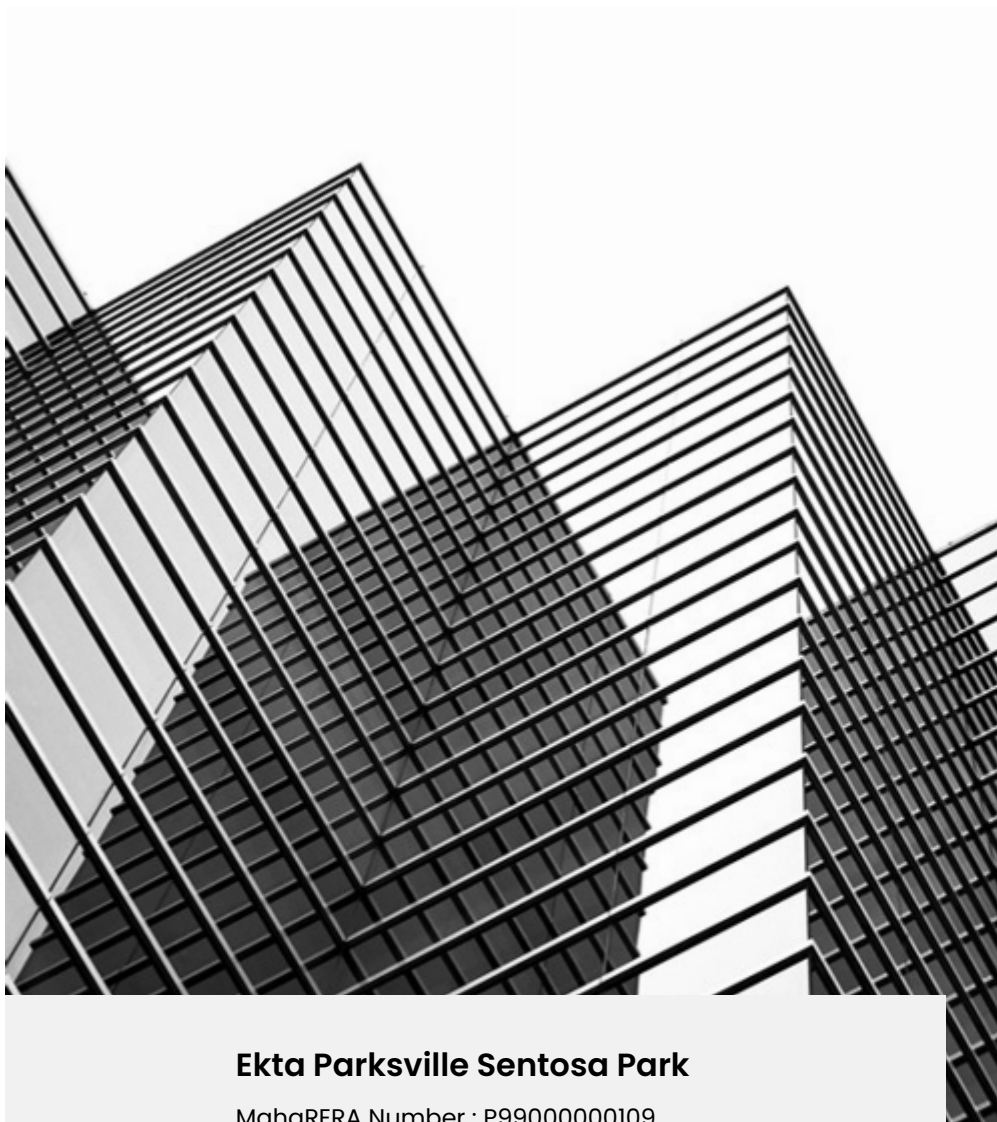


propscience.com

# PROP REPORT



**Ekta Parksville Sentosa Park**

MahaRERA Number : P99000000109



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

Post Office	Police Station	Municipal Ward
Virar	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 163 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Mumbai International Airport **57.9 Km**
- VVMT Bus Stand **3.1 Km**
- Virar Railway Station **2.5 Km**
- NH 48 **10.4 Km**
- Global Hospital **1.6 Km**
- Rustomjee Cambridge International School **1.0 Km**
- Yazoo Park **1.0 Km**
- D Mart **1.4 Km**

# LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	3	5

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# BUILDER & CONSULTANTS

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

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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 29th June, 2022	3413.59 Sqmt	1 BHK,2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Cricket Pitch,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Outdoor Gym
<b>Leisure</b>	Senior Citizen Zone,Pet Friendly,Sit-out Area
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	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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Sentosa Park A Wing	2	16	6	2 BHK	96
Sentosa Park B Wing	2	16	6	2 BHK	96
Sentosa Park C Wing	2	16	6	1 BHK,2 BHK	96
Sentosa Park D Wing	2	16	6	1 BHK	96
Sentosa Park E Wing	2	16	6	1 BHK	96
Sentosa Park F Wing	2	16	6	1 BHK,2 BHK,3 BHK	96
Sentosa Park G Wing	2	16	6	1 BHK	96
Sentosa Park H Wing	2	16	6	2 BHK	96
Sentosa Park I Wing	2	16	6	1 BHK,2 BHK	96
Sentosa Park J Wing	2	16	6	1 BHK,2 BHK,3 BHK	96

Sentosa Park K Wing	2	16	6	2 BHK	96
D Wing	2	13	6	1 BHK,2 BHK	78
<b>First Habitable Floor</b>					1st

## Services & Safety

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

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## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	522 - 583 sqft
2 BHK	522 - 583 sqft
1 BHK	373 sqft

2 BHK	522 - 583 sqft
1 BHK	373 - 408 sqft
1 BHK	373 - 408 sqft
1 BHK	408 sqft
2 BHK	583 sqft
3 BHK	837 sqft
1 BHK	373 - 408 sqft
2 BHK	583 sqft
1 BHK	373 sqft
2 BHK	522 - 583 sqft
1 BHK	373 sqft
2 BHK	522 sqft
3 BHK	837 sqft
2 BHK	522 - 583 sqft



1 BHK	373 - 408 sqft
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2 BHK	583 sqft
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<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
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<b>Views Available</b>	Road View / No View
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<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>	Luster Finish Paint, Laminated flush doors, Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	Modular Kitchen

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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 3700000 to 4000000
2 BHK	--	--	INR 5000000 to 5600000
3 BHK	--	--	INR 8000000

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

GST	Stamp Duty	Registration
1%	7%	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.
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<b>Payment Plan</b>	Time Linked Payment
<b>Bank Approved Loans</b>	HDFC Bank,ICICI Bank,IndusInd Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES Bank

### Transaction History

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

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## ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
March 2022	466	NA	INR 3179246	INR 6822.42
February 2022	426	4	INR 2750000	INR 6455.4
January 2022	546	10	INR 4350000	INR 7967.03
January 2022	372	10	INR 1000000	INR 2688.17

<b>January 2022</b>	355	14	INR 3000000	INR 8450.7
<b>December 2021</b>	372	13	INR 2900000	INR 7795.7
<b>December 2021</b>	383	9	INR 2600000	INR 6788.51
<b>November 2021</b>	372	5	INR 1880855	INR 5056.06
<b>November 2021</b>	355	12	INR 2500000	INR 7042.25
<b>October 2021</b>	799	1	INR 6403190	INR 8014.01
<b>October 2021</b>	764	9	INR 6334286	INR 8290.95
<b>September 2021</b>	546	NA	INR 4356281	INR 7978.54
<b>September 2021</b>	536	14	INR 4500060	INR 8395.63
<b>September 2021</b>	546	9	INR 3923334	INR 7185.59

August 2021	546	8	INR 3500000	INR 6410.26
August 2021	799	7	INR 4431000	INR 5545.68
July 2021	338	1	INR 3374752	INR 9984.47
July 2021	388	2	INR 2900000	INR 7474.23
July 2021	546	15	INR 3817308	INR 6991.41
June 2021	338	6	INR 2952108	INR 8734.05

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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	45

<b>Connectivity</b>	55
<b>Infrastructure</b>	86
<b>Local Environment</b>	90
<b>Land &amp; Approvals</b>	62
<b>Project</b>	72
<b>People</b>	56
<b>Amenities</b>	56
<b>Building</b>	69
<b>Layout</b>	48
<b>Interiors</b>	63
<b>Pricing</b>	30
<b>Total</b>	<b>61/100</b>

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PARK

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