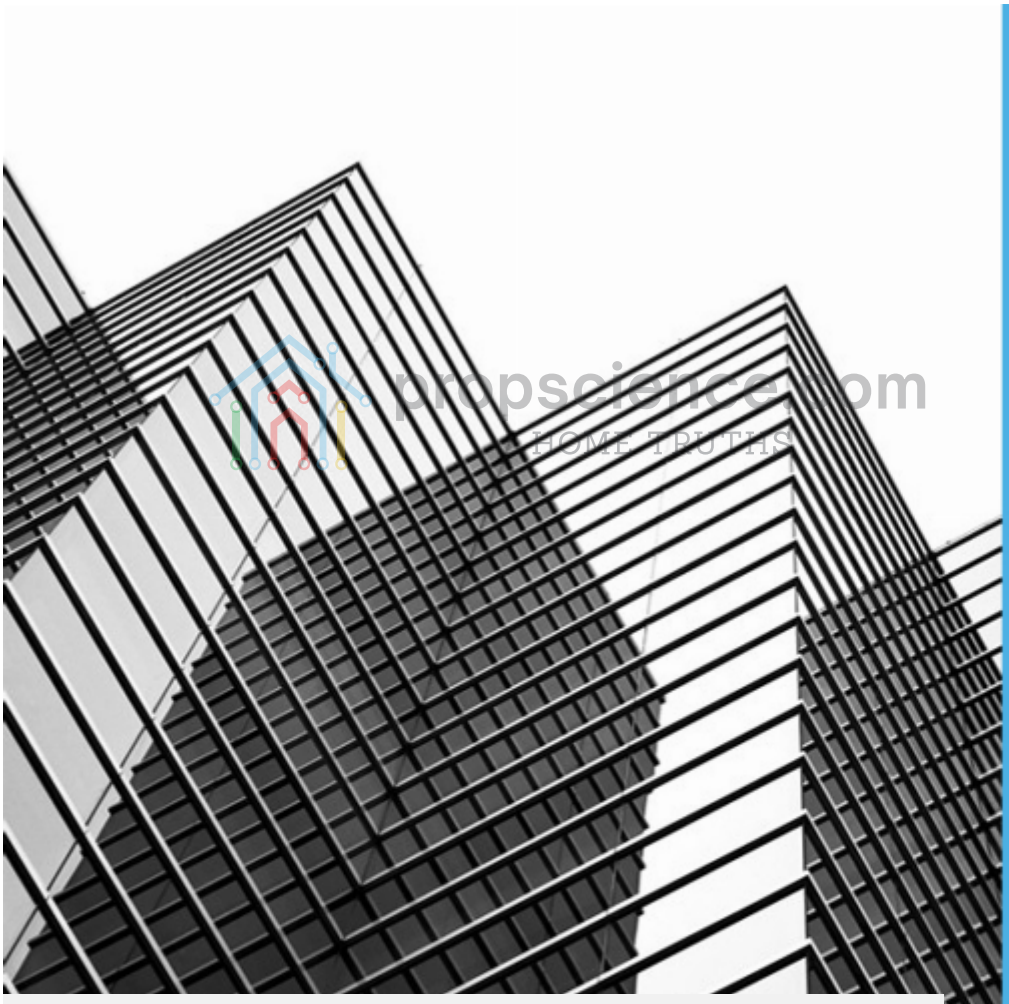
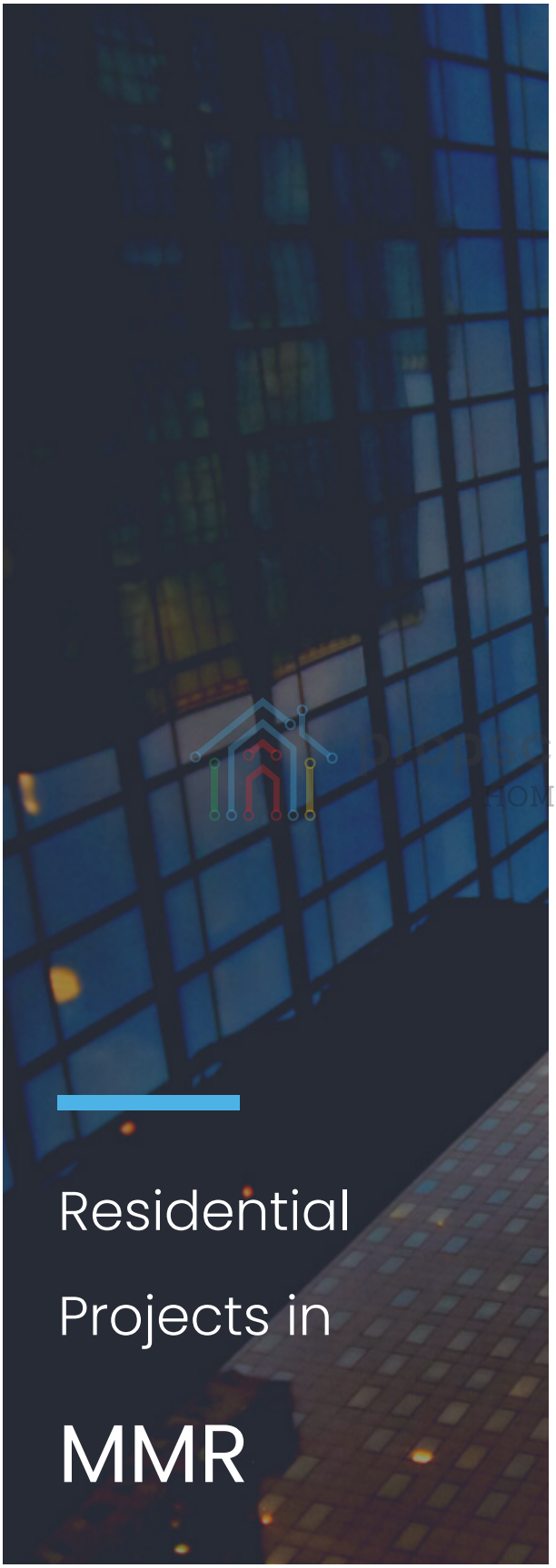
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PROP REPORT



