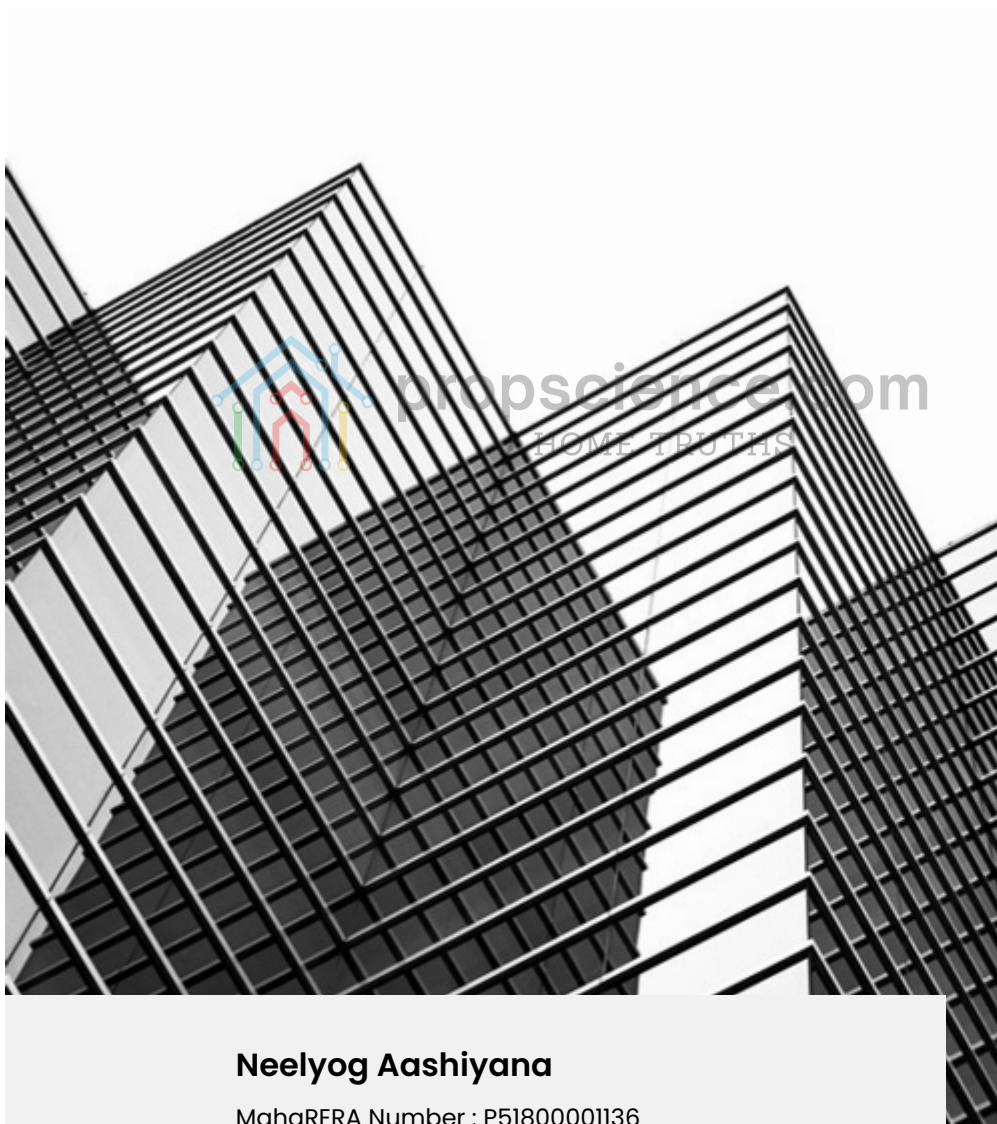


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# PROP REPORT



**Neelyog Aashiyana**

MahaRERA Number : P51800001136



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 Kandivali (West). Kandivali is a neighbourhood in the north Mumbai. It is an upmarket locality. Artifacts found near Kandivali indicate that the region was inhabited in the Stone Age. Kandivali west is a popular locality home to numerous residential developments, hospitals and educational institutions.

Post Office	Police Station	Municipal Ward
Kandivali West	Kandivali Police Station	Ward R South

### Neighborhood & Surroundings



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### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **13.4 Km**
- Kandivali Station **500 Mtrs**
- WEH **6 Km**
- Shailaja Girkar BMC dispensary **500 Mtrs**
- St. Joseph's High School **300 Mtrs**
- Croma Kandivali, Mahavir Nagar **2.3 Km**
- DMart Kandivali **2.3 Km**

## LAND & APPROVALS

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

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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, 2018	0.4 Acre	1 BHK,2 BHK

### Project Amenities

Sports	NA
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<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Water Storage

## NEELYOG AASHIYANA

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
NEELYOG AASHIYANA- A WING	2	18	3	1 BHK,2 BHK	54
NEELYOG AASHIYANA- B WING	2	18	5	1 BHK,2 BHK	90
<b>First Habitable Floor</b>					1


## Services & Safety

- **Security** : Society Office,Security System / CCTV
- **Fire Safety** : NA

- **Sanitation** : NA
- **Vertical Transportation** : NA

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## FLAT INTERIORS

Configuration	RERA Carpet Range
 1 BHK	455 sqft
2 BHK	683 sqft
1 BHK	444 - 453 sqft
2 BHK	550 - 627 sqft
<b>Floor To Ceiling Height</b>	NA
<b>Views Available</b>	NA
<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles

<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform
<b>Finishing</b>	Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

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## COMMERCIALS



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Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 18000	INR 7992000	INR 9080540 to 9158640
2 BHK	INR 18500	INR 10175000	INR 11324250 to 14055405

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
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6%	5%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 0	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>	Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

### 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	55
Connectivity	48
Infrastructure	86
Local Environment	30
Land & Approvals	44
 Project	68
 People	39
Amenities	36
Building	53
Layout	38
Interiors	63
Pricing	30
Total	49/100

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