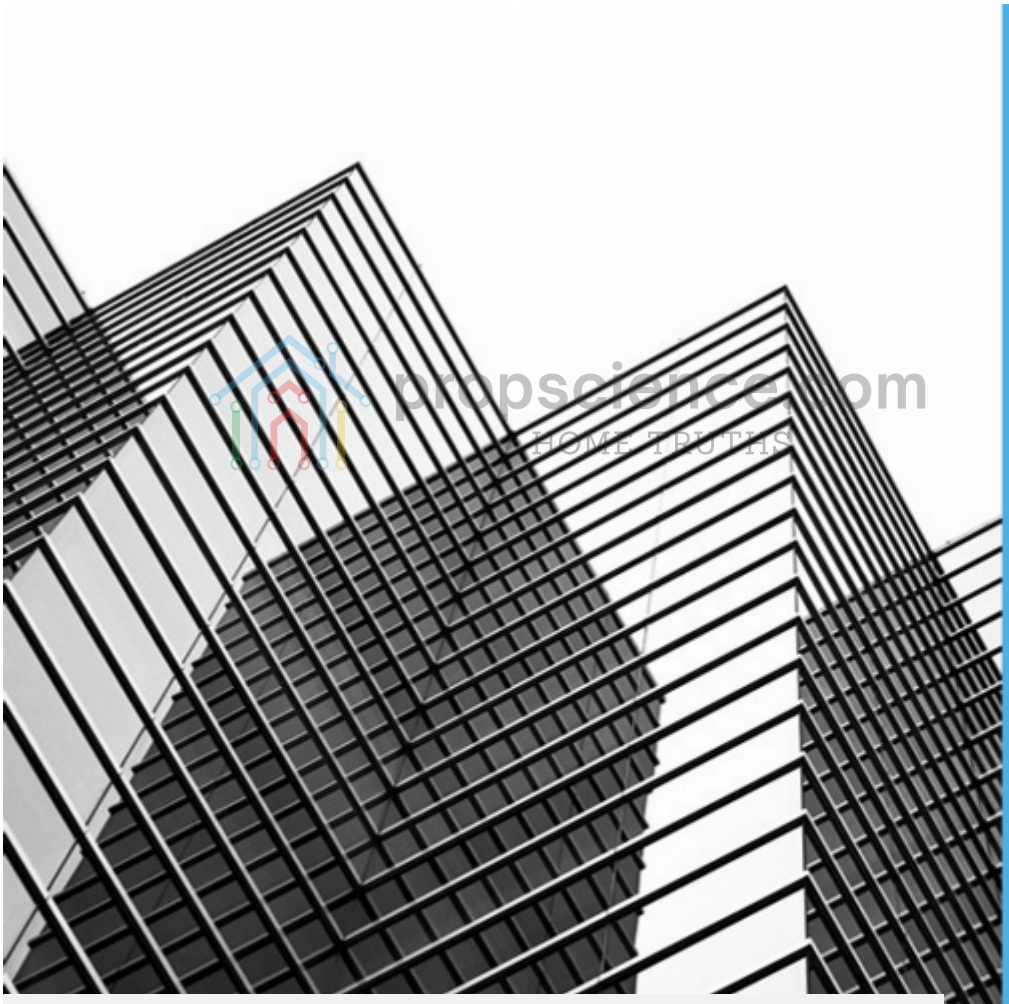
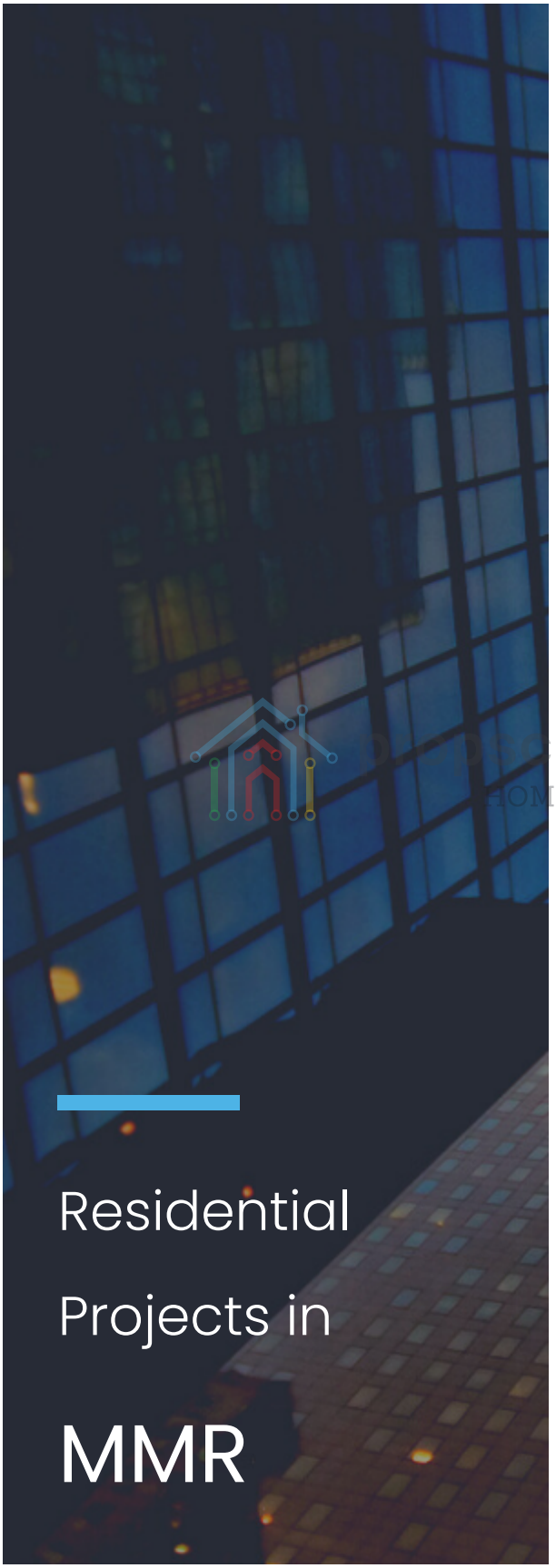
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PROP REPORT



