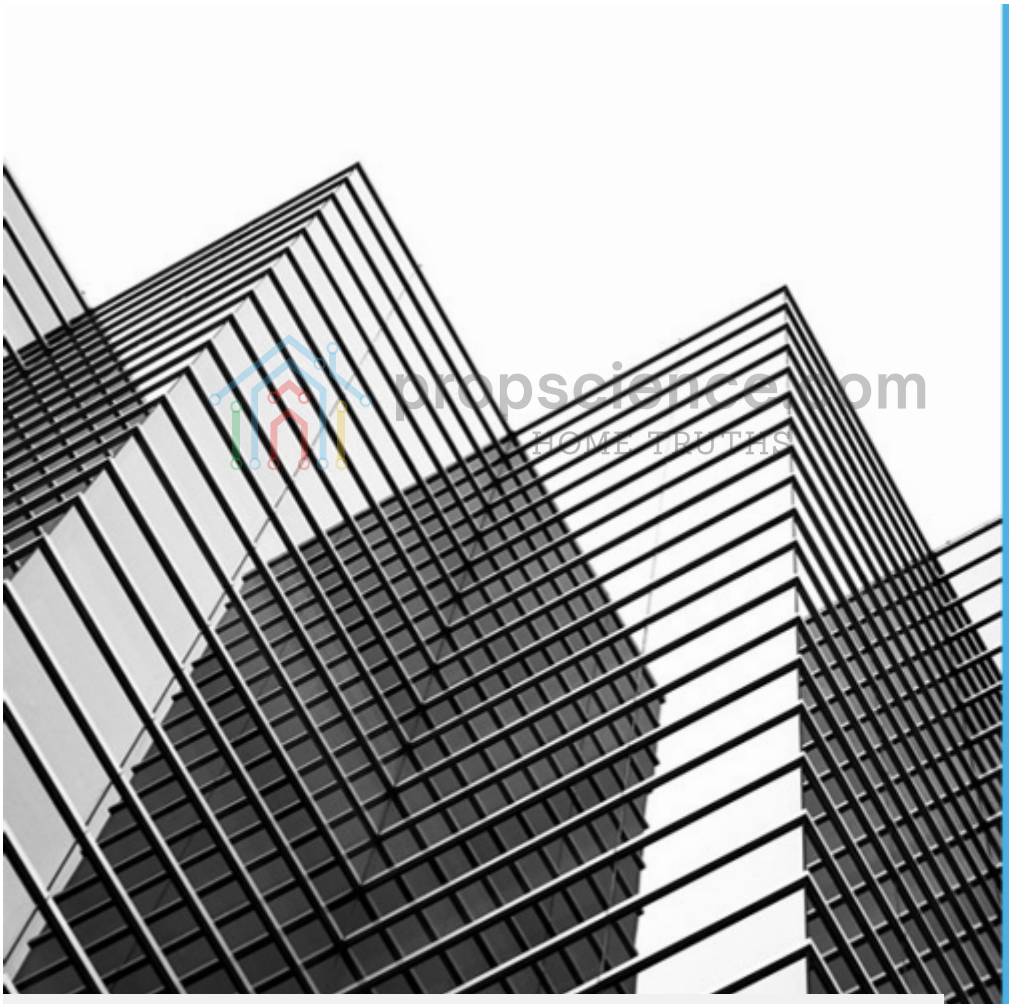
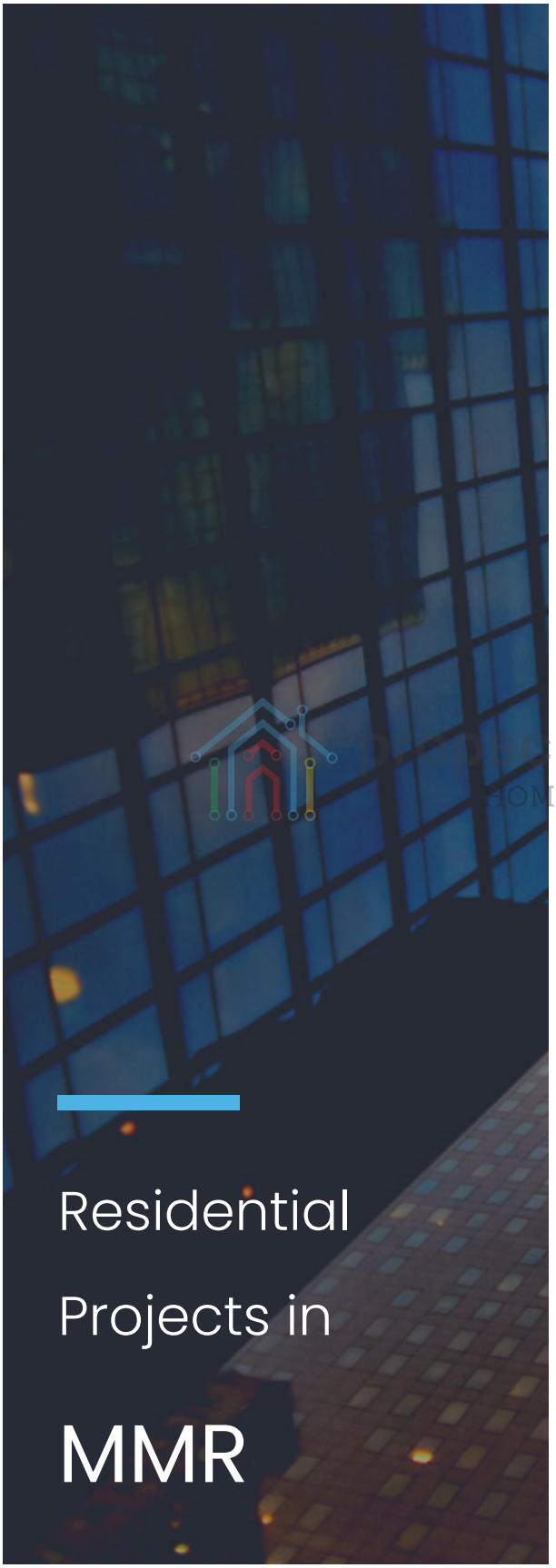
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PROP REPORT



