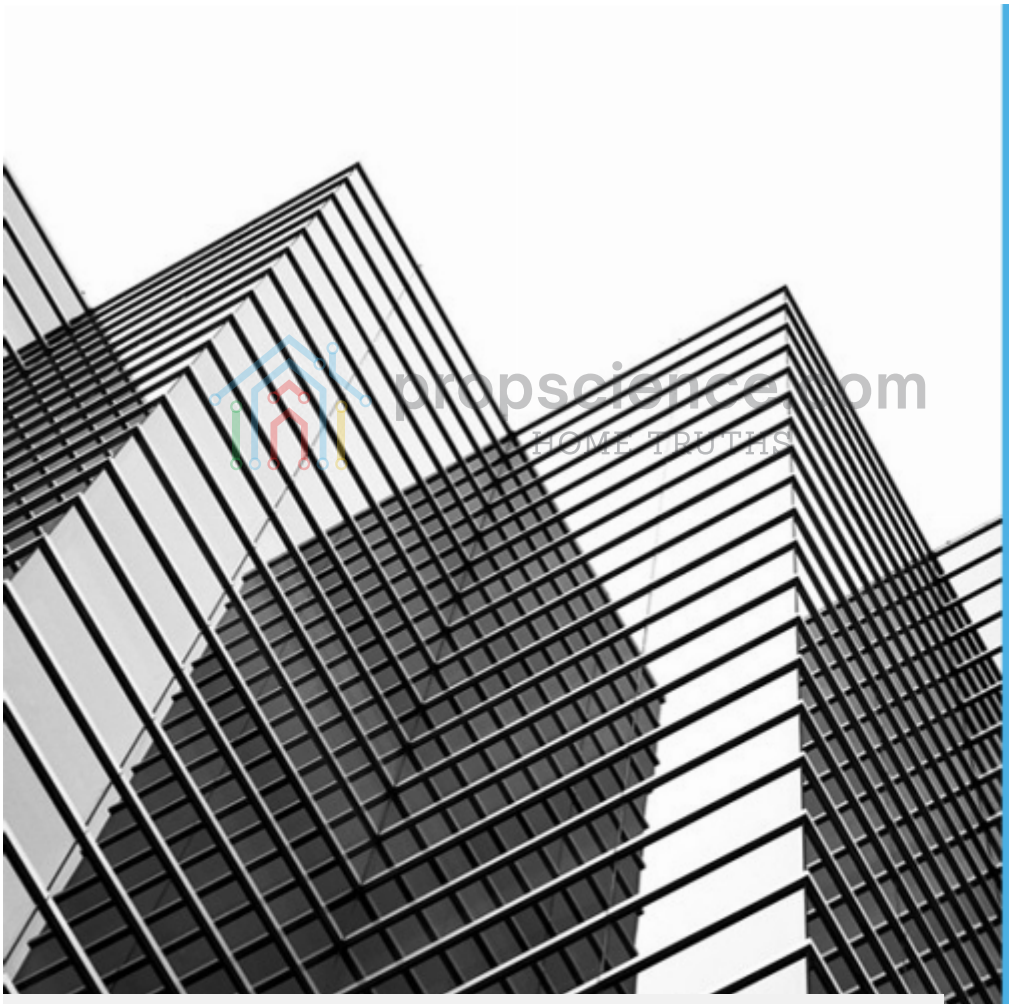
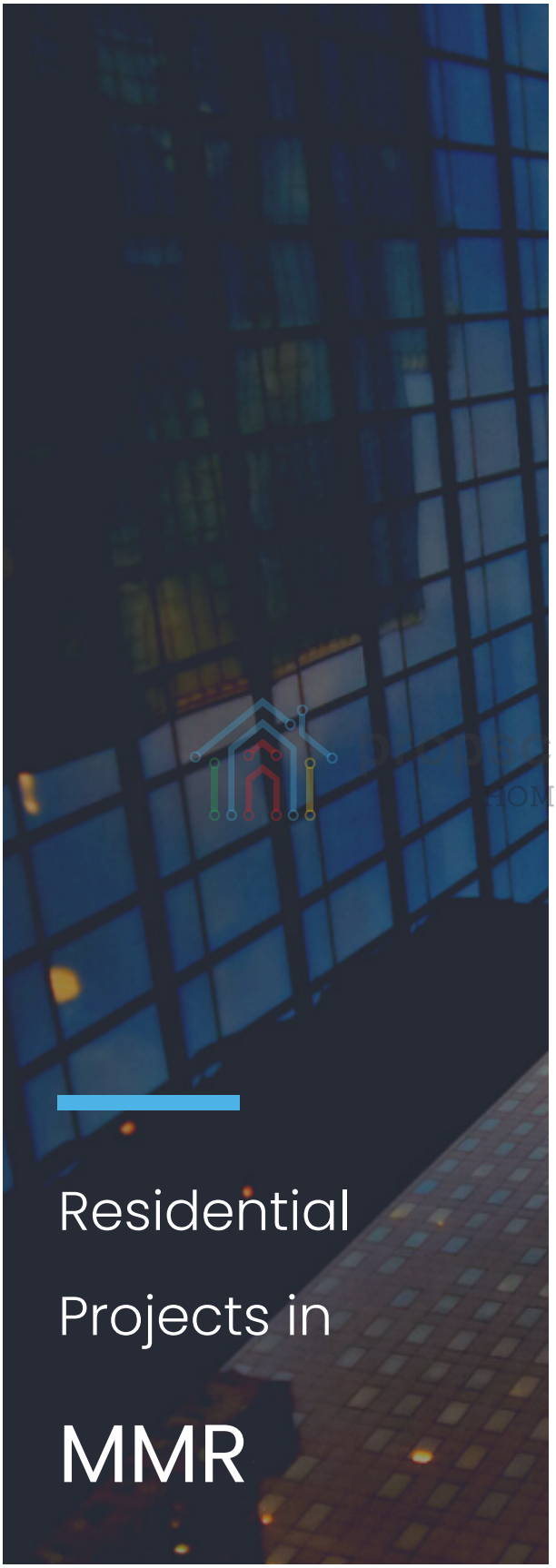
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PROP REPORT