Neelyog Veydaanta

MahaRERA Number : P51800001645



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 Ghatkopar (West). Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. Ghatkopar West is a prominent residential locality in the eastern suburbs. The locality is dominated by multi- storey apartments. Residential demand in this area is driven by proximity to various employment centres, along with sound connectivity to other areas. It is located in vicinity to major residential and commercial locations of eastern Mumbai.

Post Office	Police Station	Municipal Ward
Mg. Road	Ghatkopar Police Station	Ward N

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Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 42 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **5.5 Km**
- Ghatkopar Bus Depot **1.2 Km**
- Vivo Ghatkopar Metro Station **1.0 Km**
- Ghatkopar Railway Station **2.0 Km**
- Eastern Express Highway **3.7 Km**
- Supreme Multi Speciality Hospital LLP **29 Mtrs**
- The Universal School **2.7 Km**
- R City Mall **1.3 Km**
- Phoenix Marketcity **3.3 Km**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
June 2022	NA	1

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BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography

2022 Ready to move	0.48 Acre	1 BHK,1.5 BHK,2 BHK

Project Amenities

Sports	NA
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,STP Plant

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Neelyog Veydaanta-Wing A	3	12	5	1 BHK,1.5 BHK,2 BHK	60
Neelyog Veydaanta-Wing B	3	12	4	1 BHK,1.5 BHK,2 BHK	48

Neelyog Veydaanta- Wing C	3	12	6	1 BHK,1.5 BHK,2 BHK	72

First Habitable Floor	2nd Floor

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Security Staff
- **Fire Safety :** 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
1 BHK	439 - 470 sqft
1.5 BHK	469 - 582 sqft
2 BHK	621 sqft
1 BHK	439 - 470 sqft

1.5 BHK	469 - 582 sqft
2 BHK	621 sqft
1 BHK	439 sqft
1.5 BHK	469 - 582 sqft
2 BHK	621 sqft

Floor To Ceiling Height	Greater than 10 feet
Views Available	Road View / No View

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Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 9500000
1.5 BHK	--	--	INR 12000000
2 BHK	--	--	INR 13500000

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

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GST	Stamp Duty	Registration
5%	5%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 1000000	NA

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

Bank Approved Loans	Axis Bank,HDFC Bank,PNB Housing Finance Ltd

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.

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Category	Score
Place	55
Connectivity	73
Infrastructure	78
Local Environment	80
Land & Approvals	50

Project	61
People	39
Amenities	42
Building	67
Layout	55
Interiors	65
Pricing	50
Total	**60/100**

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