Naman Habitat

MahaRERA Number : P51800004108



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 (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
Azad Nagar	DN Nagar Police Station	Ward K West

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Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 173 Moderate AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **6.00 Km**
- Andheri West Bus Depot, Railway station, Railway Colony, Andheri East, Mumbai, Maharashtra 400047 **1.10 Km**
- Azad Nagar **0.9 Km**
- Bandra Terminus, Naupada, Bandra East, Mumbai, Maharashtra **12.30 Km**
- Western Express Highway **2.50 Km**
- Kokilaben Dhirubhai Ambani Hospital and Medical Research Institute, Rao Saheb, Achutrao Patwardhan Marg, Four Bungalows, Andheri West, Mumbai, Maharashtra 400053 **2.20 Km**
- Bhavan's College, 4RFP+XCH, JP Rd, Old D N Nagar, Munshi Nagar, Andheri West, Mumbai, Maharashtra 400058 **700 Mtrs**
- Fun Republic Mall, 4RMM+W4P, Fun Republic Rd, near Cinépolis, Industrial Area, Andheri West, Mumbai, Maharashtra 400102 **2.10 Km**
- Apna Bazar Building, JP Rd, Azad Nagar, Andheri West, Mumbai, Maharashtra 400058 **1.30 Km**

NAMAN HABITAT

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
May 2022	NA	1

NAMAN HABITAT

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th August, 2020	1.75 Acre	2 BHK,3 BHK

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Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium
Leisure	Amphitheatre,Temple
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

NAMAN HABITAT

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	3	19	4	2 BHK,3 BHK	76
B Wing	3	19	4	2 BHK	76
C Wing	3	19	4	2 BHK,3 BHK	76

First Habitable Floor	5th floor

Services & Safety

- **Security :** NA
- **Fire Safety :** NA
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** NA

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NAMAN HABITAT

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	782 - 807 sqft

3 BHK	1094 sqft
2 BHK	778 sqft
3 BHK	1025 - 1037 sqft
2 BHK	774 sqft

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

Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Dry Walls,False Ceiling,Laminated flush doors
HVAC Service	NA
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 39000	INR 30186000	INR 30186000 to 31473000
3 BHK	INR 39000	INR 41000000	INR 41000000 to 42666000

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

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GST	Stamp Duty	Registration
5%	6%	INR 30000

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	Axis Bank,HDFC Bank,ICICI Bank,SBI Bank

Transaction History

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

NAMAN HABITAT

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.

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Category	Score
Place	65
Connectivity	83
Infrastructure	100
Local Environment	80
Land & Approvals	50

Project	85
People	39
Amenities	36
Building	63
Layout	53
Interiors	73
Pricing	30
Total	**63/100**

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