Nakhuda

MahaRERA Number : P51700028817



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 Uthalsar. Uthalsar is located in Thane West and belongs to Konkan Division. Marathi is the local language here. Runwal Nagar, D N Nagar, Bhoir Wadi, Azad Nagar and Khopat are nearby localities. Thane Railway Station, Kalva Railway Station is very close to Uthalsar. The weather can be humid as it is close to the Arabian Sea. There are many medical centres, hospitals, educational institutions, and temples in the locality.

Post Office	Police Station	Municipal Ward
Thane Bazar	NA	NA

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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 50 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- International Airport **29.0 Km**
- Rabodi Bus Stop **220 Mtrs**
- Thane Railway Station **3.4 Km**
- Eastern Express Hwy/Mumbai - Agra National Hwy **7.1 Km**
- Sunjeevan Hospital & I.C.U **500 Mtrs**
- Saraswati Vidyalaya High School and Junior College **600 Mtrs**
- Korum Mall **3.3 Km**
- Vishal Supermarket **110 Mtrs**

NAKHUDA

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	2	1

NAKHUDA

BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

NAKHUDA

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 31st December, 2025	690.51 Sqmt	1 BHK,2 BHK,Studio

Project Amenities

Sports	NA
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Water Storage

NAKHUDA

BUILDING LAYOUT

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HOME TRUTHS

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Nakhuda	1	8	4	2 BHK	32
Nakhuda	1	8	4	Studio	32

First Habitable Floor	1st

Services & Safety

- **Security :** Security System / CCTV
- **Fire Safety :** Fire cylinders
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators

NAKHUDA

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	598.04 - 649.7 sqft
Studio	275.55 - 408.27 sqft

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

Flooring	Marble Flooring
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Electrical Sockets / Switch Boards

Finishing	Dry Walls,Double glazed glass windows
HVAC Service	NA
Technology	WIFI enabled
White Goods	NA

NAKHUDA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	--	--	INR 3857700 to 5715780
2 BHK	--	--	INR 8372560 to 9095800

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

GST	Stamp Duty	Registration
1%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**

NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,Indialbulls Home Loans,Kotak Bank,L& T Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,Tata Capital,YES Bank

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	73
Connectivity	55
Infrastructure	92
Local Environment	70
Land & Approvals	50
Project	64
People	39
Amenities	30
Building	63
Layout	44
Interiors	55
Pricing	40
Total	**56/100**

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NAKHUDA

Disclaimer

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