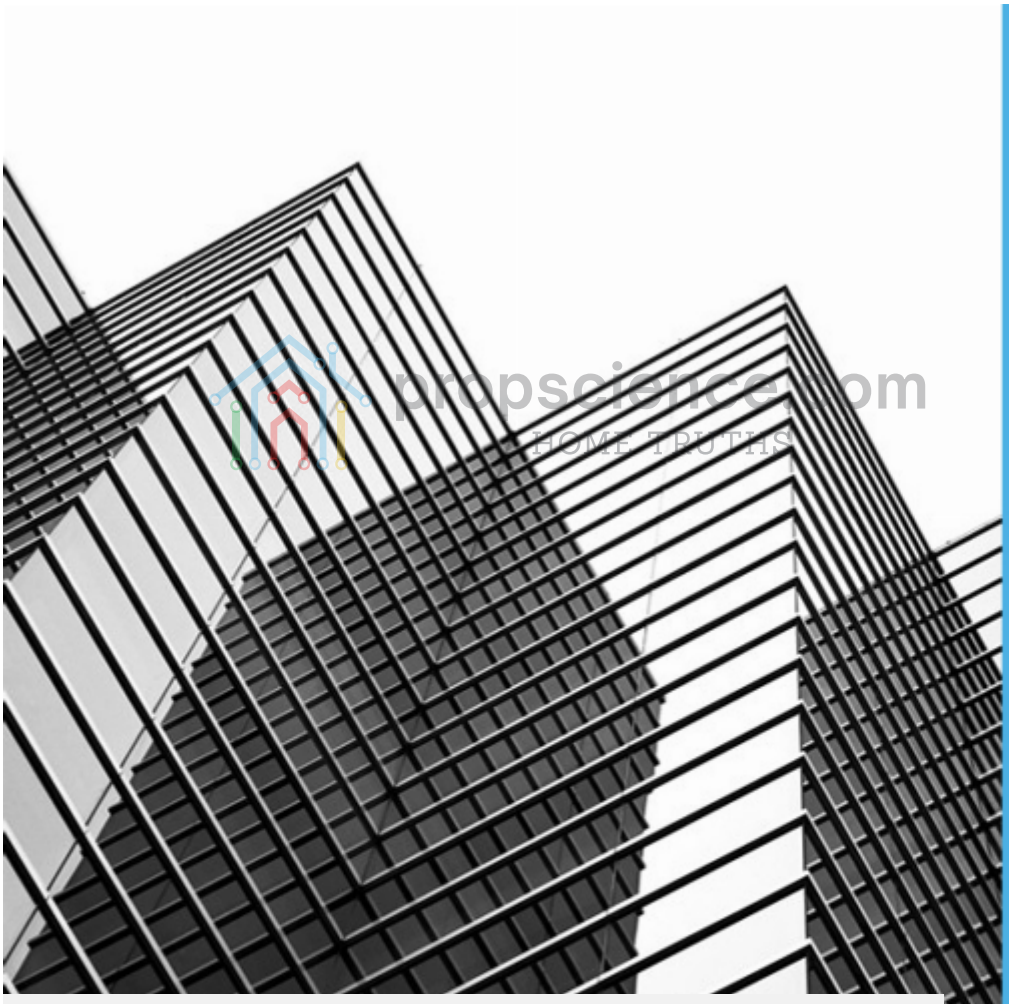
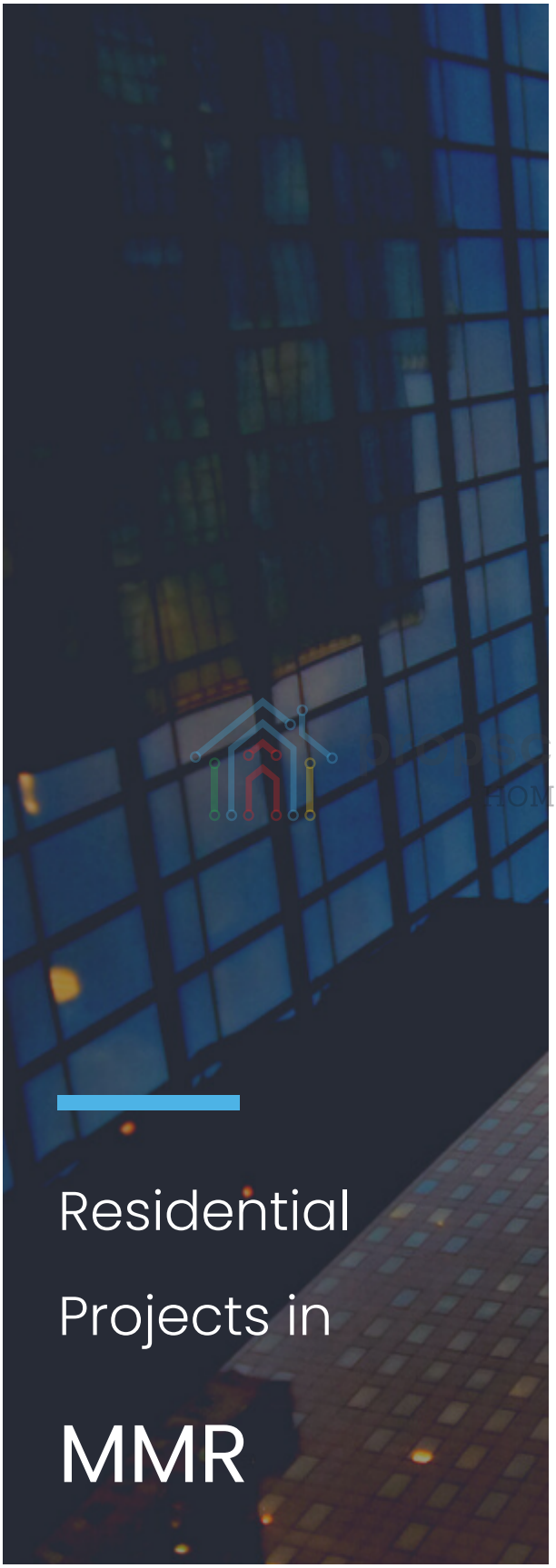
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PROP REPORT



