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# PROP REPORT



**Neelkant D4 Iris**

MahaRERA Number : P51700000552



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 Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is a major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

Post Office	Police Station	Municipal Ward
NA	NA	NA

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

### Connectivity & Infrastructure

- Internatioanl Airport **27.3 Km**
- Thane Railway Station **7 Km**
- Bethany Hospital **3.8 Km**
- DAV Public School **3.4 Km**
- Viviana mall **6.1 Km**

# LAND & APPROVALS

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

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# BUILDER & CONSULTANTS

The company has an impressive portfolio of residential and commercial projects in and around Panvel. Thoughtful site selection, excellent planning, superb quality of construction and transparent dealings are the highlights of each Neelkanth Group creation. The leaders and skilled professionals of the company have worked towards launching out of the league projects and taking the real estate sector to the next level. The Neelkanth Group is developing projects in different verticals of real estate like residential, townships, commercial. Creating Landmarks, rather than developing properties, is the philosophy with which Neelkanth Group is dedicatedly working for over 10 years

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th September, 2020	1751.85 Sqmt	2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Cricket Pitch,Squash Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
<b>Leisure</b>	Yoga Room / Zone,Pet Friendly
<b>Business &amp; Hospitality</b>	Visitor's Room,Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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D4 Iris	3	30	4	2 BHK,3 BHK	120
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First Habitable Floor	2nd
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## Services & Safety

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

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## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	695 sqft
3 BHK	990 sqft

Floor To Ceiling Height	NA
Views Available	NA

<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings, Kitchen Platform
<b>Finishing</b>	Laminated flush doors, Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 18765000
3 BHK	--	--	INR 26730000

**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 0	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>	Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI 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
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<b>Place</b>	73
<b>Connectivity</b>	30
<b>Infrastructure</b>	48
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	50
<b>Project</b>	68
<b>People</b>	46
<b>Amenities</b>	62
<b>Building</b>	53
<b>Layout</b>	45
<b>Interiors</b>	53
<b>Pricing</b>	30
<b>Total</b>	<b>49/100</b>

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