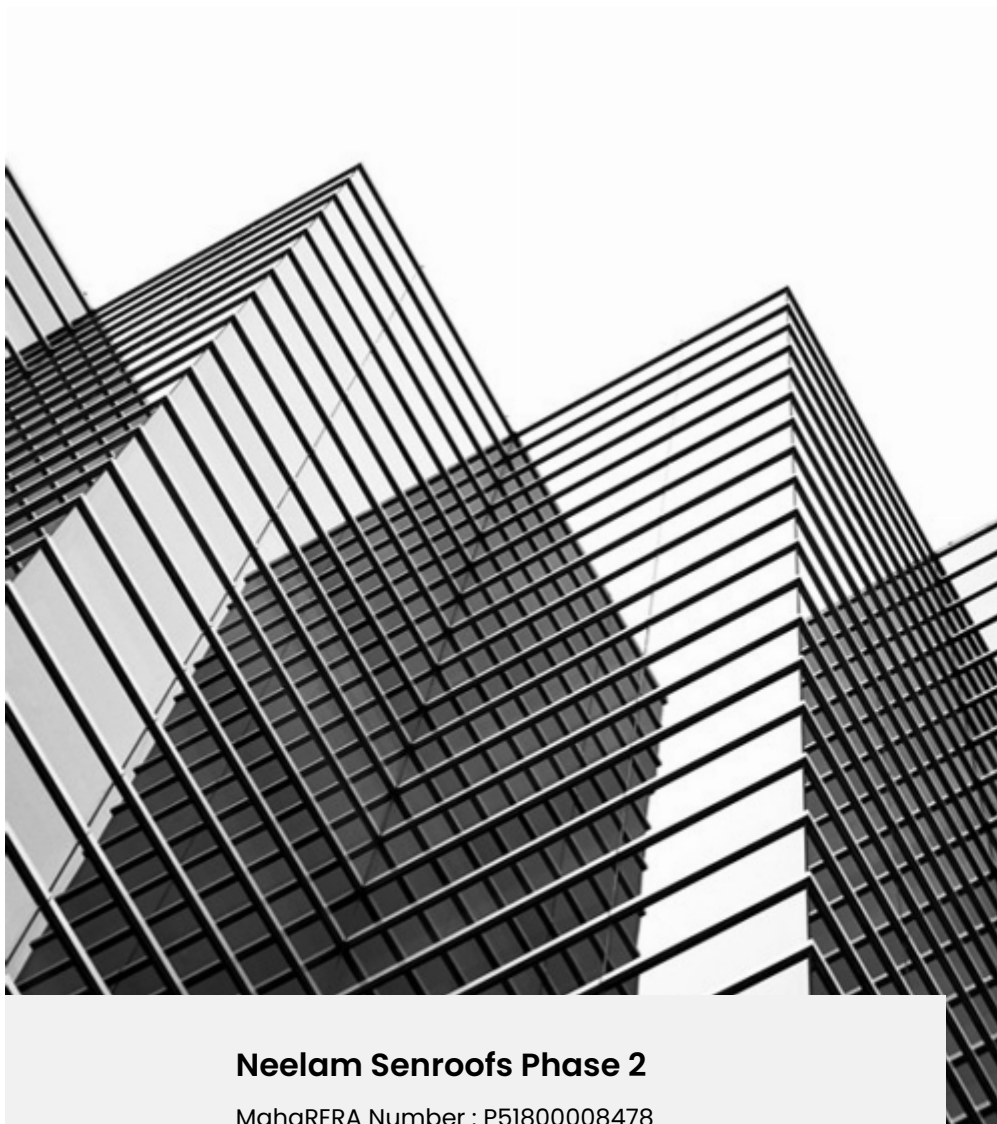


propscience.com

# PROP REPORT



**Neelam Senroofs Phase 2**

MahaRERA Number : P51800008478



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 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

### 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**

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NEELAM SENROOFS PHASE

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## LAND & APPROVALS

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

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NEELAM SENROOFS PHASE

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## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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NEELAM SENROOFS PHASE

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## PROJECT & AMENITIES

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

## Project Amenities

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

NEELAM SENROOFS PHASE

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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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 nallas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

NEELAM SENROOFS PHASE

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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

<b>Flooring</b>	Marble Flooring,Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
<b>Finishing</b>	Anodized Aluminum / UPVC Window Frames,Laminated flush doors
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Home Automation
<b>White Goods</b>	NA

NEELAM SENROOFS PHASE

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## COMMERCIALS

<b>Configuration</b>	<b>Rate Per Sqft</b>	<b>Agreement Value</b>	<b>Box Price</b>
2 BHK	--	--	INR 22000000
3 BHK	--	--	INR 28600000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	7%	INR 35000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 0	INR 0

<b>Festive Offers</b>	Introducing COMFORT PLAN (Optional) 30 : 20 : 20 : 30
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,SBI Bank

### Transaction History

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

NEELAM SENROOFS PHASE

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## ANNEXURE A

<b>Transection Date</b>	<b>Carpet Area</b>	<b>Floor</b>	<b>Sale Price</b>	<b>Rate per sq.ft.</b>
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<b>November 2022</b>	797	6	INR 19700000	INR 24717.69
<b>October 2022</b>	1475	27	INR 40500000	INR 27457.63
<b>October 2022</b>	797	21	INR 20200000	INR 25345.04
<b>September 2022</b>	346	16	INR 8100000	INR 23410.4
<b>September 2022</b>	543	5	INR 12000000	INR 22099.45
<b>August 2022</b>	664	18	INR 19500000	INR 29367.47
<b>July 2022</b>	470	23	INR 14000000	INR 29787.23
<b>June 2022</b>	797	18	INR 20151000	INR 25283.56
<b>May 2022</b>	797	21	INR 19650000	INR 24654.96
<b>April 2022</b>	545	11	INR 17072416	INR 31325.53
<b>March 2022</b>	797	17	INR 18000000	INR 22584.69
<b>March 2022</b>	2210	27	INR 45000000	INR 20361.99
<b>March 2022</b>	732	1	INR 14560000	INR 19890.71

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

NEELAM SENROOFS PHASE

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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.

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

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