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

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# BUILDER & CONSULTANTS

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

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# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|
| Completed on 31st March, 2021 | 2 Acre | 1 BHK,2 BHK |

## Project Amenities

| | |
|---|---|
| **Sports** | Cricket Pitch,Multipurpose Court,Swimming Pool,Jogging Track |
| **Leisure** | Amphitheatre,Senior Citizen Zone |
| **Business & Hospitality** | NA |
| **Eco Friendly Features** | NA |

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# BUILDING LAYOUT

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| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| A Wing | 2 | 17 | 4 | 1 BHK,2 BHK | 68 |
| B Wing | 2 | 17 | 4 | 1 BHK,2 BHK | 68 |
| C Wing | 2 | 17 | 4 | 1 BHK,2 BHK | 68 |
| **First Habitable Floor** | | | | | NA |

## Services & Safety

- **Security :** NA

- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

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# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---|---|
| 1 BHK | 429 - 521 sqft |
| 2 BHK | 522 - 665 sqft |
| 1 BHK | 429 - 521 sqft |
| 2 BHK | 522 - 665 sqft |
| 1 BHK | 429 - 521 sqft |
| 2 BHK | 522 - 665 sqft |

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| | |
|---|---|
| **Floor To Ceiling Height** | NA |

| | |
|---|---|
| **Views Available** | NA |

| | |
|---|---|
| **Flooring** | NA |
| **Joinery, Fittings & Fixtures** | NA |
| **Finishing** | NA |
| **HVAC Service** | NA |
| **Technology** | NA |
| **White Goods** | NA |

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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 1 BHK | INR 28023.03 | -- | INR 12200000 to 14600000 |
| 2 BHK | INR 27969.92 | -- | INR 16100000 to 18600000 |

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

| GST | Stamp Duty | Registration |
|---|---|---|
| 0% | 0% | 0 |
| **Floor Rise** | **Parking Charges** | **Other Charges** |
| NA | NA | NA |

| | |
|---|---|
| **Festive Offers** | The builder is not offering any festive offers at the moment. |
| **Payment Plan** | NA |
| **Bank Approved Loans** | NA |

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**Transaction History**

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

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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** | 65 |
| **Connectivity** | 48 |
| **Infrastructure** | 24 |
| **Local Environment** | 30 |
| **Land & Approvals** | 50 |
| **Project** | 70 |
| **People** | 30 |
| **Amenities** | 36 |
| **Building** | 53 |
| **Layout** | 38 |
| **Interiors** | 30 |
| **Pricing** | 30 |

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| | |
|---|---|
| **Total** | **42/100** |

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