



# PROP REPORT



**Neelam Senroofs Phase 3**

MahaRERA Number : P51800032087

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PROPSCIENCE

# WE HELP YOU MAKE THE INVESTMENT

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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 **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**

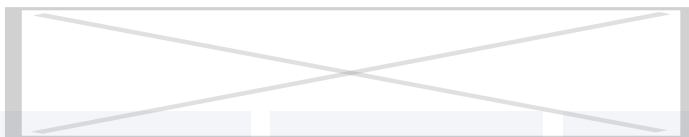
# LAND & APPROVALS



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

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3

# BUILDER & CONSULTANTS



Project Funded By	Architect	Civil Contractor
NA	NA	NA

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3

# PROJECT & AMENITIES



Time Line	Size	Typography
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Completed on 31st December, 2027

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

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3

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Senon	7	44	8	2 BHK,3 BHK	352

First Habitable Floor

1st Floor

## Services & Safety

- **Security** : Security System / CCTV, Intercom Facility, 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

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3

## 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

<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,False Ceiling,Laminated flush doors
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Home Automation
<b>White Goods</b>	NA

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3

## 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.

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
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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>	The builder is not offering any festive offers at the moment.
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<b>Payment Plan</b>	Construction Linked Payment
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<b>Bank Approved Loans</b>	Axis Bank,DHFL Bank,HDFC Bank,ICICI 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.

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3

## ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
December 2022	1168	32	INR 23367239	INR 20006.2

<b>December 2022</b>	1066	28	INR 20489552	INR 19220.97
<b>December 2022</b>	1066	19	INR 19505838	INR 18298.16
<b>December 2022</b>	1066	19	INR 19269838	INR 18076.77
<b>December 2022</b>	1168	40	INR 28412192	INR 24325.51
<b>December 2022</b>	1161	18	INR 22922090	INR 19743.4
<b>December 2022</b>	1168	34	INR 27195344	INR 23283.68
<b>November 2022</b>	1161	18	INR 22737162	INR 19584.12
<b>November 2022</b>	819	29	INR 16315230	INR 19920.92
<b>November 2022</b>	833	30	INR 19012726	INR 22824.4
<b>November 2022</b>	833	35	INR 16425164	INR 19718.08

October 2022	1066	20	INR 20721552	INR 19438.6
October 2022	1168	43	INR 26885334	INR 23018.27
October 2022	819	21	INR 14865230	INR 18150.46
September 2022	843	6	INR 14531474	INR 17237.81
September 2022	833	32	INR 16459202	INR 19758.95
August 2022	843	15	INR 15147664	INR 17968.76
August 2022	833	14	INR 15076345	INR 18098.85

NEELAM SENROOFS PHASE

3

## 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>	50
<b>Project</b>	71
<b>People</b>	39
<b>Amenities</b>	62
<b>Building</b>	57
<b>Layout</b>	65
<b>Interiors</b>	63
<b>Pricing</b>	50
<b>Total</b>	<b>62/100</b>

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