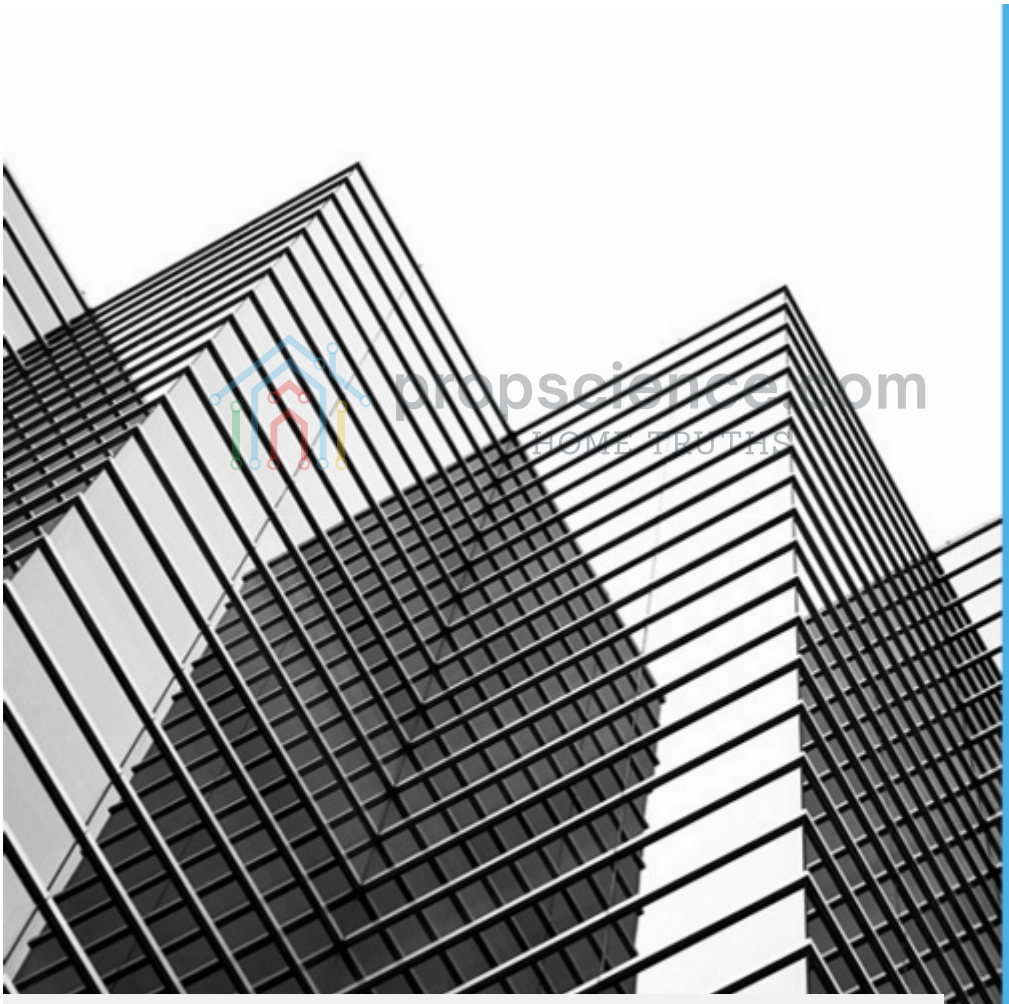
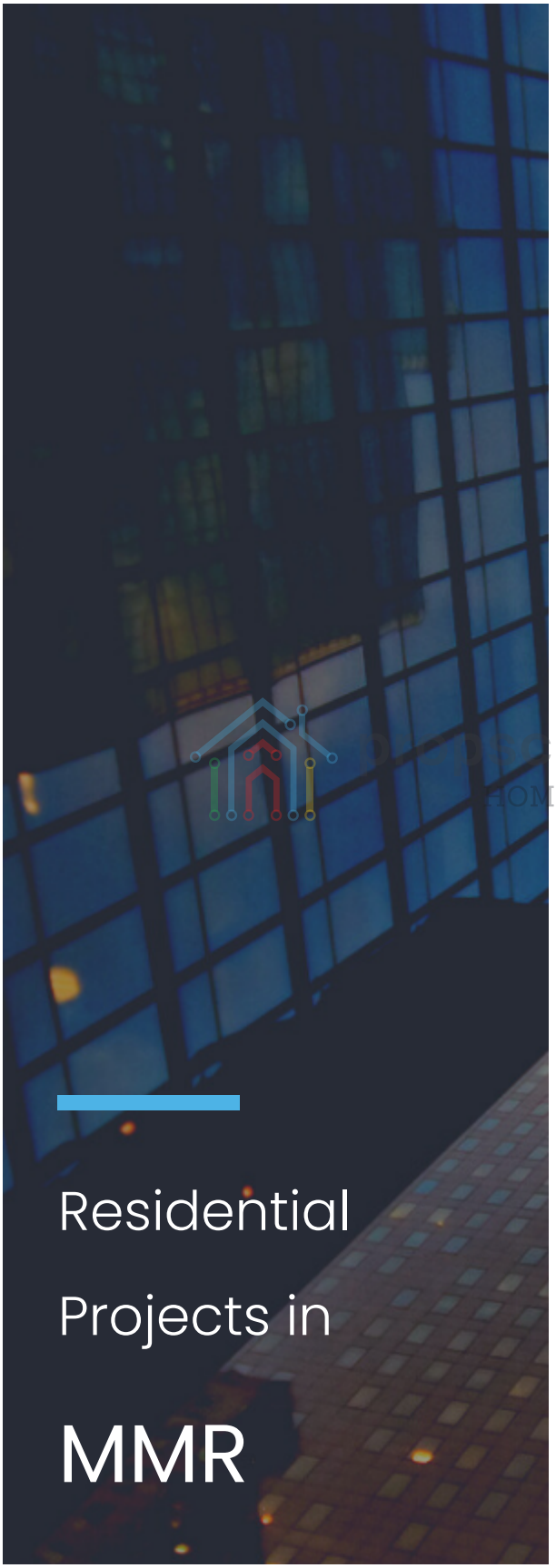
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PROP REPORT