Neelam Senroofs Phase 2

MahaRERA Number : P51800008478



Residential Projects in MMR

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LOCATION

The project is in Mulund (East). Mulund is a suburb in the north-east of Mumbai. It is also a railway station on the Central Railway line of the Mumbai Suburban Railway. Mulund marks the end of Mumbai city. It is said to be the earliest planned neighborhood of Mumbai city. Mulund is home to a mix of a large number of industrial factories located along present day L.B.S. road. Mulund consists of numerous shopping marts, residential and industrial establishments.

Post Office	Police Station	Municipal Ward
Mulund East	Navghar Police Station	Ward T

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Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 306 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj Terminus, Chhatrapati Shivaji Terminus Area, Fort, Mumbai, Maharashtra 400001 **30.5 Km**
- Nahur Bus Stop **500 Mtrs**
- Nahur Railway Station **800 Mtrs**
- Mulund - Airoli Rd **1 Km**
- Fortis Hospital Mulund **2 Km**
- Orchids The International School **3.2 Km**
- Korum Mall **7 Km**
- Shreeji Super Market **50 Mtrs**

NEELAM SENROOFS PHASE 2

LAND & APPROVALS

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

NEELAM SENROOFS PHASE 2

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

NEELAM SENROOFS PHASE 2

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2018	6.2 Acre	2 BHK,3 BHK

Project Amenities

Sports	Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Multipurpose Hall
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens

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NEELAM SENROOFS PHASE 2

BUILDING LAYOUT

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

Sanino & Silvino	7	44	8	2 BHK,3 BHK	352

First Habitable Floor	1st Floor

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety :** 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	864 sqft
3 BHK	1125 sqft

Floor To Ceiling Height	Between 9 and 10 feet

Views Available	Open Grounds / Landscape / Project Amenities

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,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	Home Automation
White Goods	NA

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NEELAM SENROOFS PHASE 2

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 22000000
3 BHK	--	--	INR 28600000

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

GST	Stamp Duty	Registration
5%	7%	INR 35000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	INR 0

Festive Offers	Introducing COMFORT PLAN (Optional) 30 : 20 : 20 : 30
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.

NEELAM SENROOFS PHASE 2

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.

November 2022	797	6	INR 19700000	INR 24717.69
October 2022	1475	27	INR 40500000	INR 27457.63
October 2022	797	21	INR 20200000	INR 25345.04
September 2022	346	16	INR 8100000	INR 23410.4
September 2022	543	5	INR 12000000	INR 22099.45
August 2022	664	18	INR 19500000	INR 29367.47
July 2022	470	23	INR 14000000	INR 29787.23
June 2022	797	18	INR 20151000	INR 25283.56
May 2022	797	21	INR 19650000	INR 24654.96
April 2022	545	11	INR 17072416	INR 31325.53
March 2022	797	17	INR 18000000	INR 22584.69
March 2022	2210	27	INR 45000000	INR 20361.99
March 2022	732	1	INR 14560000	INR 19890.71

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September 2021	1046	1	INR 20350000	INR 19455.07
April 2021	664	13	INR 16240000	INR 24457.83
March 2021	664	14	INR 16240000	INR 24457.83
February 2021	664	13	INR 16240000	INR 24457.83
February 2021	664	19	INR 16240000	INR 24457.83
February 2021	1475	27	INR 32500000	INR 22033.9
January 2021	664	13	INR 16240000	INR 24457.83

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NEELAM SENROOFS PHASE 2

PROJECT PROPSCORE

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derive from each aspect of the project.

Category	Score
Place	73
Connectivity	83
Infrastructure	64
Local Environment	63
Land & Approvals	56
Project	71
People	39
Amenities	70
Building	57
Layout	65
Interiors	63
Pricing	40
Total	**62/100**

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