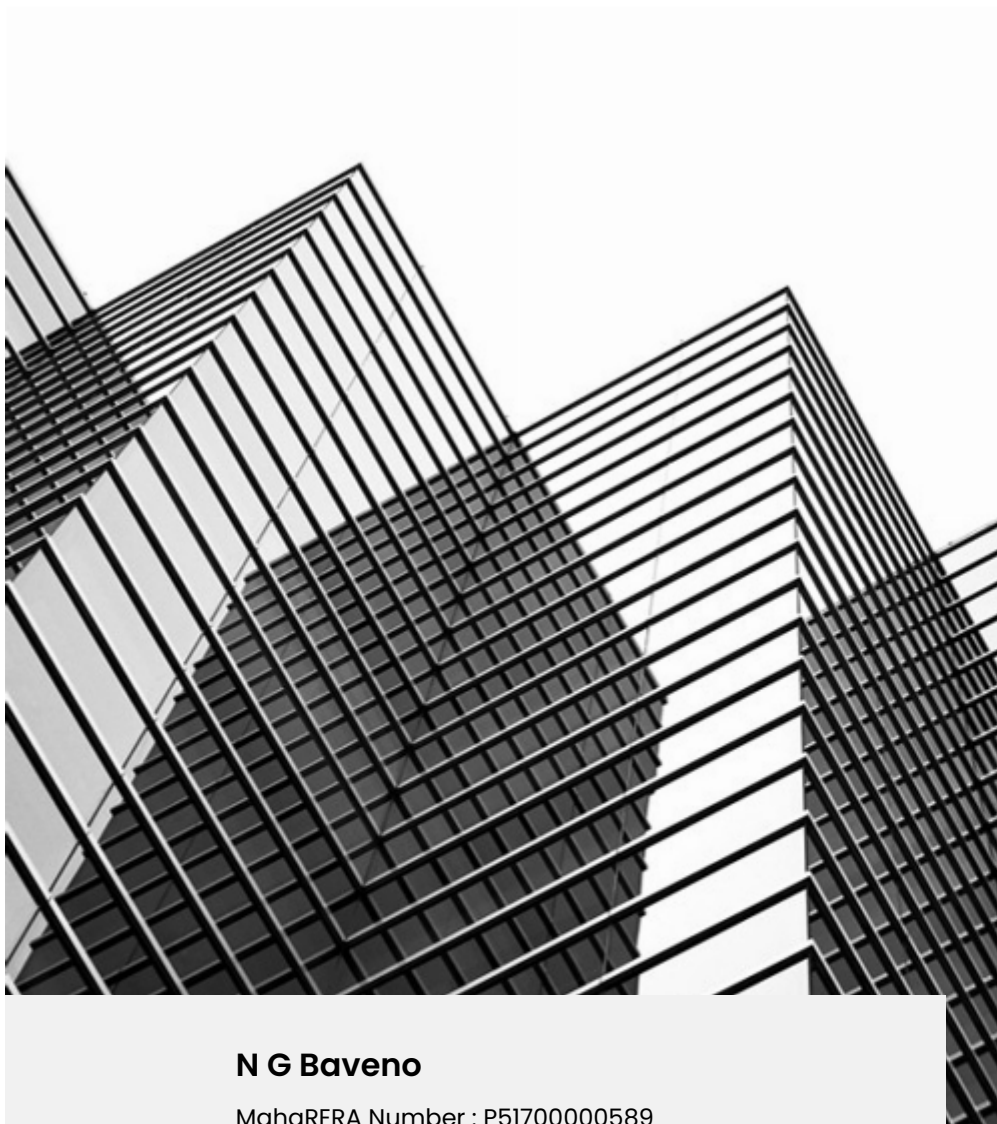


propscience.com

# PROP REPORT



**N G Baveno**

MahaRERA Number : P51700000589



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Bhayander East. Bhayandar East is an industrial locality of the city of Mira Bhayandar. It falls under the Thane district of the State of Maharashtra. It is surrounded by the localities of Uttan, Mira Road and Sanjay Gandhi National Park. Bhayandar East is separated from the West by the Mumbai Suburban Railway line which connects it to Mumbai city. This locality does not have any residential or commercial developments.

Post Office	Police Station	Municipal Ward
Navghar	navgaon	Ward 2

### Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is prone to traffic jams during rush hour. The air pollution levels are 51 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **25.3 Km**
- Golden Nest Bus Stop **200 Mtrs**
- Bhayander Railway Station **2.8 Km**
- Mira Bhayander **300 Mtrs**
- Balaji Hospital **170 Mtrs**
- Queen's Mary School **350 Mtrs**
- Maxus Mall **1.9 Km**
- DMart **2.2 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

## PROJECT & AMENITIES

Time Line	Size	Typography
2021 Ready to move	1040 Sqmt	1 BHK,2 BHK

### Project Amenities

<b>Sports</b>	Kids Play Area
<b>Leisure</b>	Pet Friendly
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	NA

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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NG Baveno	1	8	6	1 BHK,2 BHK	48
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First Habitable Floor	Ground
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## Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** NA

## NG BAVENO

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	309.78 - 395.78 sqft
2 BHK	495.03 sqft

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

<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Brass Joinery, Concealed copper wiring, Electrical Sockets / Switch Boards
<b>Finishing</b>	Laminated flush doors, Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	NA

N G BAVENO

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 9700	INR 3004866	INR 3895742 to 4880098
2 BHK	INR 9700	INR 4801791	INR 6016114

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
0%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 500000	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,DHFL Bank,HDFC Bank,IIFL Bank,LIC Housing Finance Ltd

### Transaction History

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

N G BAVENO

## 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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	63
<b>Connectivity</b>	83
<b>Infrastructure</b>	86
<b>Local Environment</b>	80
<b>Land &amp; Approvals</b>	44
<b>Project</b>	74
<b>People</b>	56
<b>Amenities</b>	36
<b>Building</b>	77
<b>Layout</b>	45
<b>Interiors</b>	63
<b>Pricing</b>	40

**Total**

**62/100**

**N G BAVENO**

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