Nahar Olivia

MahaRERA Number : P51800003168



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 Chandivali. Chandivali is an upmarket residential neighbourhood located in Andheri East. Jogeshwari-Vikhroli Link Road (JVLR) is located at a distance of less than 1 km.It is bound on the north by the Powai lake, on the East by Powai/Hiranandani complex, on the south by Saki Naka and by Marol on the West.There is film studio , one of the oldest in Mumbai with the same name right at the heart of the locality. It has an Assembly constituency in its name and is one of the 288 Assembly constituency in the State of Maharashtra.

Post Office	Police Station	Municipal Ward
Vihar Road	Chandivali Police Staion	Ward S

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Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 86 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **3.5 Km**
- Sangharsh Nagar Bus Stop **700 Mtrs**
- Jagruti Nagar Metro Station **1.7 Km**
- Ghatkopar Railway Station **3.1 Km**
- Andheri - Ghatkopar Rd **1.2 Km**
- Nahar Medical Center **1.1 Km**
- Nahar International School, Nahar`s Amrit Shakti Road, DP Rd Number 2, Chandivali, Powai, Mumbai, Maharashtra 400072 **400 Mtrs**
- R City Mall **3.8 Km**
- DMart **950 Mtrs**

NAHAR OLIVIA

LAND & APPROVALS

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

NAHAR OLIVIA

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor

NA	NA	NA

NAHAR OLIVIA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2022	0.82 Acre	2 BHK

Project Amenities

Sports	Basketball Court,Cricket Pitch,Multipurpose Court,Squash Court,Tennis Court,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Spa,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Restaurant / Cafe
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

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NAHAR OLIVIA

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Nahar Olivia	3	13	4	2 BHK	52

First Habitable Floor	1st Floor

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** Sprinkler System,CNG / LPG Gas Leak Detector
- **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	653 - 658 sqft

Floor To Ceiling Height	Between 9 and 10 feet

Views Available	Road View / No View

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Chimney & Hob,Modular Kitchen

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 18700000 to 18800000

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

GST	Stamp Duty	Registration
0%	5%	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,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,SBI Bank

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Transaction History

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

NAHAR OLIVIA

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	55
Connectivity	90
Infrastructure	78
Local Environment	80
Land & Approvals	50
Project	71
People	56
Amenities	56
Building	57
Layout	53
Interiors	63
Pricing	40

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Total	**62/100**

NAHAR OLIVIA

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