Ekta Brooklyn Park Phase 4

MahaRERA Number : P99000000417



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

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 124 AQI and the noise pollution is 0 to 50 dB .

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Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **59 Km**
- Global City **1 Km**
- Virar railway station **2.6 Km**
- Western Exp Highway **10.8 Km**
- Riddhi Vinayak Specialty Hospital **3.7 Km**
- Rustomjee Cambridge int school and jr college **1 Km**
- Rockstar Nova Cinemaz, Ladku plaza, Agashi Rd, olanda naka, Bolinj, Virar West, Virar, Maharashtra 401301 **4.9 Km**
- Dmart/reliance fresh **1.4 Km**

LAND & APPROVALS

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

EKTA BROOKLYN PARK PHASE 4

BUILDER & CONSULTANTS

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Ekta World are Mumbai based real estate developers established since 1987. The company, over its three decades in the business, has delivered over 4lac square feet of real estate in Mumbai, Virar, Pune, Nashik and other parts of Maharashtra. Apart from delivery high-quality construction, the group has consciously worked towards building eco-friendly and sustainable projects. Ekta world today has a strong reputation and goodwill amongst the discerning buyers and is considered to be one of the leading real estate firms in the country.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

EKTA BROOKLYN PARK PHASE 4

PROJECT & AMENITIES

Time Line	Size	Typography
2021 Ready to move	0.21 Sqft	2 BHK

Project Amenities

Sports	Multipurpose Court,Jogging Track,Kids Play Area,Kids Gym,Gymnasium
Leisure	Senior Citizen Zone,Sit-out Area
Business & Hospitality	Barbeque Pit,Party Lawn
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage

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EKTA BROOKLYN PARK PHASE 4

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

Brooklyn Park Phase 4 Wing B	2	15	4	2 BHK	60
Brooklyn Park Phase 4 Wing C	2	15	4	2 BHK	60

First Habitable Floor	2nd

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security Staff
- **Fire Safety :** Sprinkler System
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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EKTA BROOKLYN PARK PHASE 4

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	536 - 546 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Modular Kitchen,Geyser

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EKTA BROOKLYN PARK
PHASE 4

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price

2 BHK	INR 9652.01	INR 5270000	INR 6100000 to 6200000

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

GST	Stamp Duty	Registration
0%	3%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 300000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	HDFC Bank

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Transaction History

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

EKTA BROOKLYN PARK PHASE 4

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
February 2022	520	7	INR 4210000	INR 8096.15
January 2022	520	2	INR 4357425	INR 8379.66
January 2022	544	12	INR 4306931	INR 7917.15
January 2022	520	8	INR 4031515	INR 7752.91
August 2021	546	3	INR 4000000	INR 7326.01
August 2021	538	2	INR 4325400	INR 8039.78
August 2021	546	11	INR 4274257	INR 7828.31
July 2021	775	1	INR 4100000	INR 5290.32
May 2021	538	3	INR 4075400	INR 7575.09
May 2021	369	1	INR 2763594	INR 7489.41

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April 2021	546	10	INR 4100000	INR 7509.16
April 2021	546	9	INR 4110891	INR 7529.1
April 2021	383	5	INR 2750000	INR 7180.16
March 2021	520	3	INR 3529500	INR 6787.5
March 2021	546	5	INR 3728400	INR 6828.57
March 2021	546	1	INR 4100000	INR 7509.16
February 2021	546	8	INR 3944555	INR 7224.46
February 2021	520	5	INR 3862200	INR 7427.31
February 2021	520	8	INR 4021980	INR 7734.58
February 2021	600	3	INR 3817300	INR 6362.17

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EKTA BROOKLYN PARK PHASE 4

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	45
Connectivity	65
Infrastructure	70
Local Environment	90
Land & Approvals	56
Project	70
People	56
Amenities	48
Building	65
Layout	53

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Interiors	80
Pricing	50
Total	**62/100**

EKTA BROOKLYN PARK
PHASE 4

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