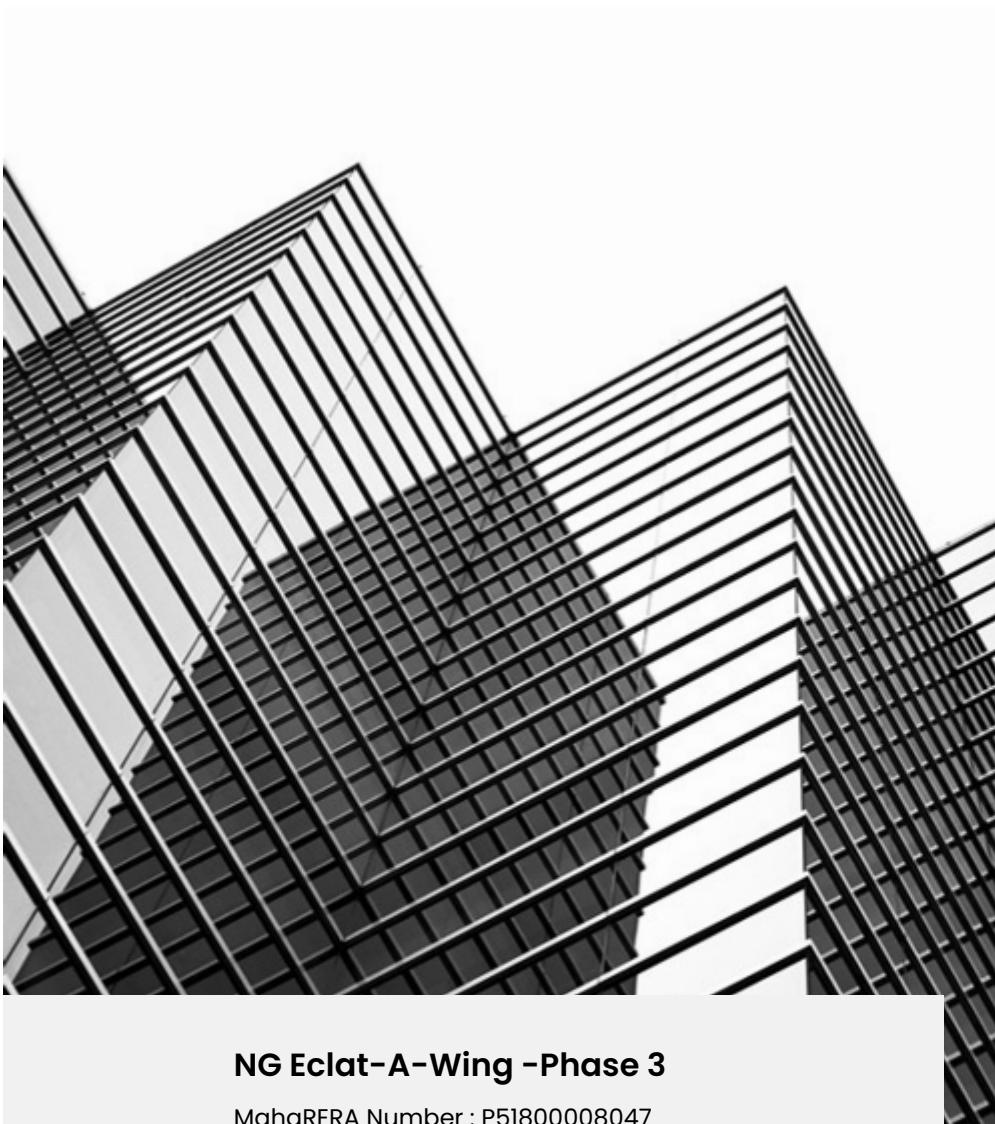


propscience.com

# PROP REPORT



**NG Eclat-A-Wing -Phase 3**

MahaRERA Number : P51800008047



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 Andheri (West). 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. Andheri West is a big and developed residential and commercial suburb.

Post Office	Police Station	Municipal Ward
Andheri PO	Oshiwara Police Station	Ward K West

### Neighborhood & Surroundings

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **9.2 Km**
- Milat Nagar **0.1 Km**
- Andheri Station (W) **4.8 Km**
- New Link Rd **1.7 Km**
- Kokilaben Dhirubhai Ambani Hospital OPD Centre: Sports Medicine, Kokilaben Dhirubhai Ambani Hospital **2.8 Km**
- Bhavan's College **5.4 Km**
- Infiniti Mall **1.2 Km**
- Big Bazaar **1.7 Km**

## LAND & APPROVALS

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

## BUILDER & CONSULTANTS

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

NG ECLAT-A-WING -  
PHASE 3

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2021	4328.6 Sqmt	1 BHK,2 BHK

### Project Amenities

<b>Sports</b>	Swimming Pool,Kids Play Area,Gymnasium
<b>Leisure</b>	Pet Friendly
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation

NG ECLAT-A-WING -  
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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
NG Eclat-A-Wing -Phase 3	4	37	6	1 BHK,2 BHK	222

First Habitable Floor	4th
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## Services & Safety

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

NG ECLAT-A-WING -  
PHASE 3

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	349 - 652 sqft

2 BHK

715 - 801 sqft

Floor To Ceiling Height

NA

Views Available

NA

Flooring

Wooden Flooring,Vitrified Tiles,Anti Skid Tiles

Joinery, Fittings & Fixtures

Sanitary Fittings,Kitchen Platform

Finishing

Laminated flush doors,Double glazed glass windows

HVAC Service

NA

Technology

NA

White Goods

NA

NG ECLAT-A-WING -  
PHASE 3

## COMMERCIALS

Configuration

Rate Per  
Sqft

Agreement  
Value

Box Price

1 BHK	--	--	INR 9074000 to 17604000
2 BHK	--	--	INR 19305000 to 21627000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 700000	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>	IIFL Bank, Indialbulls Home Loans

### Transaction History

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



## 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	73
Infrastructure	72
Local Environment	30
Land & Approvals	50
Project	68
People	56

<b>Amenities</b>	36
<b>Building</b>	53
<b>Layout</b>	41
<b>Interiors</b>	53
<b>Pricing</b>	30
<b>Total</b>	<b>52/100</b>

NG ECLAT-A-WING -  
PHASE 3

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